

ZONING

86 Attachment 1

Township of Meridian

Schedule of Regulations for Residential Districts

[Code 1974, § 82-8; amended 5-7-2002 by Ord. No. 2002-05; 11-9-2023 by Ord. No. 2023-05]

District Designation	RR	RAA	RA	RB	RX	RDD	RD	RN	RC	RCC
A. Uses by Right										
1. Single-family	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
2. Two-family	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
3. Home occupations in accordance with § 86-368(b)(2)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
4. Maximum roomers permitted in addition to a family in accordance with § 86-368(b)(1)l	1 or 2	1 or 2	1 or 2	1 or 2	1 or 2 in single-family dwelling, none in a duplex	1 or 2 in single-family dwelling, none in a duplex or a multiple-family dwelling	0	1 or 2 in single-family dwelling, none in a duplex or a multiple-family dwelling	0	0
B. Uses by special use permit. See section:	86-368(c)	86-371(c)	86-373(c)	86-374(c)	86-375(c)	86-376(d)	86-376(d)	86-437(c)	86-376(d)	86-373(c)
C. Nonresidential uses permitted in accordance with § 86-654(c)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

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D. Maximum occupancy per living unit regardless of bedrooms. Number of roomers in accordance with Subsection 86-368(b)(1)l.	1 family and 1 or 2 roomers or 2 unrelated individuals	1 family and 1 or 2 roomers or 2 unrelated individuals	1 family and 1 or 2 roomers or 2 unrelated individuals	1 family and 1 or 2 roomers or 2 unrelated individuals	1 family and 1 or 2 roomers or 2 unrelated individuals in a single-family dwelling; 1 family or 2 unrelated individuals in a duplex	1 family or 3 unrelated individuals in a multi-family dwelling; 1 family and 1 or 2 roomers or 2 unrelated individuals in a single-family 1 family or 2 unrelated individuals in a duplex	1 family or 3 unrelated individuals	1 family or 3 unrelated individuals in a multi-family dwelling; 1 family and 1 or 2 roomers or 2 unrelated individuals in a single-family dwelling; 1 family or 2 unrelated individuals in a duplex	1 family or 3 unrelated individuals	1 family or 4 unrelated individuals but never more than 2 per bedroom
E. Dimensional requirements:										
1. Minimum lot area for single-family (square feet)	40,000	13,500	10,000	8,000	8,000	8,000	—	8,000	—	—
2. Minimum lot area for 2 families (square feet)	—	—	—	—	—	11,000	11,000	11,000	11,000	—
3. Minimum lot area for multiple-family (square feet)	—	—	—	—	—	—	—	—	—	—
4. Lot width on a public street (see definition of “lot width” for width on curvilinear streets) (feet)	200	90	80	65	65 single-family, 100 two-family	65 single-family, 100 (duplex or project)	100 (duplex or project)	65 single-family, 100 (duplex or project)	100 (duplex or project)	100 (project)
F. Maximum density (units per acre)	—	—	—	—	—	5	8	14	14	34

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G. Minimum open space											
1. Exclusive of drives, parking areas, public or private streets	—	—	—	—	—	35%	35%	35%	35%	1,000 per apartment unit or 35% whichever is greater	
2. Fraternities, sororities	—	—	—	—	—	—	—	—	—	450 per person based on maximum permitted occupancy	
H. Maximum lot coverage by buildings	20%	30%	30%	35%	35%	35%	35%	35%	35%	35%	
I. Minimum off-street parking	2 spaces/unit	2 spaces/unit	2 spaces/unit	2 spaces/unit	2 spaces/unit	2 spaces/unit	2 spaces/unit	2 spaces/unit	2 spaces/unit	2 spaces/unit	2 spaces/efficiency unit or one bedroom or 3 spaces/2 or more bedroom units
						In addition, all RDD, RD, RN, RC and RCC zoned multiple-family projects must show space for 25% more parking without encroaching on required open space					