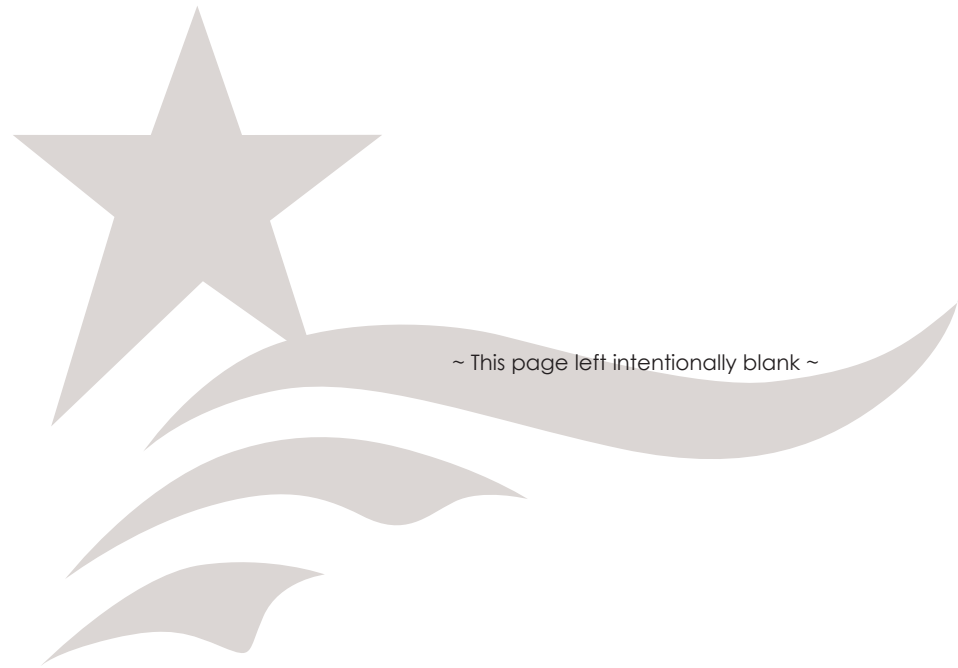


CITY OF MERIDIAN | APRIL 2024

# LAND USE & DEVELOPMENT

# Report





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CITY OF MERIDIAN | APRIL 2024

# LAND USE & DEVELOPMENT

*Report*

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### For Questions:

City of Meridian  
Planning Division  
33 E Broadway Suite 102  
Meridian, Idaho 83642

<https://meridiancity.org/planning>

Phone 208.884.5533







# INTRODUCTION

## Introduction to Report

Annually, the City of Meridian Community Development Department prepares a summary of land use, zoning, and permitting information. This summary data is intended to provide a citywide snapshot of comparative land use and development activities.

## Purpose

The purpose of this Report is to memorialize land use, zoning, and development activities in the city. Without an understanding for what we have and where we've come from, understanding our needs as a City and ensuring a diverse and well balanced portfolio of development opportunities going forward would be more difficult.

In part, this Report relates to policy goal 3.06.00 of the City of Meridian Comprehensive Plan. This Report does not satisfy all of the policies in this goal, but in coordination with other materials including the Existing Conditions Report (ECR) should help to convey to city staff, elected officials, and the public, what the City's existing and future land use portfolio looks like.

For information on population, income, and other demographics, see the City of Meridian ECR on the Comprehensive Plan website at: <https://www.meridiancity.org/compplan>.

## Report History

City staff began informally tracking land uses and zoning activities in 2012. For the first several years of collection there was no benchmark to understand what some of the data represented.

After years of collection, some of this data has become comparable over time and is better able to show change. In time and as more indicators are tracked, it is hoped that trends become even more apparent.

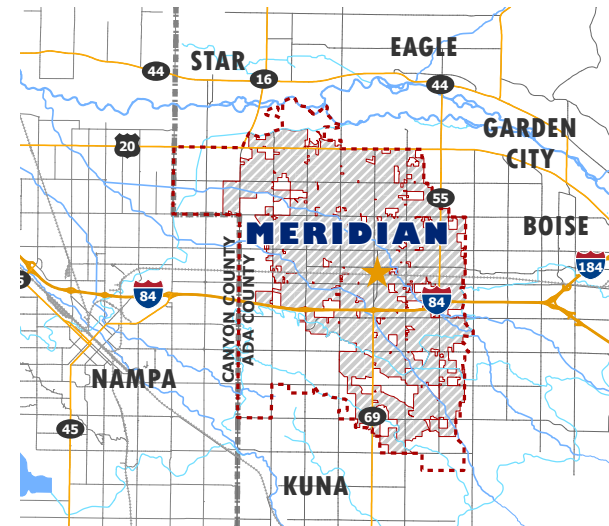
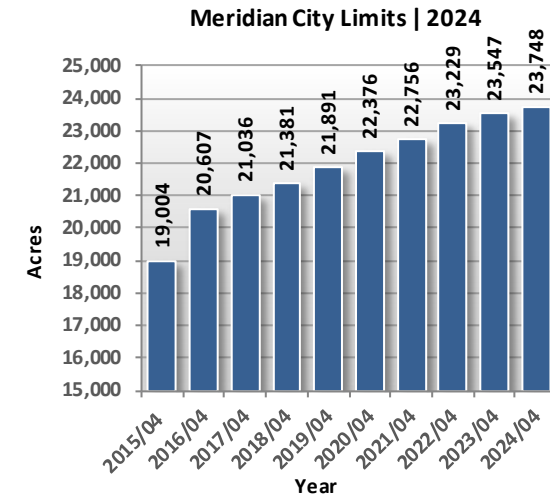
“ Ensure a variety and balance of land uses to support the Area of City Impact. ”  
- policy 3.06.00

## Data Sources

This Report uses city-wide data created and maintained by both Ada County and the City of Meridian. Ada County provides all parcel and zoning based information. Some of the data in this report uses parcel level land values, improvement values, property exemptions, acreage, and ownership, among other attributes for analysis. The City maintains and tracks all permit data and future land use information, and is responsible for the aggregate and joined data in this report.

The information in this report is updated and largely generated automatically through a series of models and indicators created through SQL script, ESRI ArcMap, ESRI ArcCatalog, and City Explained CommunityViz software and extensions. Data generated through this process is then output for the current year and further refined. Microsoft Excel is used to generate all of the tables and charts in this report.

*Data varies by source, but all information in this summary was compiled on April 15th, 2024.*



**Note:** Meridian City limits (grey hatch) and Meridian's Area of City Impact line (dashed-red) in relation to the surrounding Treasure Valley communities.

*Note: for charts referencing historical information, the month will be shown after the year in format YYYY/MM.*

## Report Use

All charts, data, and analysis in this report is only as valid and accurate as original source material, for which the City makes no guarantee. Because parcel valuation information is based on assessed values and not market values, trends should be considered comparative. *It is not intended that any information in this Report be compared with other areas outside of Meridian.* The City's permit types, process, and classification are unique, and is similarly comparative within Meridian only. Described geographic areas are also unique, and may vary from other similar data sources such as from COMPASS and the Intermountain MLS. Charts and tables should be taken as generalized.

## General Definitions

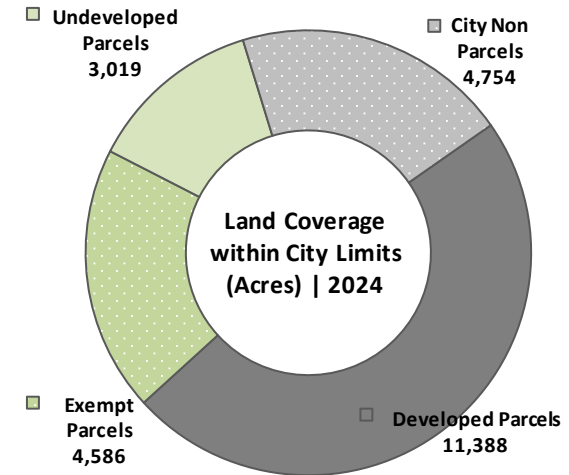
**Exempt:** Properties that are "exempt" are parcels that do not pay "normal" property taxes. These may be government, quasi government, commercial properties with tax exemptions (such as State incentives), or land that is currently in transition (e.g. - annexing, changing zoning, etc.). Schools and churches often make up very large portions of any given zoning designations total land area, but are also not assessed.

**Undeveloped Land:** Properties that are characterized as undeveloped are generally those considered to be ready for development. However, in many cases land that is

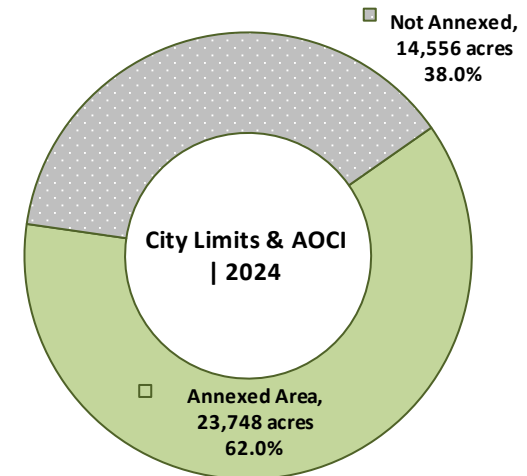
ready for development has some level of assessed improvement values. For example, many large agricultural properties which are expected to redevelop, actually have structures on them with assessed values. *To consider some of these properties as undeveloped, especially for old dilapidated structures, a minimum improvement assumption value and a minimum improvement per square foot assumption value is used to include or exclude properties with limited improvements respective of the larger parcel.* Details on these assumption values can be requested.

**Developed Land:** These properties are those with assessed improvement values greater than the minimum improvement assumption values. See above.

**City Non Parcels:** These areas of the City are those that are not part of a parcel, such as public right-of-way, the rail corridor, and some irrigation facilities, but annexed and incorporated into the City.



**Note:** See General Definitions for information on Exempt, Developed, and Undeveloped land, and City Non Parcels.



**Note:** Areas not annexed are those lands within Meridian's Area of City Impact (AOI), but not yet annexed into the City.

# FUTURE LAND USE AREAS

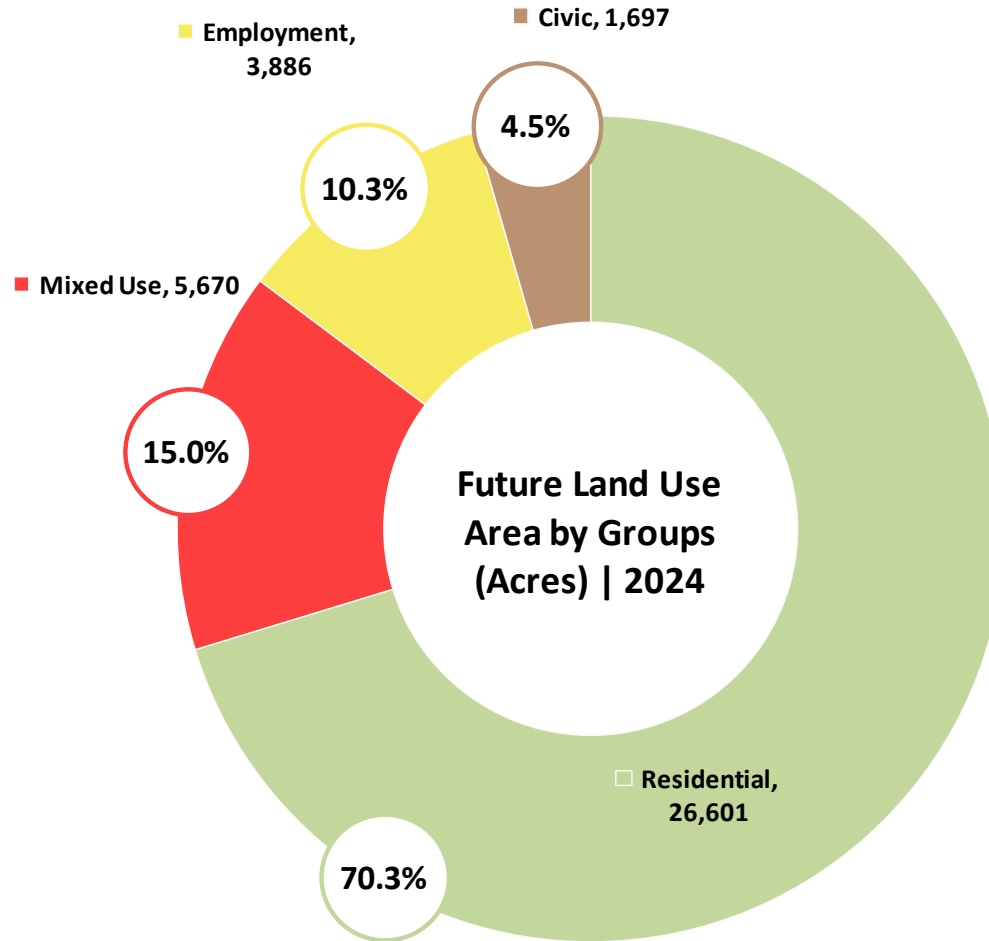
## KEY INFORMATION

### FUTURE LAND USES

Future land uses are designated and defined in the City of Meridian Comprehensive Plan. For the purposes of this report, land uses are characterized and combined into four groups:

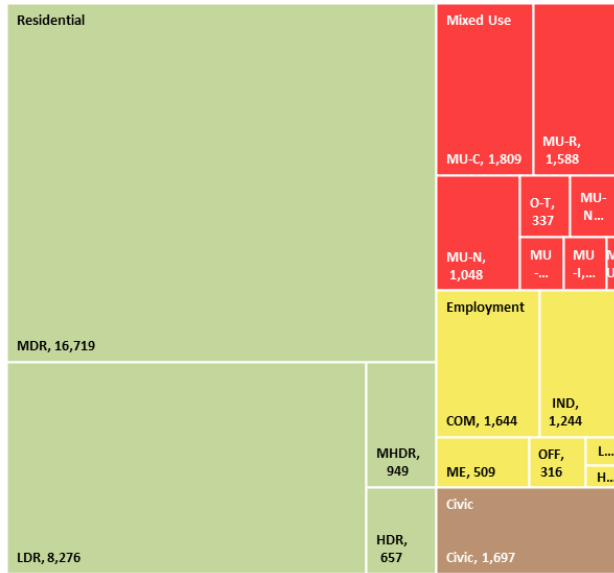
- Residential.** Includes low density residential (LDR), medium density residential (MDR), medium-high density residential (MHDR), and high density residential (HDR).
- Mixed Use.** Includes mixed use neighborhood (MU-N), mixed use community (MU-C), mixed use regional (MU-R), mixed use non-residential, (MU-NR) mixed use interchange (MU-I), old-town (O-T), mixed use commercial (MU-Com), and mixed use residential (MU-Res).
- Employment.** Includes commercial (Com), office (Off), industrial (Ind), high density employment (HDE), low density employment (LDE), and mixed employment (ME),
- Civic.** Includes Civic only. Other designations such as Gas and Park are no longer used.

