

CITY OF MERIDIAN ORDINANCE NO. 26-2119

BY THE CITY COUNCIL:

**CAVENER, LITTLE ROBERTS, OVERTON,
STRADER, TAYLOR, WHITLOCK**

AN ORDINANCE AMENDING UNIFIED DEVELOPMENT CODE SECTION 11-1-5(B)(1) CONCERNING FENCE MEASUREMENTS; AMENDING UNIFIED DEVELOPMENT CODE SECTION 11-1A-1 CONCERNING DEFINITIONS OF DRIVE-THROUGH ESTABLISHMENTS; AMENDING UNIFIED DEVELOPMENT CODE SECTION 11-2A-3(E) CONCERNING MAXIMUM HEIGHT LIMIT IN RESIDENTIAL DISTRICTS; AMENDING UNIFIED DEVELOPMENT CODE SECTION 11-2D-3(B) CONCERNING MAXIMUM HEIGHT LIMIT IN TRADITIONAL NEIGHBORHOOD DISTRICTS; AMENDING UNIFIED DEVELOPMENT CODE TABLE 11-2B-2 CONCERNING ALLOWED USES IN COMMERCIAL DISTRICTS; AMENDING UNIFIED DEVELOPMENT CODE TABLE 11-2D-2 CONCERNING ALLOWED USES IN TRADITIONAL NEIGHBORHOOD DISTRICTS; AMENDING UNIFIED DEVELOPMENT CODE SECTION 11-3A-7(D)(4)(c), CONCERNING DECORATIVE PANELS AND TRELLISES ADJACENT TO FENCES; AMENDING UNIFIED DEVELOPMENT CODE TABLE 11-5A-2 CONCERNING DECISION-MAKING AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Unified Development Code is the official zoning ordinance for the City of Meridian and provides an opportunity to better support the Comprehensive Plan and provide a tool that is relevant and contemporary to the needs of the City; and,

WHEREAS, the City Council of the City of Meridian deems it to be in the best interest of the health, safety and welfare of its citizens to incorporate changes to the Unified Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MERIDIAN, IDAHO:

Section 1. That Unified Development Code section 11-1-5(B)(1) be amended as follows:

B. Measurements.

1. The height of a residential structure shall be measured from the average grade at the front property line to the highest point of the roof or structure. Non-residential and mixed-use Structure height shall be measured in accord with the Meridian City Building Code as set forth in title 10, chapter 1 of this Code.

Section 2. That the definition of “drive-through establishment” shall be modified in Unified Development Code section 11-1A-1, as follows:

Drive-through establishment. The use of a portion of a structure where business is transacted, or is capable of being transacted, directly with customers located in a motor vehicle-, including

associated stacking lanes, speaker and/or ordering area, pick-up windows, and exit lanes. The term drive-through establishment shall include, but not be limited to, providing food or beverage service, bank service, and/or film processing. The term drive-through establishment shall not include “fuel sales facility,” or “vehicle washing facility,” or “vehicle repair, minor” as herein defined.

- A. Tier 1. A drive-through associated with a financial institution, automated teller machine (ATM), pharmacy, laundry and dry cleaning, restaurant limited to online and mobile ordering only, or other comparable uses, as determined by the Director.
- B. Tier 2. A drive-through associated with a restaurant limited to a designated order area, one (1) stacking lane, and a pick-up window.
- C. Tier 3. A drive-through associated with a restaurant providing either two (2) or more designated order areas, two (2) or more stacking lanes, or two (2) or more pick-up windows.

Section 3. That Unified Development Code section 11-2A-3(E) be amended as follows:

E. Maximum height limit.

- 1. Residential structures shall not exceed the maximum height of the district as defined in chapter 1 of this title.
- ~~1.2.~~ The maximum height limitations shall not apply to the following architectural features of non-residential and mixed-use structures that are not intended for human occupation-, such as steeple, belfry, cupola, and chimney. Such architectural features shall have a maximum height limit of (20) feet as measured from the roofline.
- ~~2.3.~~ For non-residential and mixed-use structures, the maximum height limitations shall not apply to the following: spire; amateur radio antenna; bridge tower; fire and hose tower; observation tower; power line tower; smokestack; water tank or tower; ventilator; windmill; wireless communication facility; or other commercial or personal tower and/or antenna structure; or other appurtenances usually required to be placed above the level of the ground and not intended for human occupancy.
- ~~3.4.~~ Notwithstanding other height limitations as set forth in this chapter, the maximum height for education facilities shall be fifty (50) feet.
- ~~4.5.~~ No exception shall be allowed to the height limit where the height of any structures will constitute a hazard to the safe landing and takeoff of aircraft in an established airport.