The following tables and charts are current as of April 15th, 2024.

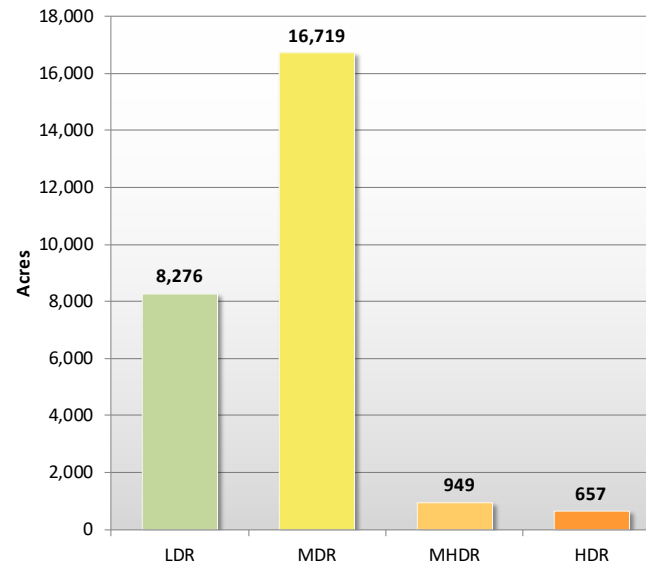


**Note:** Land use groups are for comparative purposes only, and do not correlate with City of Meridian Comprehensive Plan text or City zoning districts. See the following page for a table of all individual acreage values. Land Use areas are for the entire Area of City Impact and not just annexed lands.

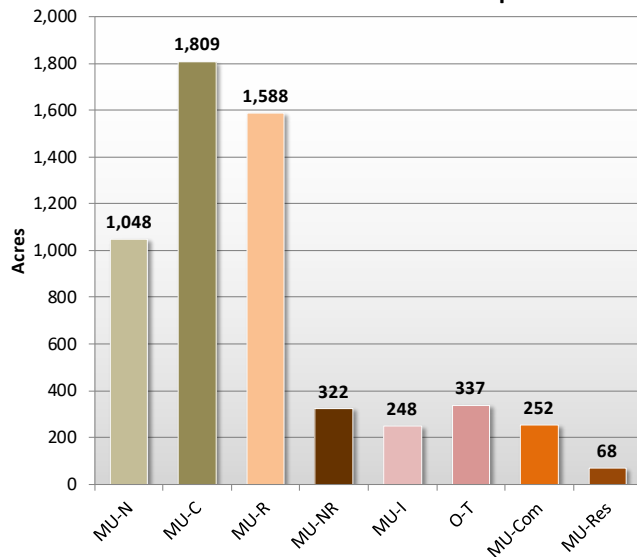
Future Land Use by Groups (Acres) | 2024



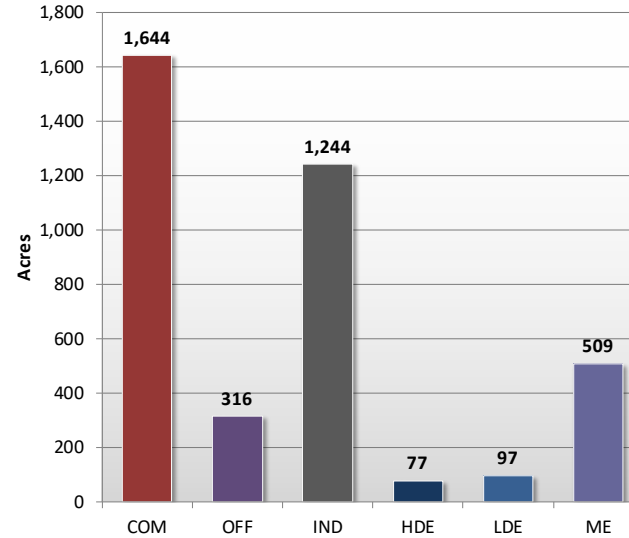
Future Land Use: Residential Areas | 2024



Future Land Use: Mixed Use Areas | 2024



Future Land Use: Employment Areas | 2024



DATA

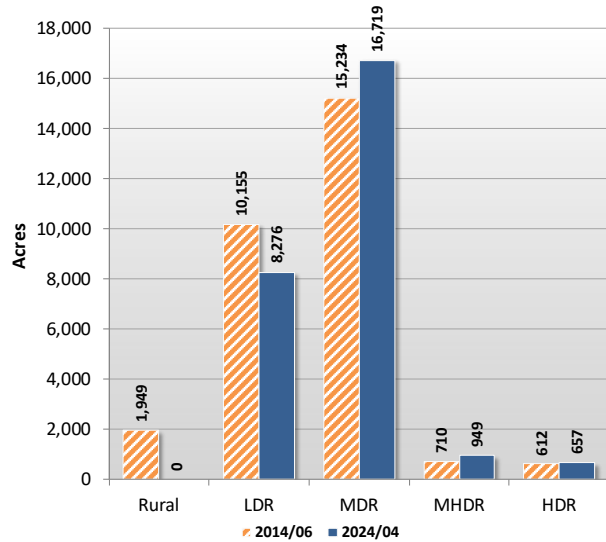
LAND USE AREA:

Land Use	Acres
LDR	8,276
MDR	16,719
MHDR	949
HDR	657
MU-N	1,048
MU-C	1,809
MU-R	1,588
MU-NR	322
MU-I	248
O-T	337
MU-Com	252
MU-Res	68
COM	1,644
OFF	316
IND	1,244
HDE	77
LDE	97
ME	509
Civic	1,697
<b>Total</b>	<b>37,855</b>

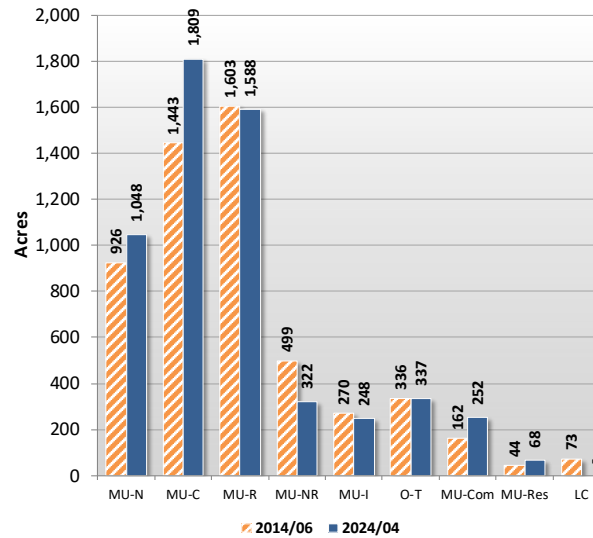
Note: See Key Information on previous page for full list of abbreviations and names of future land use designations. **Please note that the vertical bar scales may vary significantly for each of the charts.**



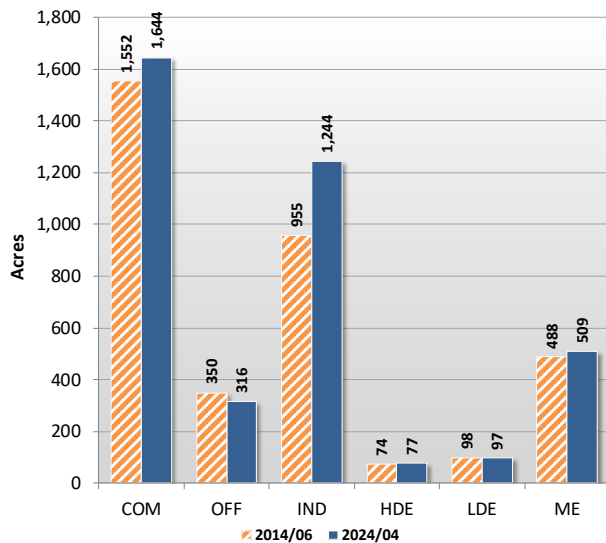
Future Land Use: Change in Residential Areas | 2024



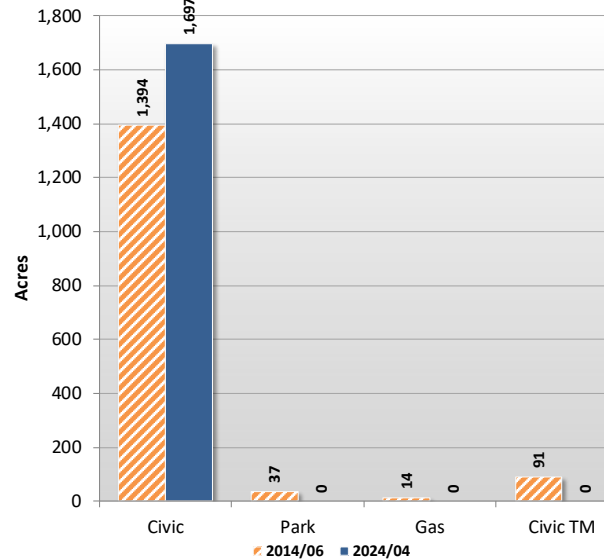
Future Land Use: Change in Mixed Use Areas | 2024



Future Land Use: Change in Employment Areas | 2024



Future Land Use: Change in Other Areas | 2024



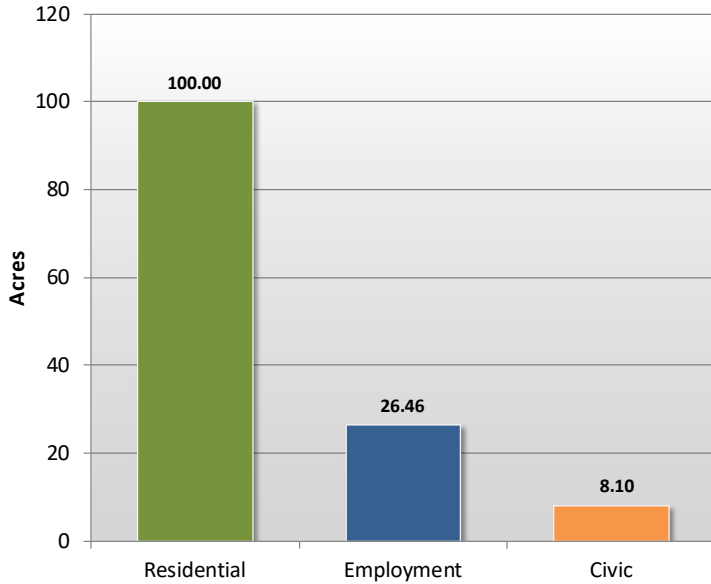
**DATA**

**CHANGE IN LAND USE AREA:**

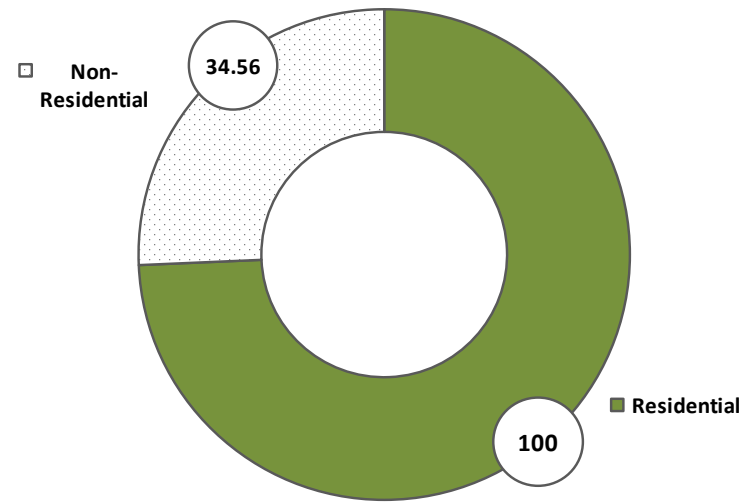
Land Use	2014/06	2024/04
Rural	1,949	-
LDR	10,155	8,276
MDR	15,234	16,719
MHDR	710	949
HDR	612	657
MU-N	926	1,048
MU-C	1,443	1,809
MU-R	1,603	1,588
MU-NR	499	322
MU-I	270	248
O-T	336	337
MU-Com	162	252
MU-Res	44	68
LC	73	-
COM	1,552	1,644
OFF	350	316
IND	955	1,244
HDE	74	77
LDE	98	97
ME	488	509
Civic	1,394	1,697
Park	37	-
Gas	14	-
Civic TM	91	-
<b>Total</b>	<b>39,071</b>	<b>37,855</b>

Note: Values are in acres and represent the total Area of City Impact, in the referenced year. Land Use designations without a value are no longer used.