Section 4. That Unified Development Code section 11-2D-3(B) be amended as follows:

B. Maximum height limit.

- 1. Residential structures shall not exceed the maximum height of the district as defined in chapter 1 of this title.
- ~~1.2.~~ The maximum height limitations shall not apply to the following architectural features of non-residential and mixed-use structures that are not intended for human occupation-, such as

steeple, belfry, cupola, and chimney. Such architectural features shall have a maximum height limit of twenty (20) feet as measured from the roofline.

2.3. For non-residential and mixed-use structures, ~~t~~The maximum height limitations shall not apply to the following: spire; amateur radio antenna; bridge tower; fire and hose tower; observation tower; power line tower; smokestack; water tank or tower; ventilator; windmill; wireless communication facility, or other commercial or personal tower and/or antenna structure; or other appurtenances usually required to be placed above the level of the ground and not intended for human occupancy.

3.4. No exception shall be allowed to the height limit where the height of any structures will constitute a hazard to the safe landing and takeoff of aircraft in an established airport.

4.5. In the O-T and TN-C districts, the additional height allowed is limited as follows:

- a. In the area defined as the city core in chapter 1 of this title, additional building height may deviate up to twenty (20) percent of the minimum or maximum height in the O-T district subject to the alternative compliance procedures set forth in chapter 5, “administration”, of this title. Proposed building height exceeding twenty (20) percent of the maximum or minimum height for the district requires approval through a conditional use permit. In no case shall the building height exceed fifty (50) percent of the maximum height allowed in the district.
- b. Additional building height not to exceed twenty (20) percent of the maximum height allowed for the TN-C district may be approved by the Director through the alternative compliance procedures set forth in chapter 5, “administration”, of this title. Additional height shall be allowed when the development provides ten (10) percent of the building square feet in open space, courtyards, patios, or other usable outdoor space available for the employees and/or patrons of the structure, excluding required setbacks and landscape buffers.
- c. Additional building height exceeding twenty (20) percent of the maximum height allowed for the TN-C district or when additional height is requested without providing the required open space in accord with subsection (B)(4)b of this section requires approval through a conditional use permit.

Section 5. That Unified Development Code section 11-2B-2, Table 11-2B2 be amended as follows:

TABLE 11-2B-2
ALLOWED USES IN THE COMMERCIAL DISTRICTS

Use	C-N	C-C	C-G	L-O	M-E	H-E
Animal care facility ¹	P	P	P	C	C	-
Artist studio ¹	P	P	P	-	-	-

Use	C-N	C-C	C-G	L-O	M-E	H-E
Arts, entertainment or recreation facility, indoor ¹	P	P	P	C	-	-
Arts, entertainment or recreation facility, outdoor ¹	C	P	P	-	-	-
Arts, entertainment or recreation facility, outdoor stage or music venue	-	C	C	-	-	-
Building material, garden equipment and supplies ¹	C	P	P	-	-	-
Cemetery ¹	-	-	-	C	-	-
Church or place of religious worship ¹	P	P	P	P	C	C
Civic, social or fraternal organizations ¹	C	C	C	C	-	-
Conference center	-	-	P	-	C	P
Daycare center ¹	A/C	A/C	A/C	P	A/C	A/C
Daycare, family ¹	A	A	A	A	-	-
Daycare, group ¹	P	P	A	P	C	C
Dispatch center for mobile services ¹	C	C	P	C	C	-
Drinking establishment ¹	C	C	C	-	-	C
Drive through establishment¹	A/C	A/C	A/C	-	-	-
<u>Drive-Through Establishment, Tier 1¹</u>	<u>A/C</u>	<u>A/C</u>	<u>A/C</u>	-	-	-
<u>Drive-Through Establishment, Tier 2¹</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-
<u>Drive-Through Establishment, Tier 3¹</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-
Education institution, private ¹	P	P	P	P	P	P
Education institution, public ¹	P	P	P	P	P	P

Use	C-N	C-C	C-G	L-O	M-E	H-E
Equipment rental, sales, and service ¹	-	C	C	-	-	-
Financial institution ¹	P	P	P	P	P	A
Flex space ¹	-	P	P	-	P	-
Food and beverage products processing; minor ¹	P/C	P/C	P/C	-	P/C	P/C
Food truck court ¹	P	P	P	P	P	P
Food truck ¹	A	A	A	A	A	A
Fuel sales facility ¹	C	P	P	-	-	C
Fuel sales facility, truck stop ¹	-	-	C	-	-	-
Healthcare or social services	P	P	P	P	P	P
Home occupation, accessory use ¹		A	A	-	-	-
Hospital ¹	-	C	C	C	C	P
Hotel and motel ¹	P/C	P/C	P/C	-	C	P
Indoor shooting range	-	-	-	-	C	-
Industry, information ¹	P	P	P	C	P	P
Industry, light ¹	-	-	C	C	P	C
Laundromat ¹	P	P	P	C	-	-
Laundry and dry cleaning	P	P	P	-	-	A
Live/work residential project ¹	P	P	C	C	-	-
Mortuary	C	P	P	-	-	-