**Acres of Non-Residential Future Land Uses for Every 100 Residential Acres | 2024**



**Acres of Non-Residential Future Land Uses for Every 100 Residential Acres | 2024**



**Note:** These charts compare the ratio of residential to non-residential land uses, by depicting how many acres exist of non-residential land uses for every 100 acres of residential. Residential land uses include all residential designations plus assumed ratios for each of the mixed use designations. Employment designations are all non-residential designations, excluding those that are Civic type, and portions of mixed use.

**DATA**

**RATIO OF RESIDENTIAL FUTURE LAND USES TO OTHERS**

Type	Not Mixed Use	In Mixed Use	Total	Ratio	Acres
Residential	26,601	1,679	28,281	1.00	100
Employment	3,886	3,598	7,484	0.26	26.46
Civic	1,697	593	2,290	0.08	8.10
<b>Non-Residential</b>				<b>0.35</b>	<b>34.56</b>

Note: This chart uses information from the Land Use Area tables on previous page.

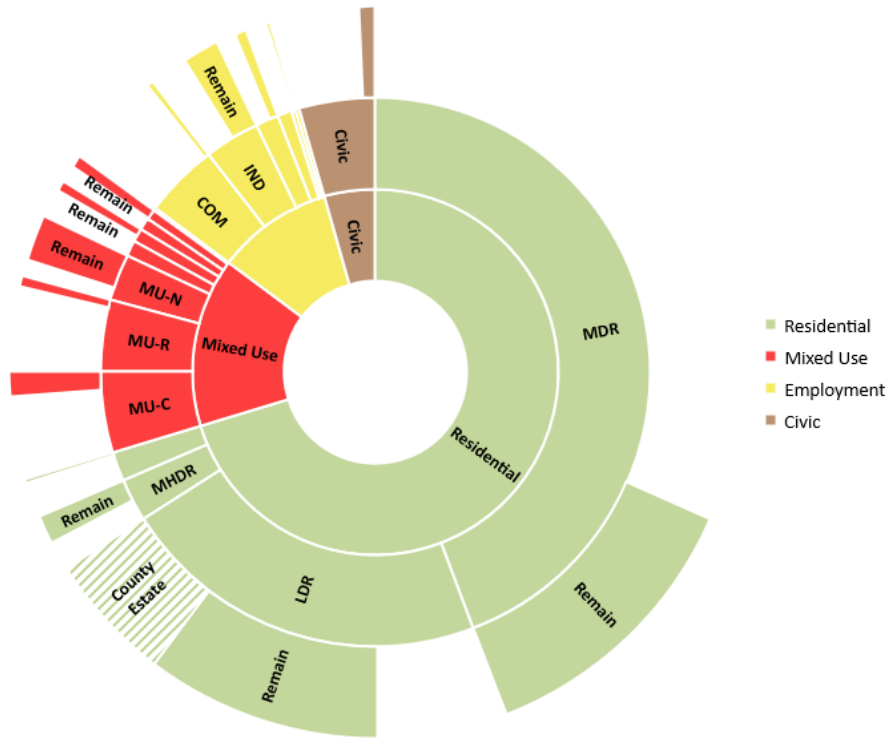
**DATA**

**FUTURE MIXED USE ASSUMPTIONS**

Type	% Residential	% Office	% Commercial	% Civic	Total % NR
MU-N	50	30	10	10	40
MU-C	35	25	30	10	55
MU-R	15	25	50	10	75
MU-NR	0	40	55	5	95
MU-Com	20	25	50	5	75
O-T	25	25	35	15	60
MU-Res	50	25	20	5	45
MU-I	30	30	20	20	50

Note: While some of the mixed use assumptions are based on performance criteria of the past, others are simply planning for a diversified and balanced future buildout. This chart uses information from the Land Use Area tables on previous page. NR is non-residential but excludes Civic uses.

## Land Use Areas: Remaining Undeveloped | 2024



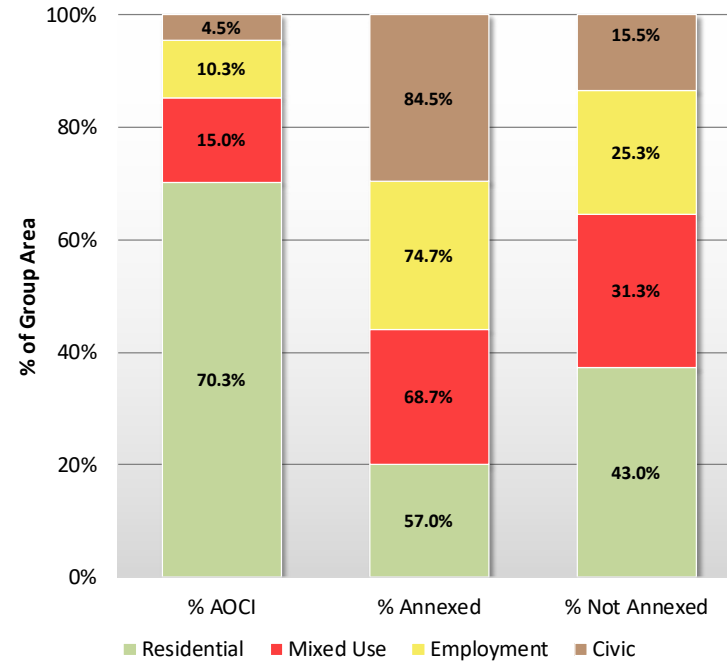
### Notes:

These charts explore the different land uses and groups by their annexation status.

The sunburst chart (top-left) shows remaining (unincorporated) lands in relation to the total available for each land use. Remaining lands are those on the outside edge of the chart. The section titled County Estate, are those subdivisions and estate homes on non-farms in the County, and which are likely to remain in their current configuration, even when annexed. Some of this area does fall into land use groups other than LDR, but are consolidated into County Estate category for reporting.

The bar chart (top-right) shows the relationship of land use groups by total AOCI (in and outside of the City, by annexed (in the City), and by not annexed (in the County). % Not Annexed are those areas that may be annexed into the City in the future.

## Future Land Use by Groups | 2024



### DATA

#### STATUS OF FUTURE LAND USE AREAS BY ANNEXATION

	AOCI Acres	Annexed Acres	Not Annexed Acres	% AOCI	% Annexed	% Not Annexed
<b>Group</b>						
Residential	26,601	15,175	11,427	70.3%	57.0%	43.0%
Mixed Use	5,670	3,896	1,775	15.0%	68.7%	31.3%
Employment	3,886	2,904	983	10.3%	74.7%	25.3%
Civic	1,697	1,433	264	4.5%	84.5%	15.5%

Note: Civic will continue to grow in area (size) over time, as new parks, schools, and other public facilities are added to the map. This will come out of the other land use designations.



# ZONING DISTRICT AREAS

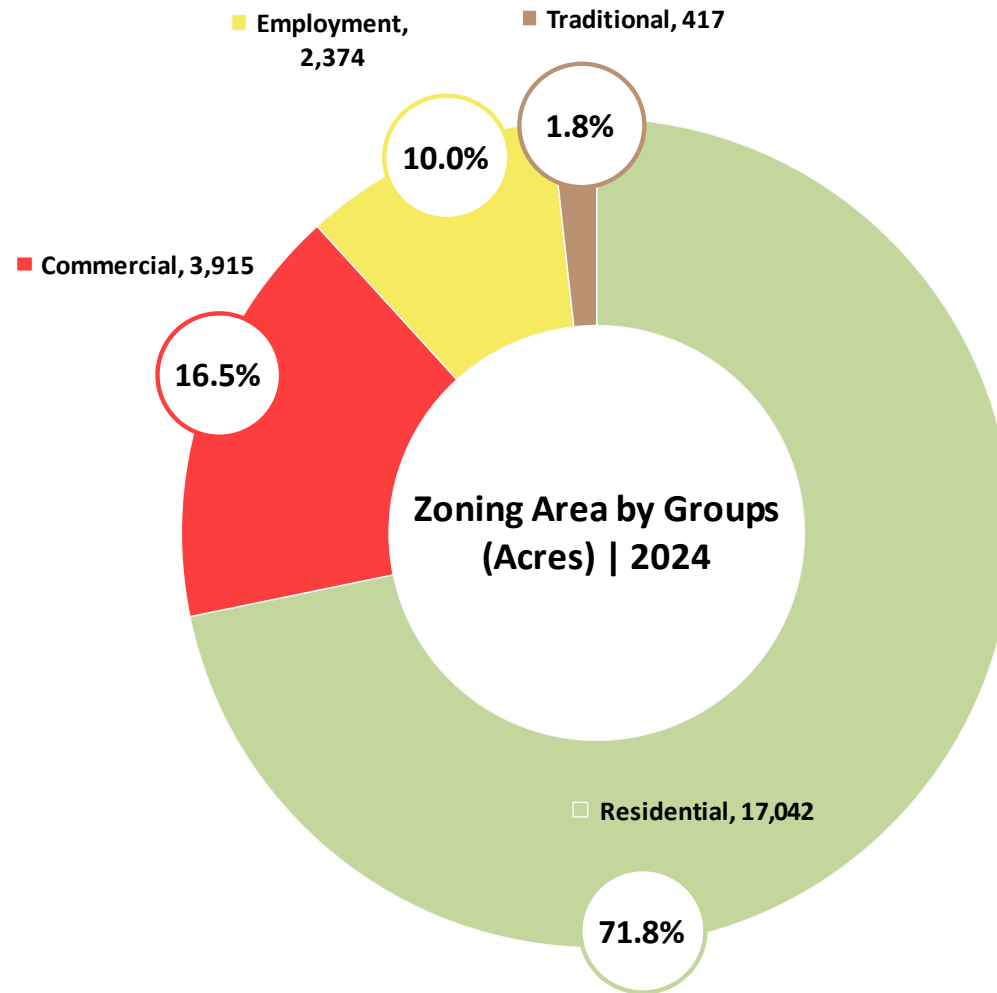
## KEY INFORMATION

### ZONING DISTRICTS

Zoning is outlined and described within the City of Meridian Unified Development Code (UDC). For the purposes of this report, and to more closely compare with future land uses (outlined in the City of Meridian Comprehensive Plan), zoning can be characterized in four groups:

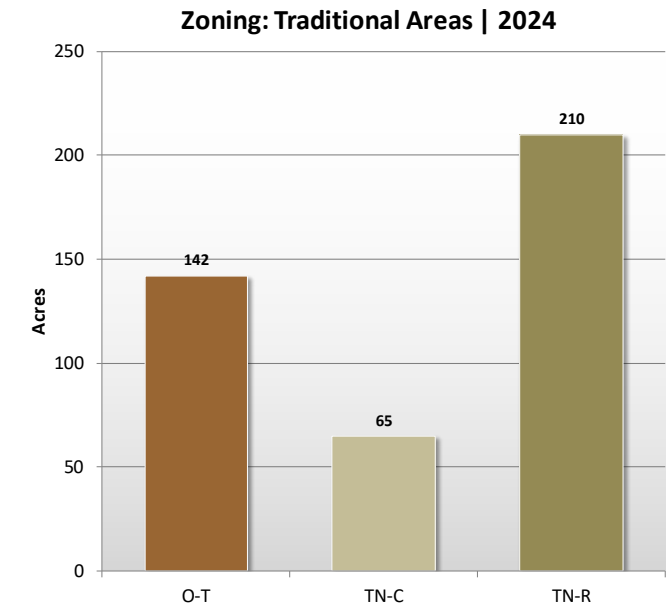
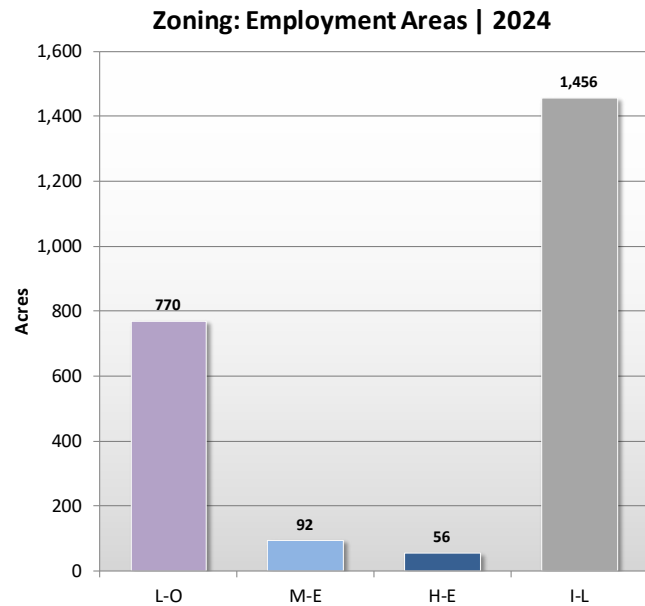
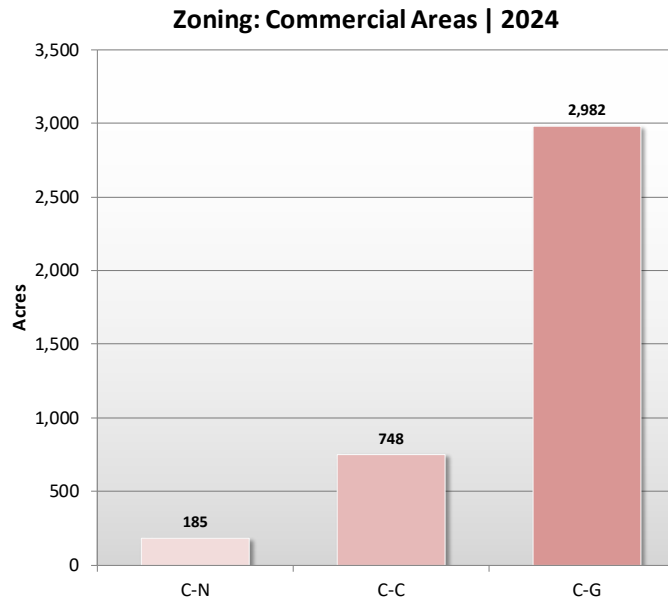
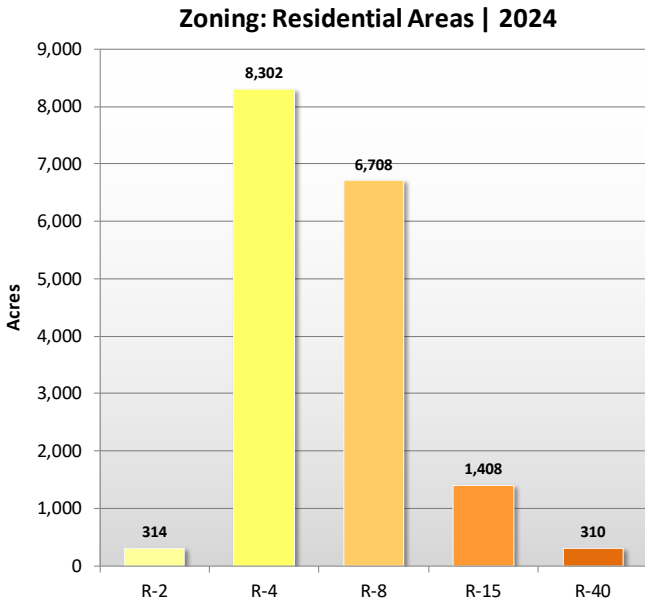
- Residential. This includes low density (R-2), medium-low density (R-4), medium density (R-8), medium-high density (R-15), and high density (R-40).
- Traditional. This includes old town (O-T), traditional neighborhood residential (TN-R), and traditional neighborhood center (TN-C).
- Commercial. This includes neighborhood business district (C-N), community business district (C-C), and general retail and service commercial district (C-G).
- Employment. This includes limited office (L-O), mixed employment (M-E), high-density employment (H-E), light industrial (I-L), and heavy industrial (I-H).

*The following tables and charts are current as of April 15th, 2024.*



**Note:** Zoning by groups are for comparative purposes only and do not necessarily correlate with text in City Code. See the following page for a table of all individual acreage values. Land Use areas are for the entire Area of City Impact and not just annexed lands





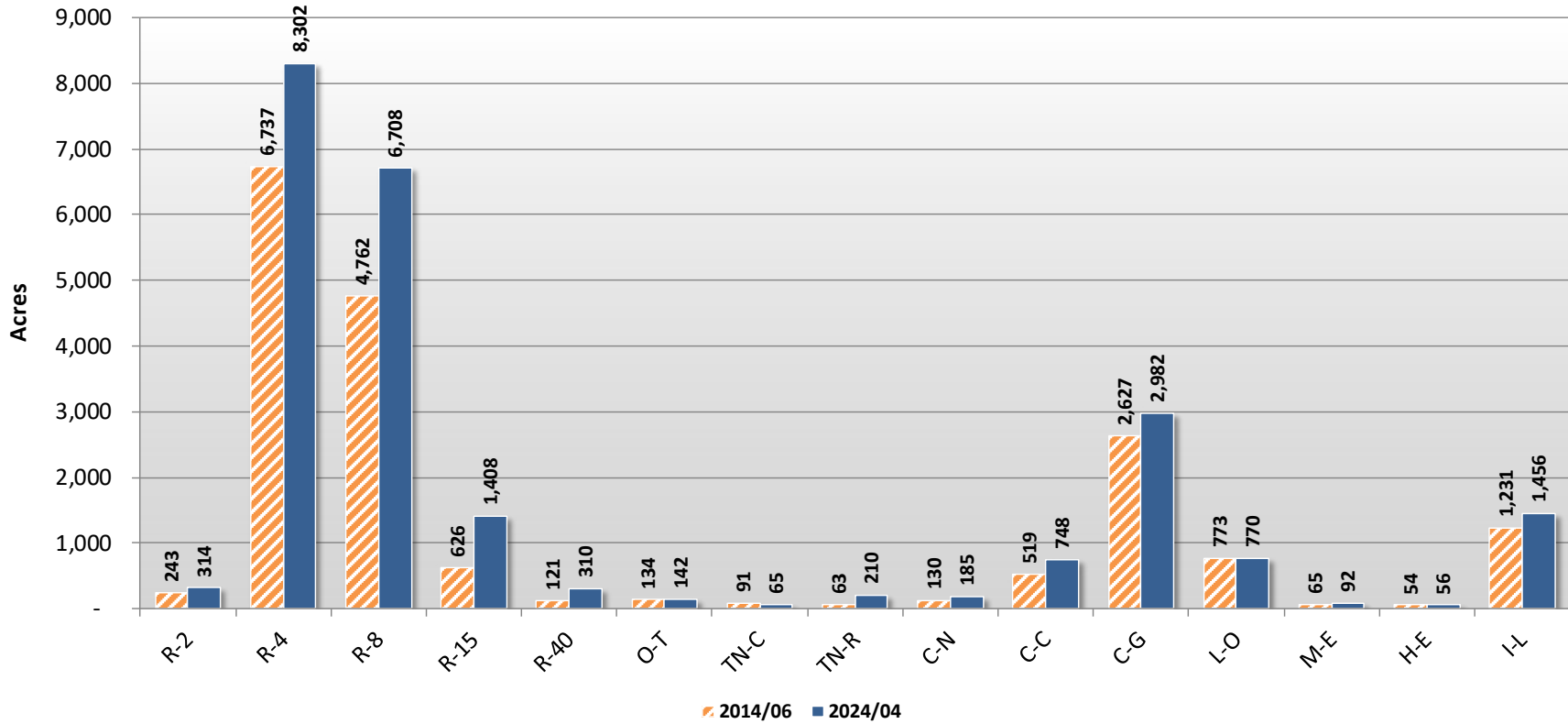
**DATA**

### ZONING AREA:

Land Use	Acres
R-2	314
R-4	8,302
R-8	6,708
R-15	1,408
R-40	310
O-T	142
TN-C	65
TN-R	210
C-N	185
C-C	748
C-G	2,982
L-O	770
M-E	92
H-E	56
I-L	1,456
I-H	0
<b>Total</b>	<b>23,748</b>

Note: This information is official city-wide zoning data and includes areas of land that are public right-of-way. Zoning district areas that are parcel specific may have different totals. See Key Information on previous page for full list of abbreviations and names of zoning designations. **Please note that the vertical bar scales may vary significantly for each of the charts.**

### Change in Zoning Areas | 2024



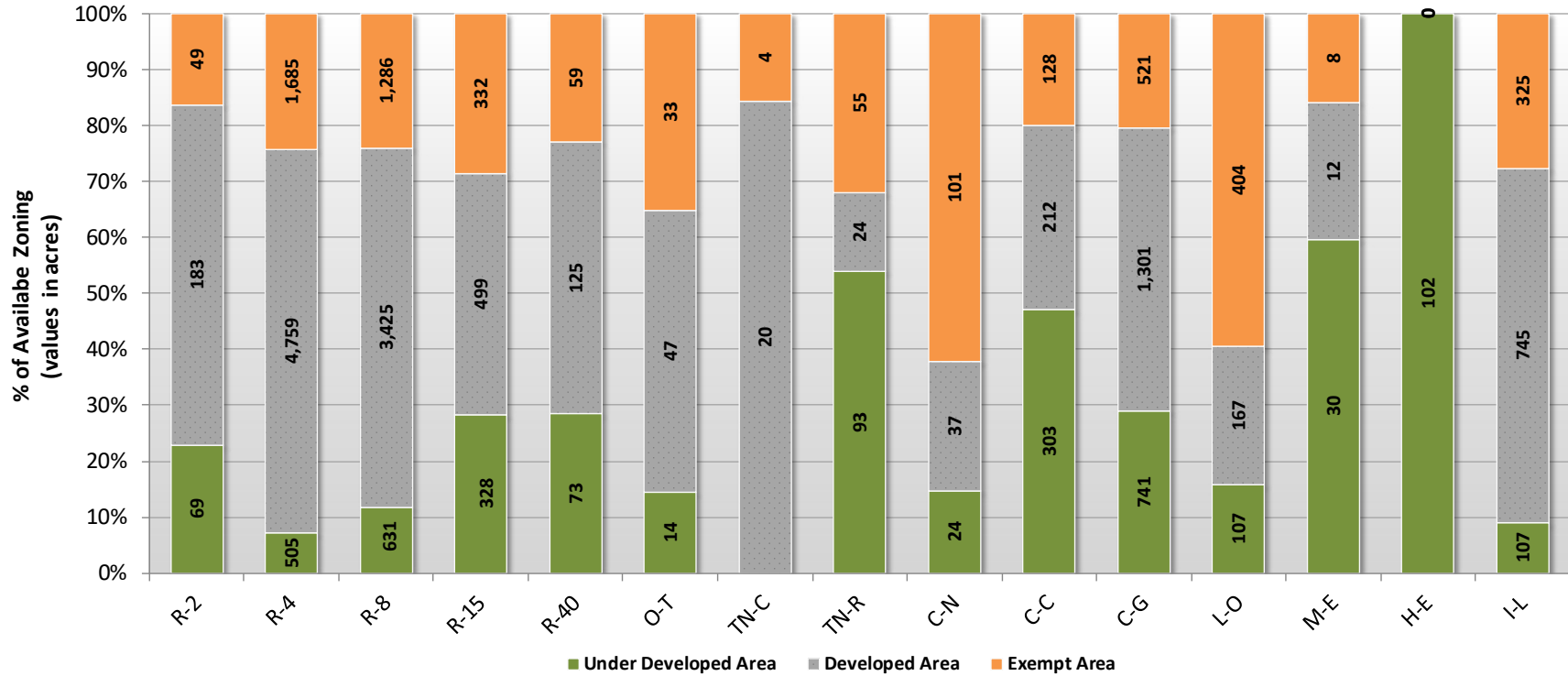
#### DATA

#### CHANGE IN ZONING AREA (ACRES):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Year	Zoning Area (acres)														
2014/06	243	6,737	4,762	626	121	134	91	63	130	519	2,627	773	65	54	1,231
2024/04	314	8,302	6,708	1,408	310	142	65	210	185	748	2,982	770	92	56	1,456
Change	70	1,565	1,947	783	189	8	-26	147	55	229	355	-4	27	1	225

Note: This information is official city-wide zoning data and includes area of land that is public right-of-way. Zoning district totals that are parcel specific may have different totals.