Use	C-N	C-C	C-G	L-O	M-E	H-E
Multifamily development ¹	-	C	C	-	-	-
Nursery or urban farm ¹	C	P	P	C	-	-
Nursing or residential care facility ¹	C	C	C	C	-	-
Parking facility	C	C	P	C	C	P
Parks, public and private	P	P	P	P	P	P
Personal service	P	P	P	P	A	A
Professional service	P	P	P	P	P	P
Public, infrastructure ¹	C	C	C	C	C	C
Public or quasi-public use ¹	P	P	P	P	P	P
Public utility, minor	P	P	P	P	P	P
Recreational vehicle park	-	-	P	-	-	-
Research and development facility	-	-	P	-	P	P
Restaurant ¹	P	P	P	C	A	A
Retail sales	P	P	P	-	A	A
Retail store	P	P	P	-	A	A
Retail store, wine and beer sales and servings ¹	P	P	P	-	-	A
Storage facility, outside ¹	A	A	A	-	-	-
Storage facility, self-service ¹	-	C	C	-	-	-
Vehicle repair, minor ¹	A	P	P	-	-	-
Vehicle sales or rental and service ¹	-	C	P	-	-	-
Vehicle washing facility ¹	C	P	P	-	-	A
Vertically integrated residential project ¹	C	P	P	C	-	-

Use	C-N	C-C	C-G	L-O	M-E	H-E
Warehouse ¹	-	-	A	-	A/C	-
Wholesale sales	-	-	A	-	-	-
Wireless communication facility ¹	P/C	P/C	P/C	P/C	P/C	P/C
Wireless communication facility, amateur radio antenna ¹	A/C	A/C	A/C	A/C	A/C	A/C

Section 6. That Unified Development Code section 11-2D-2, Table 11-2D-2 be amended as follows:

TABLE 11-2D-2
ALLOWED USES IN THE TRADITIONAL NEIGHBORHOOD DISTRICTS

Use	O-T	TN-C	TN-R
Artist studio ¹	P	P	-
Arts, entertainment or recreation facility, indoors ¹	P	C	-
Arts, entertainment or recreation facility, outdoor stage or music venue	C	C	-
Arts, entertainment or recreation facility, outdoors ¹	C	C	-
Building material, garden equipment and supplies ¹	C	C	-
Church or place of religious worship ¹	P	P	C
Civic, social or fraternal organizations ¹	P	C	C
Conference center	P	-	-
Daycare center ¹	C	C	C
Daycare, family ¹	A	A	A
Daycare, group ¹	P	P	C
Drinking establishment ¹	C	C	-
Drive-through establishment	C	-	-
<u>Drive-Through Establishment, Tier 1¹</u>	<u>C</u>	=	=
<u>Drive-Through Establishment, Tier 2¹</u>	<u>C</u>	=	=
<u>Drive-Through Establishment, Tier 3¹</u>	<u>C</u>	=	=
Dwelling, secondary ¹	A	A	A

Use	O-T	TN-C	TN-R
Dwelling, single-family attached	P	P	P
Dwelling, single-family detached	P	C	P
Dwelling, townhouse	P	P	P
Dwelling, two-family duplex	P	C	P
Education institution, private ¹	P	C	C
Education institution, public ¹	P	P	P/C
Financial institution ¹	P	P	C
Food and beverage products processing; minor ¹	P/C	P/C	-
Food truck court ¹	P	P	P
Food truck ¹	A	A	A
Healthcare or social services	P	P	-
Home occupation, accessory use ¹	A	A	A
Hospital ¹	C	-	-
Hotel and motel ¹	P/C	C	-
Industry, information ¹	P/C	P/C	-
Industry, light ¹	C	-	-
Laundromat ¹	P	P	A
Laundry and dry cleaning	P	P	P
Live/work residential project ¹	P	P	P
Mortuary	C	C	-
Multifamily development ¹	P	P	P
Nursing or residential care facility ¹	C	C	C
Parking facility	C	C	-
Parks, public and private	P	P	P
Personal service	P	P	C
Professional service	P	P	C
Public, infrastructure ¹	C	C	C
Public or quasi-public use ¹	P	P	C

Use	O-T	TN-C	TN-R
Public utility, minor	C	P	P
Restaurant ¹	P	P	-
Retail store	P	P	-
Retail store, wine and beer sales and servings ¹	P	P	-
Vehicle repair, minor ¹	A	-	-
Vertically integrated residential project ¹	P	P	P
Wireless communication facility ¹	P/C	P/C	P/C
Wireless communication facility, amateur radio antenna ¹	A/C	A/C	A/C