### Development Cover by Zoning | 2024

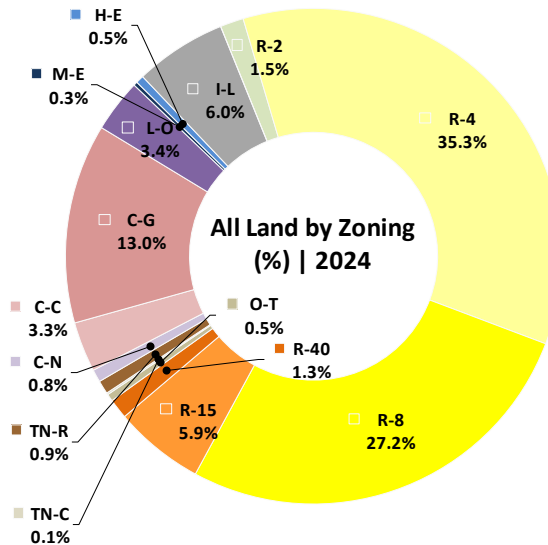
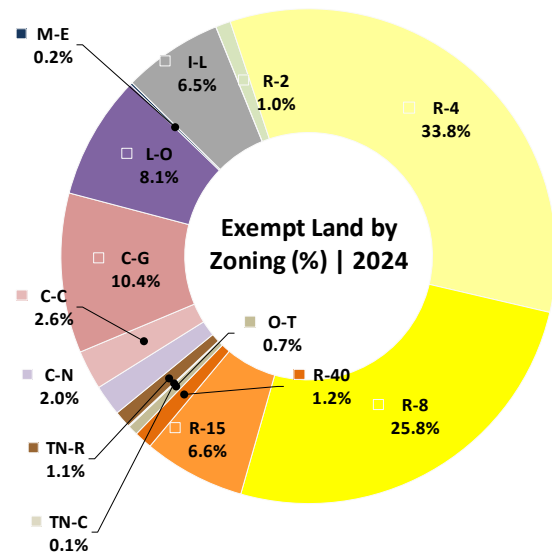
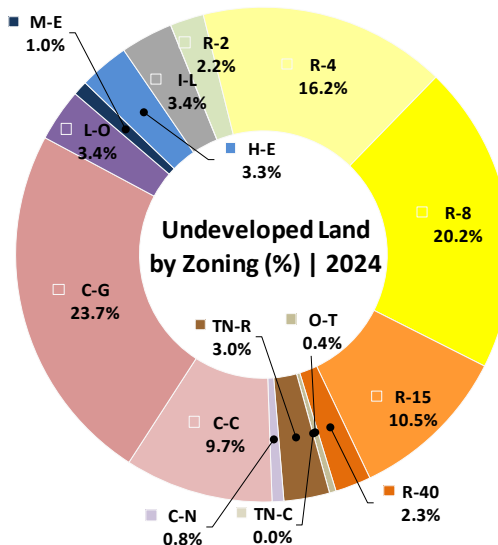
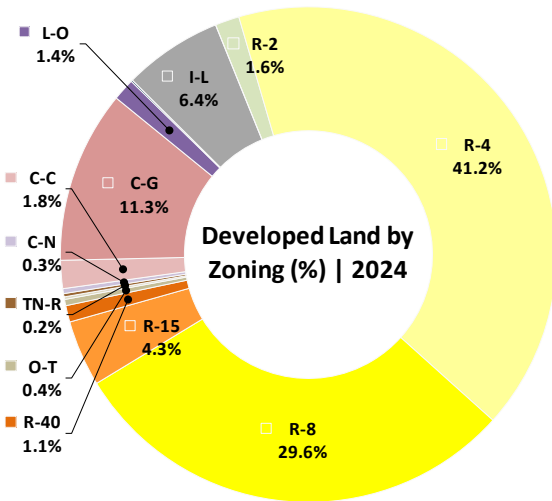


#### DATA

#### DEVELOPMENT COVER BY ZONING (ACRES):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Zoning Area (acres)															
Undeveloped	69	505	631	328	73	14	-	93	24	303	741	107	30	102	107
Developed	183	4,759	3,425	499	125	47	20	24	37	212	1,301	167	12	-	745
Exempt	49	1,685	1,286	332	59	33	4	55	521	128	521	404	8	-	325
<b>Total</b>	<b>301</b>	<b>6,950</b>	<b>5,341</b>	<b>1,158</b>	<b>257</b>	<b>93</b>	<b>23</b>	<b>173</b>	<b>582</b>	<b>643</b>	<b>2,563</b>	<b>678</b>	<b>50</b>	<b>102</b>	<b>1,177</b>

Note: This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Development Cover refers to all land as being either developed, undeveloped, or exempt.



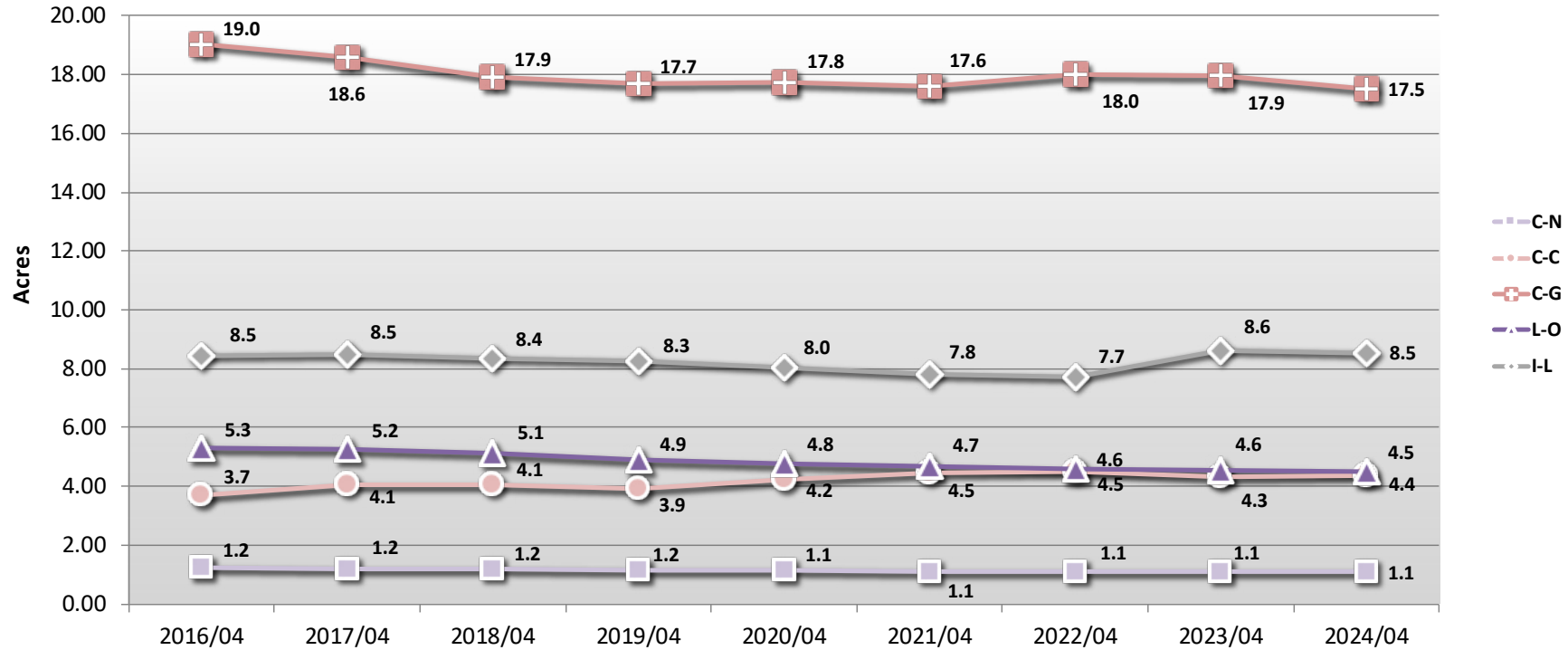
**DATA**

**DEVELOPMENT COVER BY ZONING (%)**

Land Use	Undev .	Dev.	Exempt
R-2	2.2%	1.6%	0.9%
R-4	16.2%	41.2%	31.2%
R-8	20.2%	29.6%	23.8%
R-15	10.5%	4.3%	6.1%
R-40	2.3%	1.1%	1.1%
O-T	0.4%	0.4%	0.6%
TN-C	0.0%	0.2%	0.1%
TN-R	3.0%	0.2%	1.0%
C-N	0.8%	0.3%	9.6%
C-C	9.7%	1.8%	2.4%
C-G	23.7%	11.3%	9.6%
L-O	3.4%	1.4%	7.5%
M-E	1.0%	0.1%	0.1%
H-E	3.3%	0.0%	0.0%
I-L	3.4%	6.4%	6.0%
I-H	0.0%	0.0%	0.0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Note: This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Development Cover refers to all land as being either developed, undeveloped, or exempt.

## Non-residential Zoning for every 100 Acres of Residential Zoning



### DATA

#### NON-RESIDENTIAL ZONING FOR EVERY 100 ACRES OF RESIDENTIAL ZONING:

	2016/04	2017/04	2018/04	2019/04	2020/04	2021/04	2022/04	2023/04	2024/04
Acres of Designations shown on the left, for every 100 Acres of Residential Zoning Designations									
C-N	1.2	1.2	1.2	1.2	1.1	1.1	1.1	1.1	1.1
C-C	3.7	4.1	4.1	3.9	4.2	4.5	4.5	4.3	4.4
C-G	19.0	18.6	17.9	17.7	17.8	17.6	18.0	17.9	17.5
L-O	5.3	5.2	5.1	4.9	4.8	4.7	4.6	4.6	4.5
I-L	8.5	8.5	8.4	8.3	8.0	7.8	7.7	8.6	8.5

Note: This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Mixed use zoning designations (such as Old Town) are not shown. Dates above are in sequential YYYY/MM format.



## KEY INFORMATION

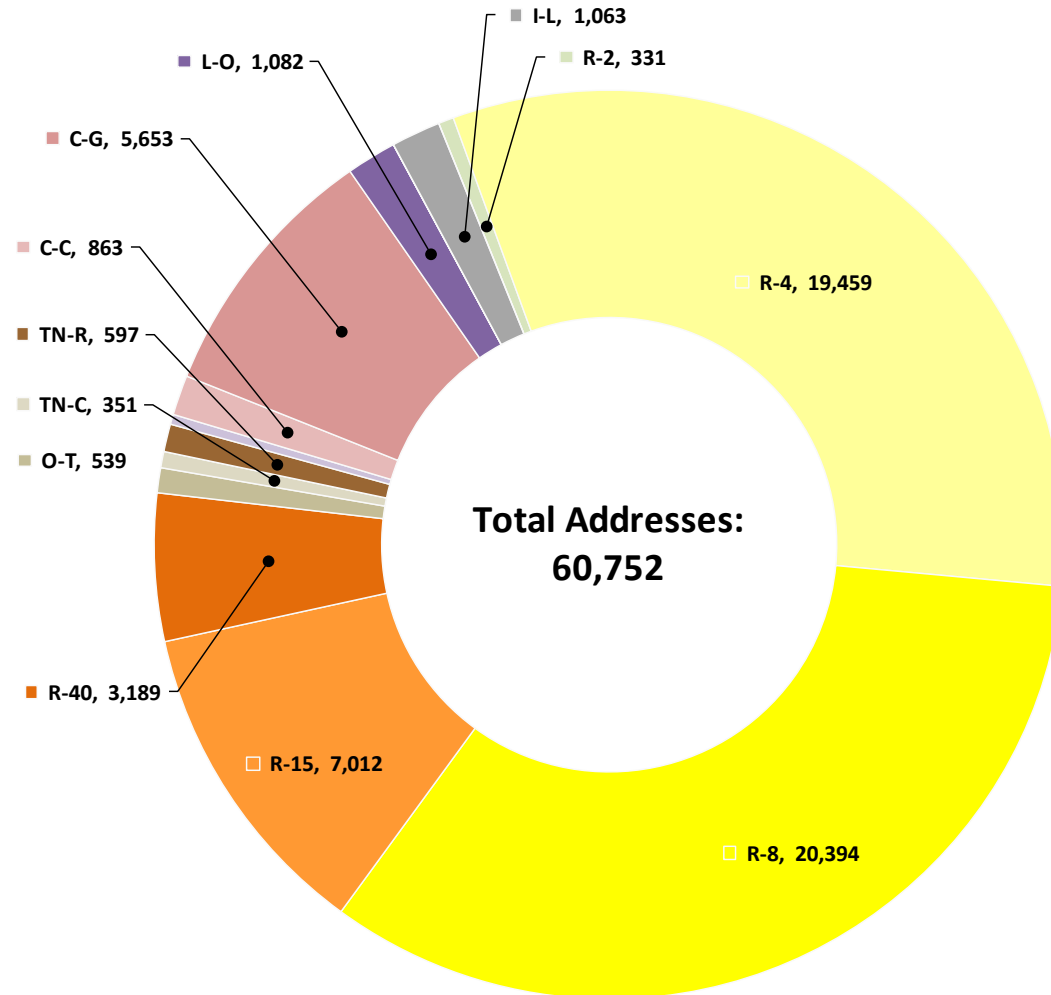
### ADDRESSING

Clear and consistent addressing is important for a variety of reasons, including life-safety, but data points can also be used in conjunction with other sources of information to provide insights into the framework of the City. Addressing for the purposes of this Report is either residential or non-residential, or both (the total), and then combined with developed land use areas (zoning) to understand make-up, density, and trends (over time).

- **Residential.** Address points for residential uses can exist in virtually every zoning designation for a variety of uses, from traditional residential to care-taker units in industrial storage.
- **Non-residential.** Address points for non-residential uses can also exist in virtually every zoning designation. However, schools, churches, and other quasi-governmental agencies are generally parsed out.