Section 7. That, per the language approved by City Council on August 19, 2025, Unified Development Code section 11-3A-7(D)(4)(c), concerning decorative panels and trellises adjacent to fences, shall be amended, nunc pro tunc, as follows:

- e. ~~They do not exceed the maximum height allowed for fences; and~~
- c. They do not exceed eight feet (8') in height; and

Section 8. That Unified Development Code section 11-5A-2, Table 11-5A-2 be amended as follows:

TABLE 11-5A-2
DECISION MAKING AUTHORITY AND PROCESS BY APPLICATION

Application	Recommending Body	Decision Making Body	Process
Accessory use for daycare, family	None	D	N
Accessory use, home occupation	None	D	A
Accessory use, home occupation including provision of lessons or instruction to a group of 7 or more students	None	D	N
Administrative design review	None or Design Professionals Review Committee	D	A
Alternative compliance	None	D	A
Alternative compliance (concurrent with conditional use permit)	D	PZ	PH

Application	Recommending Body	Decision Making Body	Process
Annexation and/or rezone	PZ	CC	PH
Certificate of occupancy	None	D	A
Certificate of zoning compliance	None	D	A
City Council review	None	CC	PH
Comprehensive Plan amendment	PZ	CC	PH
Conditional use	D	PZ	PH
<u>Conditional use, Tier 1 Drive-through</u>	<u>None or D</u>	<u>D or PZ</u>	<u>A</u> <u>or</u> <u>PH</u>
<u>Conditional use, Tier 2 Drive-through</u>	<u>D</u>	<u>PZ</u>	<u>PH</u>
<u>Conditional use, Tier 3 Drive-through</u>	<u>DPZ</u>	<u>CC</u>	<u>PH</u>
Conditional use (concurrent with annexation, rezone, preliminary plat, alternative compliance, development agreement modification and/or combination plat)	PZ	CC	PH
Development agreement modification	D	CC	PH
Director modification to an approved conditional use	None	D	A
Landscaping plans	None	D	A
Planned unit development	PZ	CC	PH
Plat, combination	PZ	CC	PH
Plat, final	D	CC	PM

Application	Recommending Body	Decision Making Body	Process
Plat, final, modification	D	CC	PM
Plat, preliminary	PZ	CC	PH
Plat, short	D	CC	PH
Private street	None	D	A
Property boundary adjustment	None	D	A
Sign	None	D	A
Temporary use	None	D	A
Time extension, commission or Council	D	Same decision maker as initial approval	PH
Time extension, Director	None	D	A
Unified Development Code amendment	PZ	CC	PH
Vacations:			
Exempt per Idaho Code § 50-1306A(5)	None	D	A
All others	D	CC	PH
Variance	D	CC	PH
CC = City Council	A = Administrative		
D = Director	N = Administrative with public notice		
PZ = Planning and Zoning Commission	PH = Public hearing		
	PM = Public meeting		

Section 9. That all other provisions of the Unified Development Code remain unchanged.

Section 10. That this ordinance shall be effective immediately upon its passage and publication.

PASSED by the City Council of the City of Meridian, Idaho, this _____ day of March, 2026.

APPROVED by the Mayor of the City of Meridian, Idaho, this _____ day of March, 2026.

APPROVED:

ATTEST:

Robert E. Simison, Mayor

Chris Johnson, City Clerk

CERTIFICATION OF SUMMARY:

William L. M. Nary, City Attorney of the city of Meridian, Idaho, hereby certifies that the summary below is true and complete and upon its publication will provide adequate notice to the public.

William L. M. Nary

SUMMARY OF CITY OF MERIDIAN ORDINANCE NO. 26-2119

An ordinance amending Unified Development Code section 11-1-5(B)(1) concerning fence measurements; amending Unified Development Code section 11-1A-1 concerning definitions of drive-through establishments; amending Unified Development Code section 11-2A-3(e) concerning maximum height limit in residential districts; amending Unified Development Code section 11-2D-3(b) concerning maximum height limit in traditional neighborhood districts; amending Unified Development Code Table 11-2B-2 concerning allowed uses in commercial districts; amending Unified Development Code Table 11-2D-2 concerning allowed uses in traditional neighborhood districts; amending Unified Development Code section 11-3A-7(D)(4)(c), concerning decorative panels and trellises adjacent to fences; amending Unified Development Code Table 11-5A-2 concerning decision-making authority; and providing an effective date. A full text of this ordinance is available for inspection at City Hall, City of Meridian, 33 East Broadway Avenue, Meridian, Idaho.