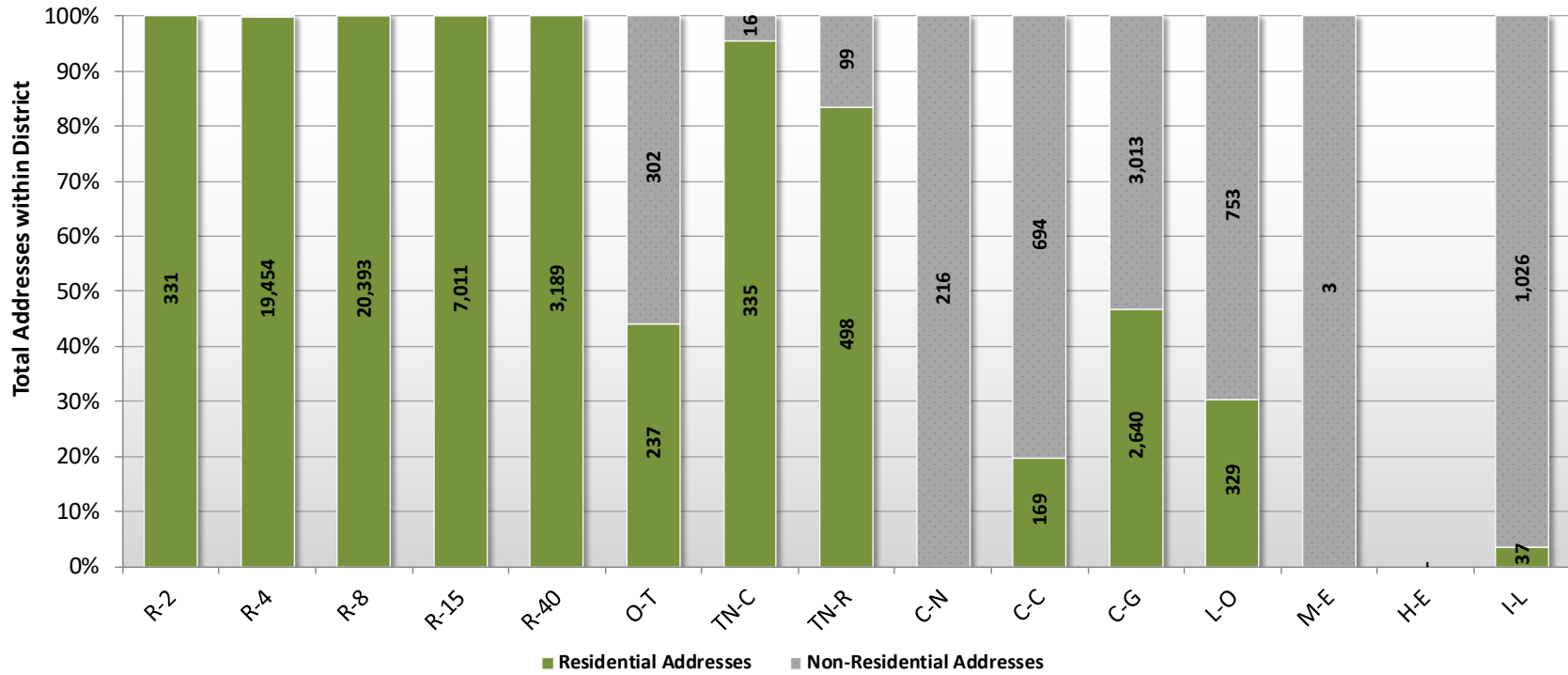
*The following tables and charts are current as of April 15th, 2024.*

### All Addresses by Zoning | 2024



**Note:** Address totals exclude many public agency facilities in residential districts, and may include many “building” addresses that utilize sub address points such as units, suites, and apartments. Addresses are only those annexed and zoned in the City of Meridian.

## Comparison of Address Types by Zoning | 2024



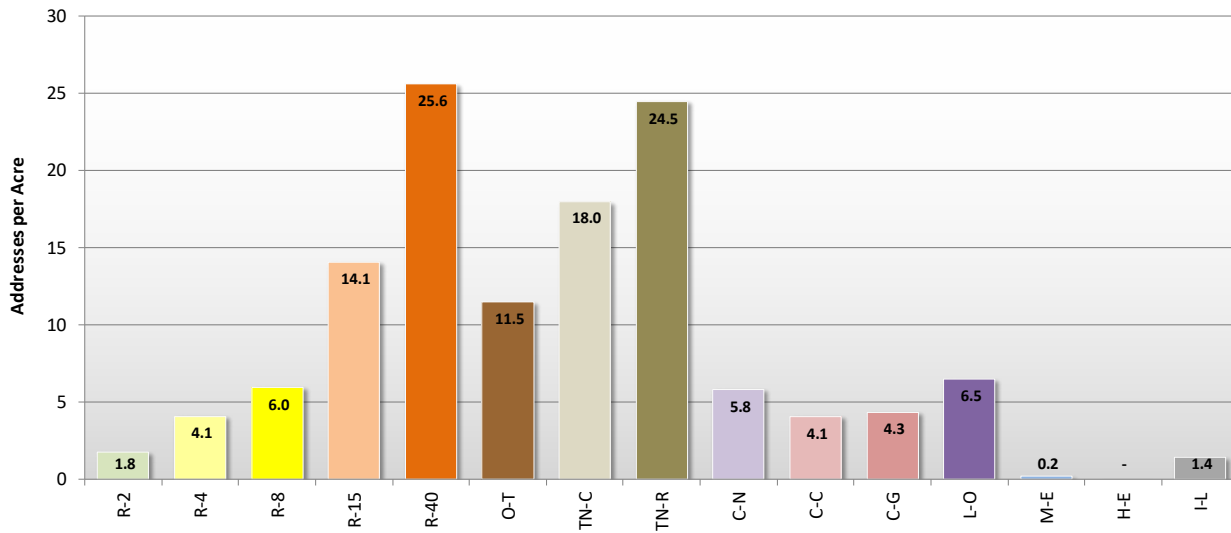
### DATA

#### ADDRESS TYPES BY ZONING:

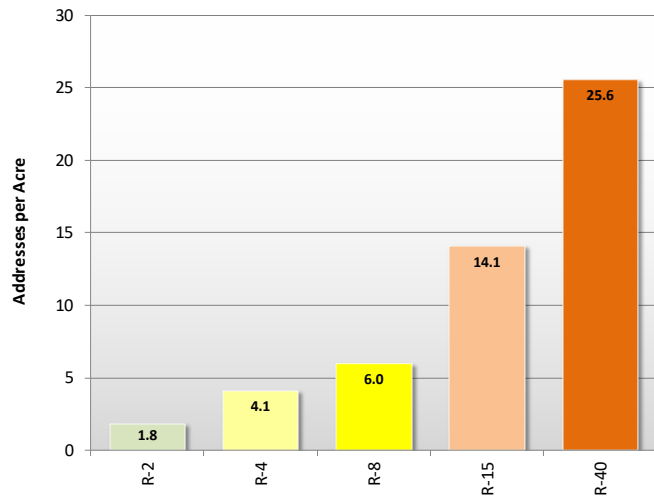
	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
<b>Address Type</b>	<b># of Addresses</b>														
Residential	331	19,454	20,393	7,011	3,189	237	335	498	0	169	2,640	329	0	0	37
Non-residential	0	5	1	1	0	302	16	99	216	694	3,013	753	3	0	1,026
<b>Total</b>	<b>331</b>	<b>19,459</b>	<b>20,394</b>	<b>7,012</b>	<b>3,189</b>	<b>539</b>	<b>351</b>	<b>597</b>	<b>216</b>	<b>863</b>	<b>5,653</b>	<b>1,082</b>	<b>3</b>	<b>0</b>	<b>1,063</b>

Note: Address totals exclude many public agency facilities in residential districts, and may include many "building" addresses that utilize sub address points such as units, suites, and apartments. Addresses are only those annexed and zoned in the City of Meridian.

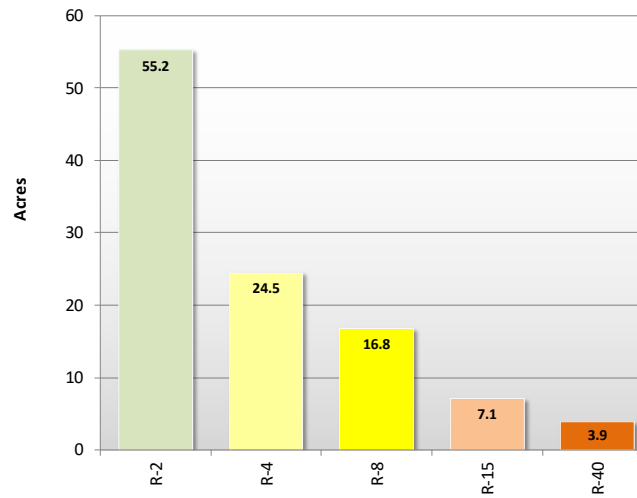
Address Density by Zoning | 2024



Average Residential Density by Zoning



Average Acres Needed for 100 Residential Units | 2024



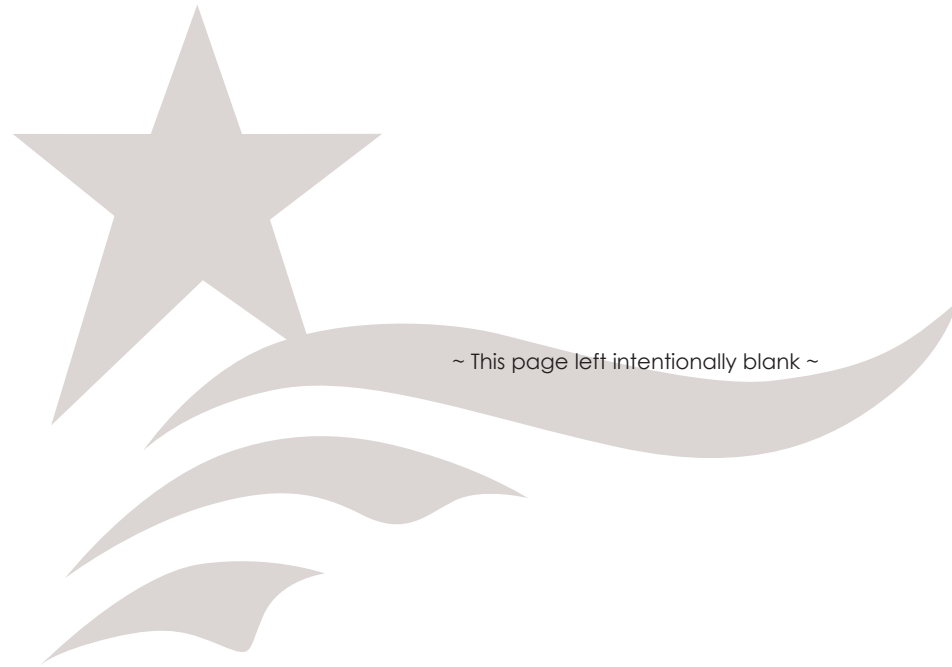
DATA

ADDRESS PER ACRE

Zoning	Residential Types	All Types
R-2	1.8	1.8
R-4	4.1	4.1
R-8	6.0	6.0
R-15	14.1	14.1
R-40	25.6	25.6
O-T	5.0	11.5
TN-C	17.2	18.0
TN-R	20.4	24.5
C-N	0.0	5.8
C-C	0.8	4.1
C-G	2.0	4.3
L-O	2.0	6.5
M-E	0.0	0.2
H-E	0.0	0.0
I-L	0.0	1.4

Notes: Acreage needed for 100 acres is a hypothetical comparison of the area needed to develop residential units, using average density.

Address densities (residential and not-residential) in commercial and traditional neighborhood districts are low due to being averaged over all developed acreage, often including expansive areas of parking. Residential addresses densities in commercial areas does not reflect density trends in specific projects, such as multi-family in C-G zones.



# LAND VALUATION

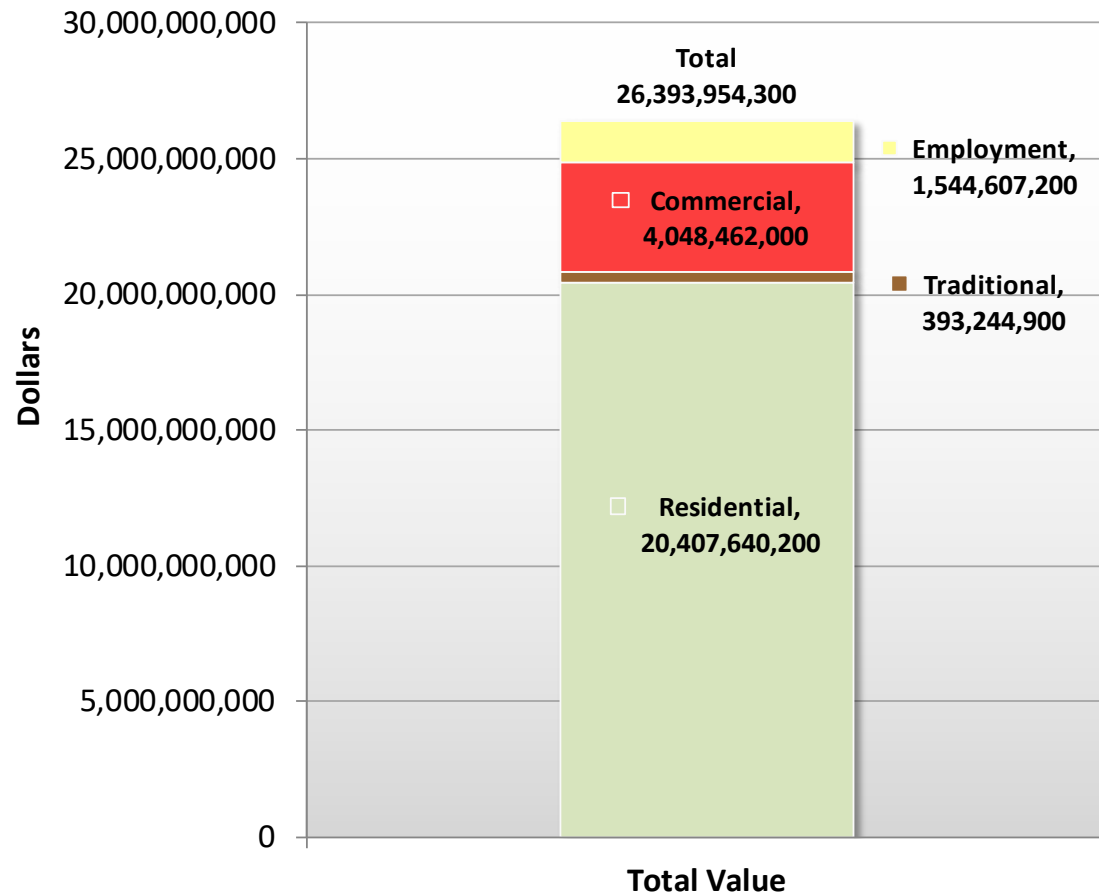
## KEY INFORMATION

### SUMMARY OF DEVELOPMENT INFORMATION

The following land valuation information and parcel information is based on Ada County Assessor records, and does not necessarily reflect market rates. This information is intended to inform comparisons of taxable land values only. While not exhaustive, the following are a sample of indicators used to compile this data:

- County Property Code. This is used in conjunction with zoning districts, to determine whether a property is being used for a residence, commercial property, or other.
- Zoning District. This is used in almost all indicators to group types of development together.
- Improvement Values. This is used most frequently to determine if a property is developed or not. It is often used with a minimum improvement assumption and minimum square foot assumption values, such that small improvements like an old houses or small shed on large properties, are excluded from developed property aggregate.

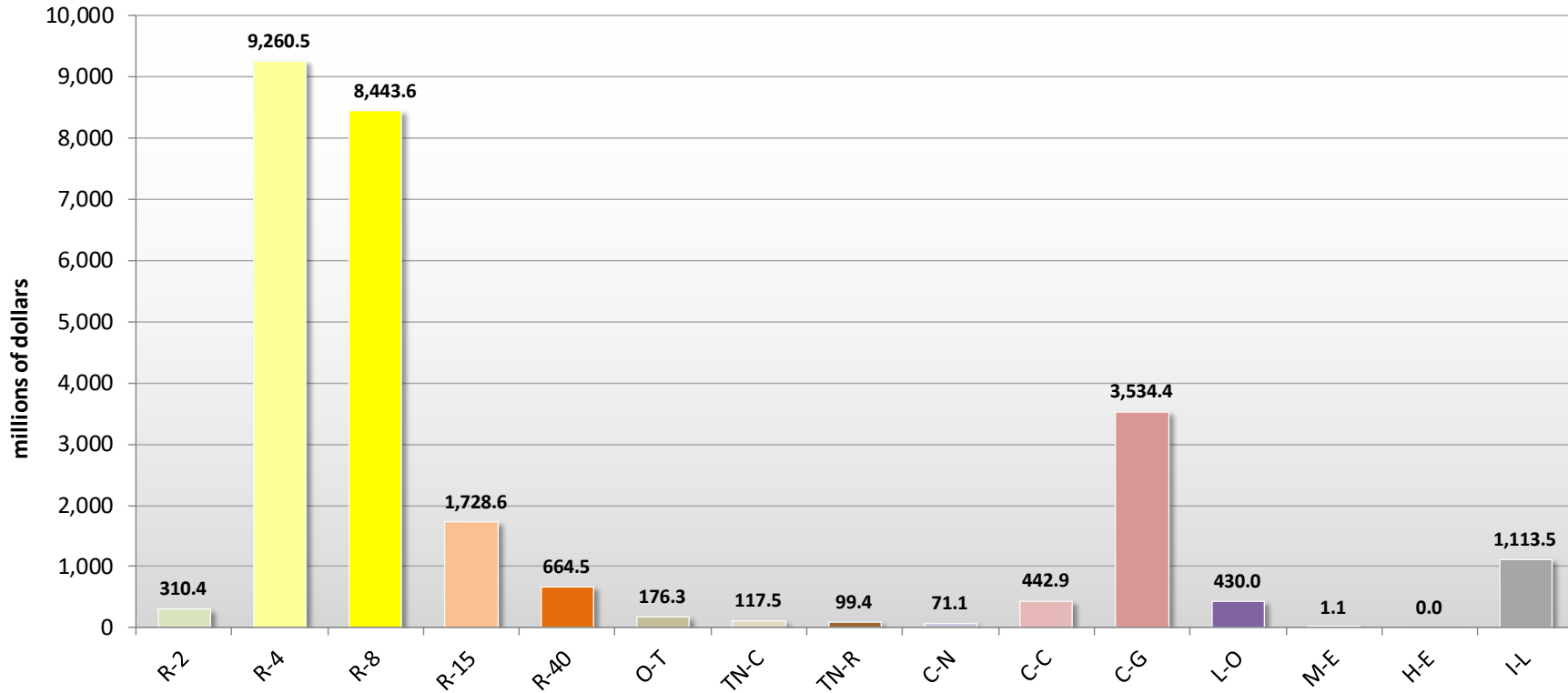
## Total Developed Land Values by Zoning District Group | 2024



**Note:** These values do not reflect improvement costs on exempt land, such as City facilities, Schools, Churches, those properties with tax exemptions, etc. See Zoning section for explanation of zoning district groups. For explanation of developed land, see the Introduction section.



### Total Developed Land Value by Zoning | 2024



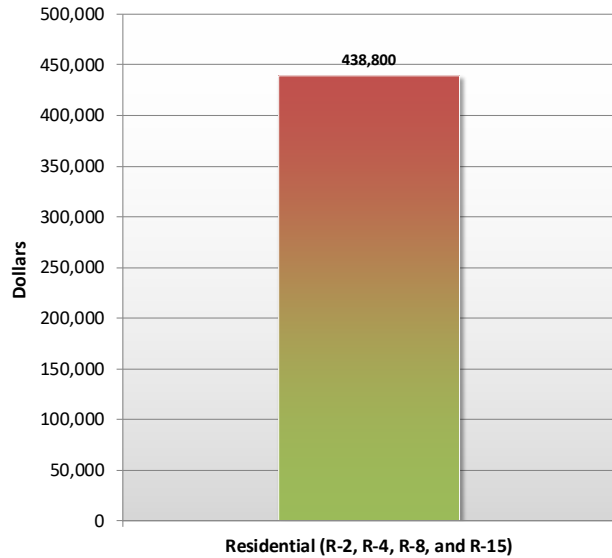
**DATA**

**TOTAL DEVELOPED LAND VALUE BY ZONING (MILLIONS OF DOLLARS):**

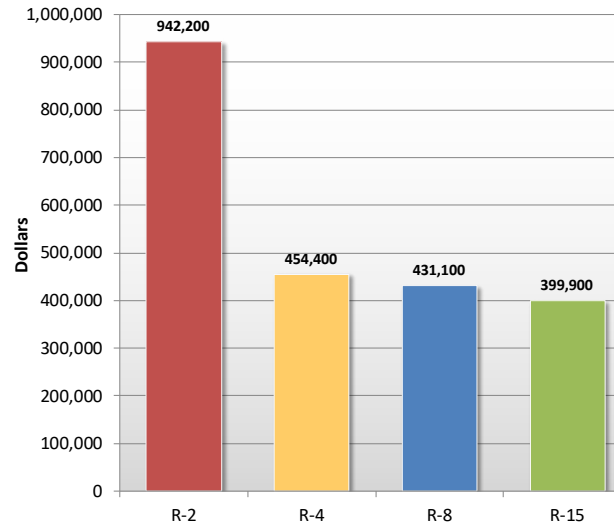
	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Value by Zoning															
Developed Value (millions)	310.4	9,260.5	8,443.6	1,728.6	664.5	176.3	117.5	99.4	71.1	442.9	3,534.4	430.0	1.1	0.0	1,113.5

Note: This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Land values are based on Ada County Assessor data, and does not necessarily reflect actual market values. Exempt land such as government buildings and churches are not included.

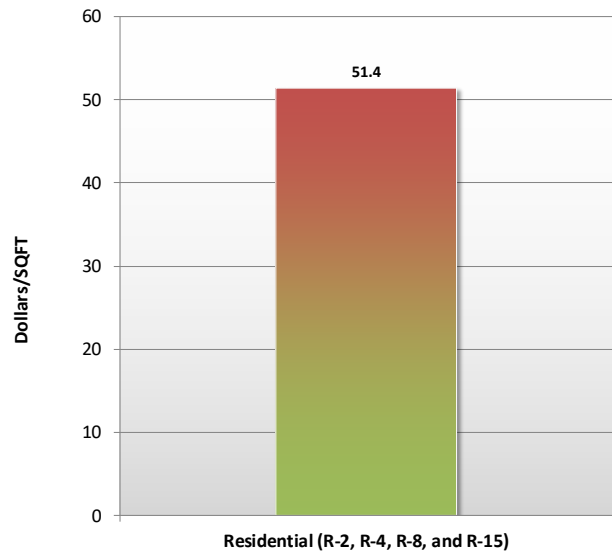
**Median Home Property Value | 2024**



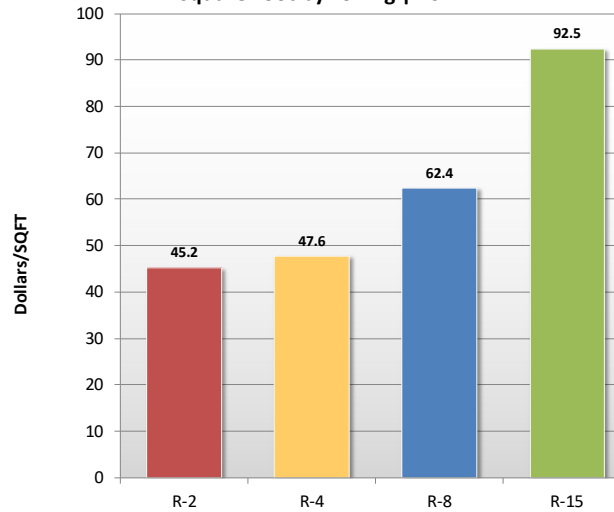
**Median Home Property Value by Zoning | 2024**



**Median Property Value per Square Foot | 2024**



**Median Home Property Value per Square Foot by Zoning | 2024**



**DATA**

**MEDIAN HOME VALUE:**

Total Value	
R-2	942,200
R-4	454,400
R-8	431,100
R-15	399,900
<b>Median</b>	<b>438,800</b>

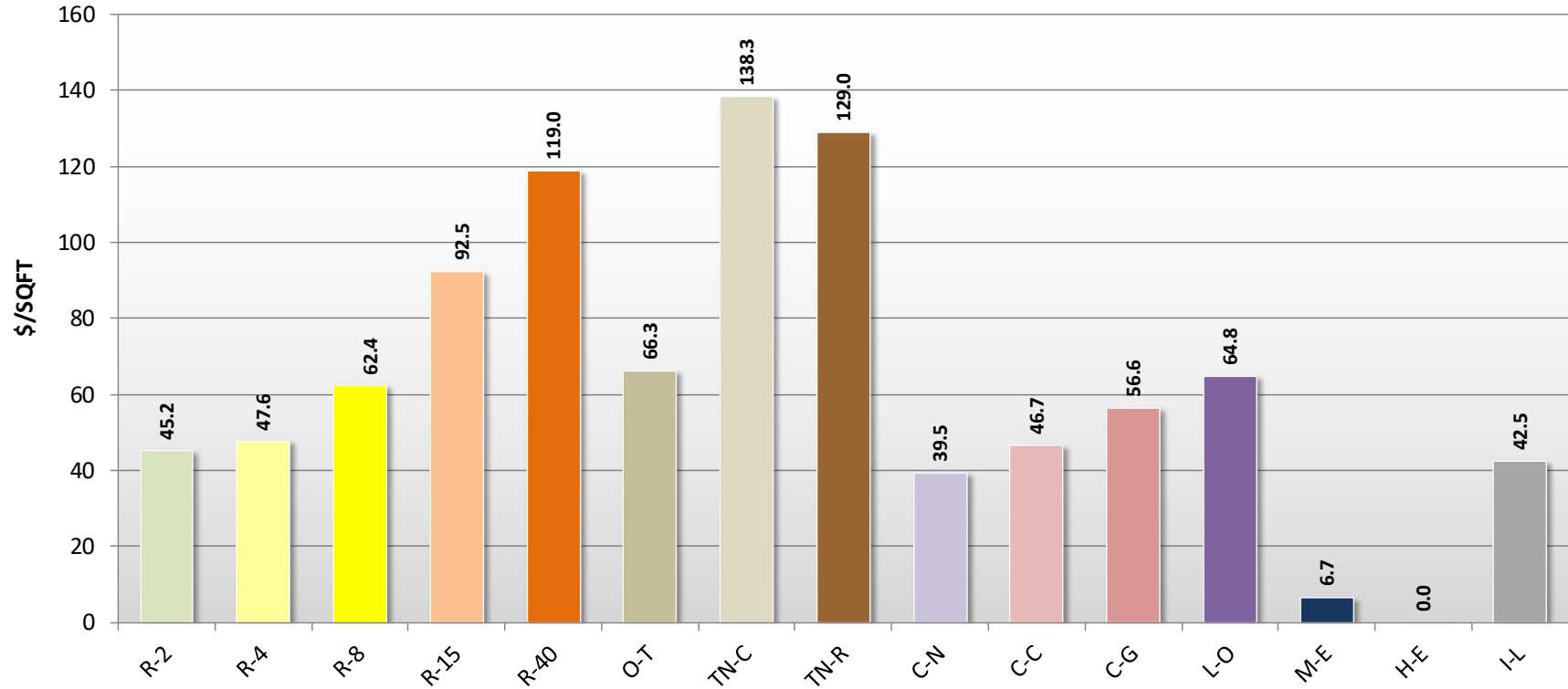
Note: Only parcels with residential "R" propcodes are included in median value calculations. Median value includes both land and improvements.

**MEDIAN HOME VALUE:**

Value/SQFT	
R-2	45.2
R-4	47.6
R-8	62.4
R-15	92.5
<b>Residential</b>	<b>51.4</b>

Note: Only parcels with residential "R" propcodes are included in median value calculations. PPSF indicates property per square foot. Median PPSF values are based on the total property value divided by the total land area.

## Median Property Value per Square Foot by Zoning District | 2024



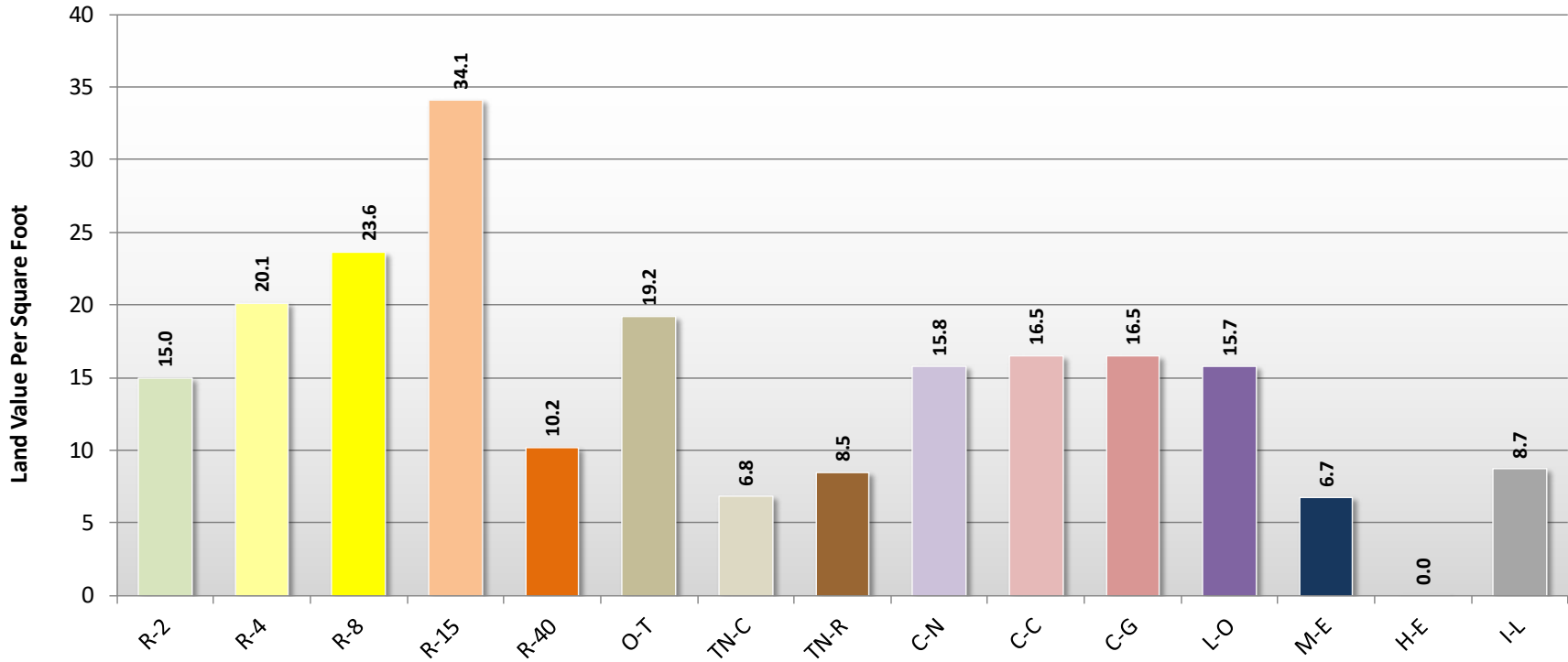
### DATA

#### MEDIAN ZONING VALUE PER SQUARE FOOT (DOLLARS):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Value by Zoning															
SQFT Value (dollars)	45.2	47.6	62.4	92.5	119.0	66.3	138.3	129.0	39.5	46.7	56.6	64.8	6.7	0.0	42.5

Note: Median values shown are for entire parcel area and their total value (both land and improvements). This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Land values are based on Ada County Assessor data, and does not necessarily reflect actual market values. Exempt land such as government buildings and churches are not included.

## Median Land Value Per Square Foot by Zoning District | 2024



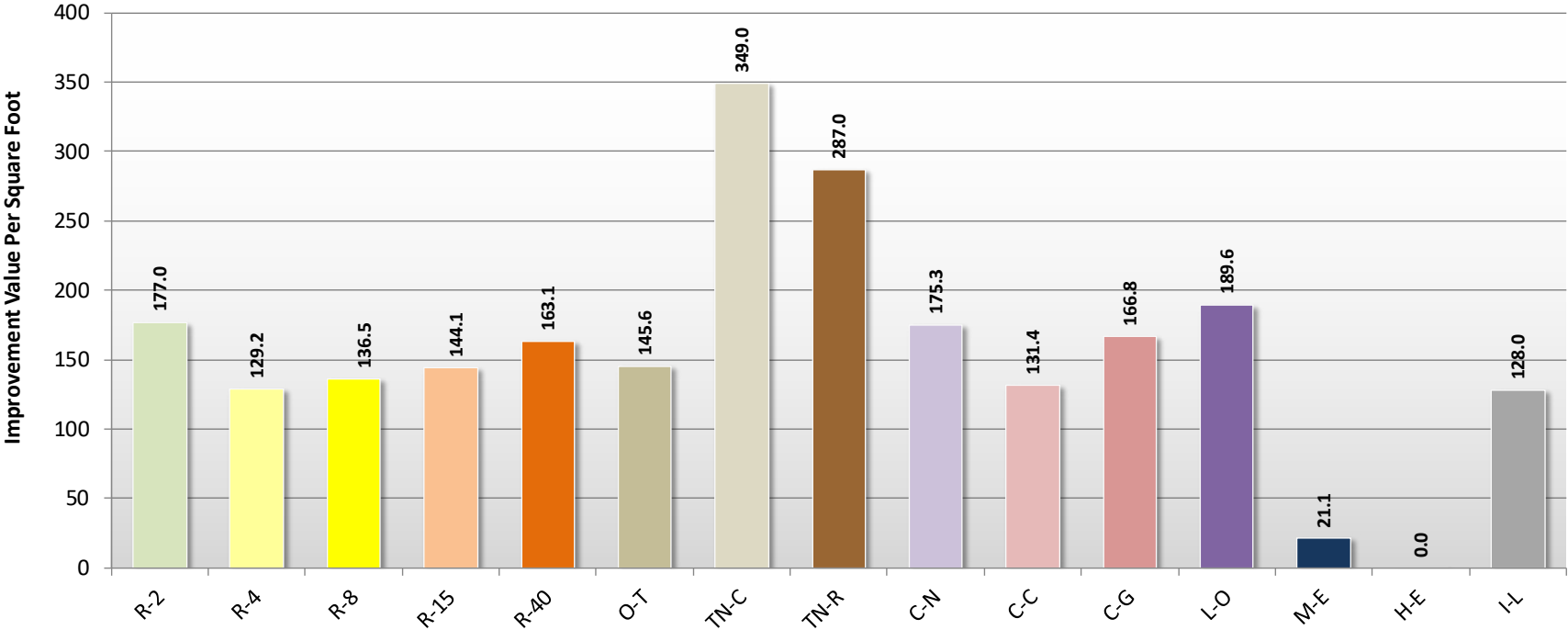
### DATA

#### LAND VALUE PER SQUARE FOOT (DOLLARS):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Value by Zoning															
SQFT Value (dollars)	15.1	19.8	23.3	34.3	8.4	16.1	5.6	7.0	13.0	14.0	14.0	12.6	6.2	0.0	7.8

Note: Median values shown are for entire parcel area and the underlying land value only (does not include improvement values). This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Land values are based on Ada County Assessor data, and does not necessarily reflect actual market values. Exempt land such as government buildings and churches are not included.

### Median Improvement Value Per Square Foot by Zoning District | 2024



**DATA**

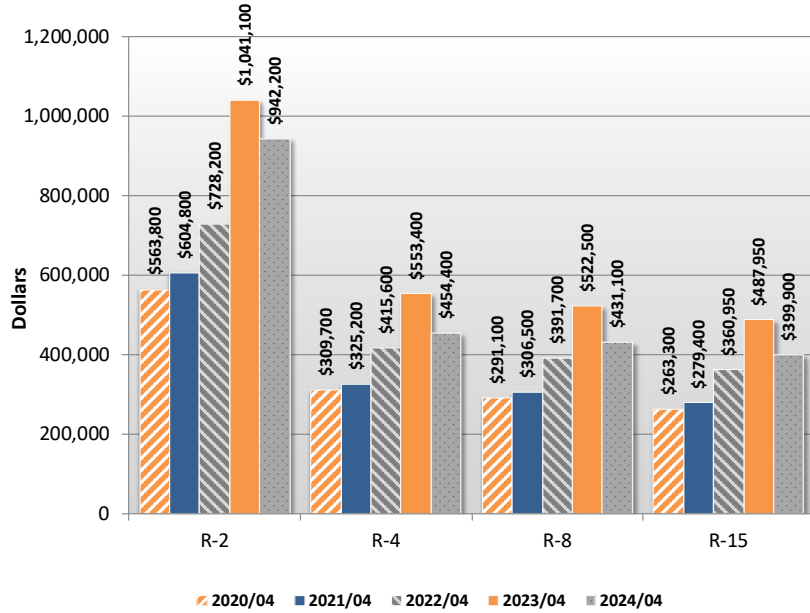
**MEDIAN IMPROVEMENT VALUE PER SQUARE FOOT (DOLLARS):**

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Value by Zoning															
SQFT Value (dollars)	177.0	129.2	136.5	144.1	163.1	145.6	349.0	287.0	175.3	131.4	166.8	189.6	21.1	0.0	128.0

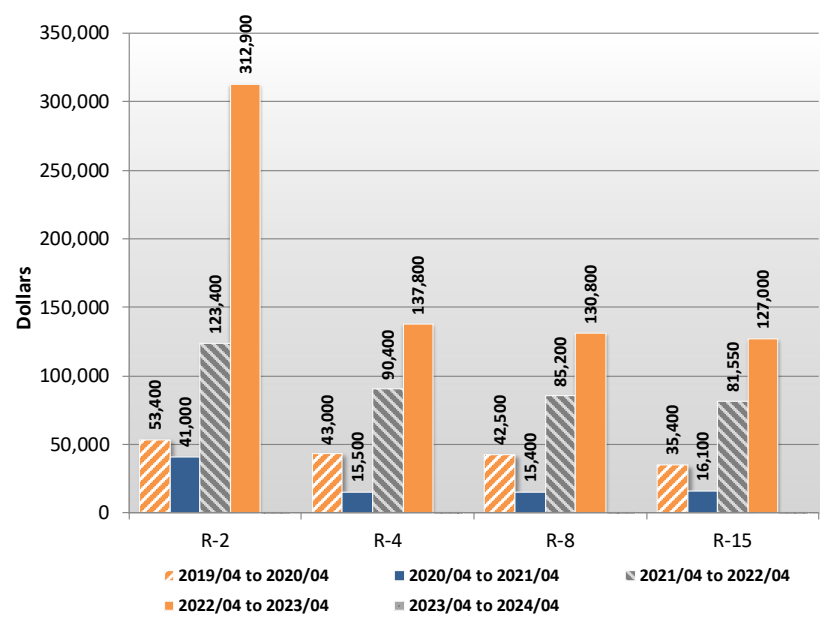
Note: Median values shown are for the parcel improvement value (which excludes value of the land) and the building area of a parcel (not the entire parcel). This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Land values are based on Ada County Assessor data, and does not necessarily reflect actual market values. Exempt land such as government buildings and churches are not included.



**Median Assessed Residential Values Over Time**



**Year over Year Change in Median Assessed Residential Value**



**DATA**

**MEDIAN ASSESSED RESIDENTIAL VALUES OVER TIME**

	R-2	R-4	R-8	R-15
<b>Year</b>	<b>Dollar Value</b>			
2020/04	\$563,800	\$309,700	\$291,100	\$263,300
2021/04	\$604,800	\$325,200	\$306,500	\$279,400
2022/04	\$728,200	\$415,600	\$391,700	\$360,950
2023/04	\$1,041,100	\$553,400	\$522,500	\$487,950
2024/04	\$942,200	\$454,400	\$431,100	\$399,900

**% CHANGE, MEDIAN ASSESSED RESIDENTIAL VALUES OVER PRIOR YEAR**

	R-2	R-4	R-8	R-15
<b>Year</b>	<b>Percent Change in Dollar Value</b>			
2019 to 2020	10.5%	16.1%	17.1%	15.5%
2020 to 2021	7.3%	5.0%	5.3%	6.1%
2021 to 2022	20.4%	27.8%	27.8%	29.2%
2022 to 2023	43.0%	33.2%	33.4%	35.2%
2023 to 2024	-9.5%	-17.9%	-17.5%	-18.0%

Note: Median values shown are for entire parcel area and their total value. This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Land values are based on Ada County Assessor data, and does not necessarily reflect actual market values. Exempt land such as government buildings and churches are not included.



# PERMIT DEVELOPMENT

## KEY INFORMATION

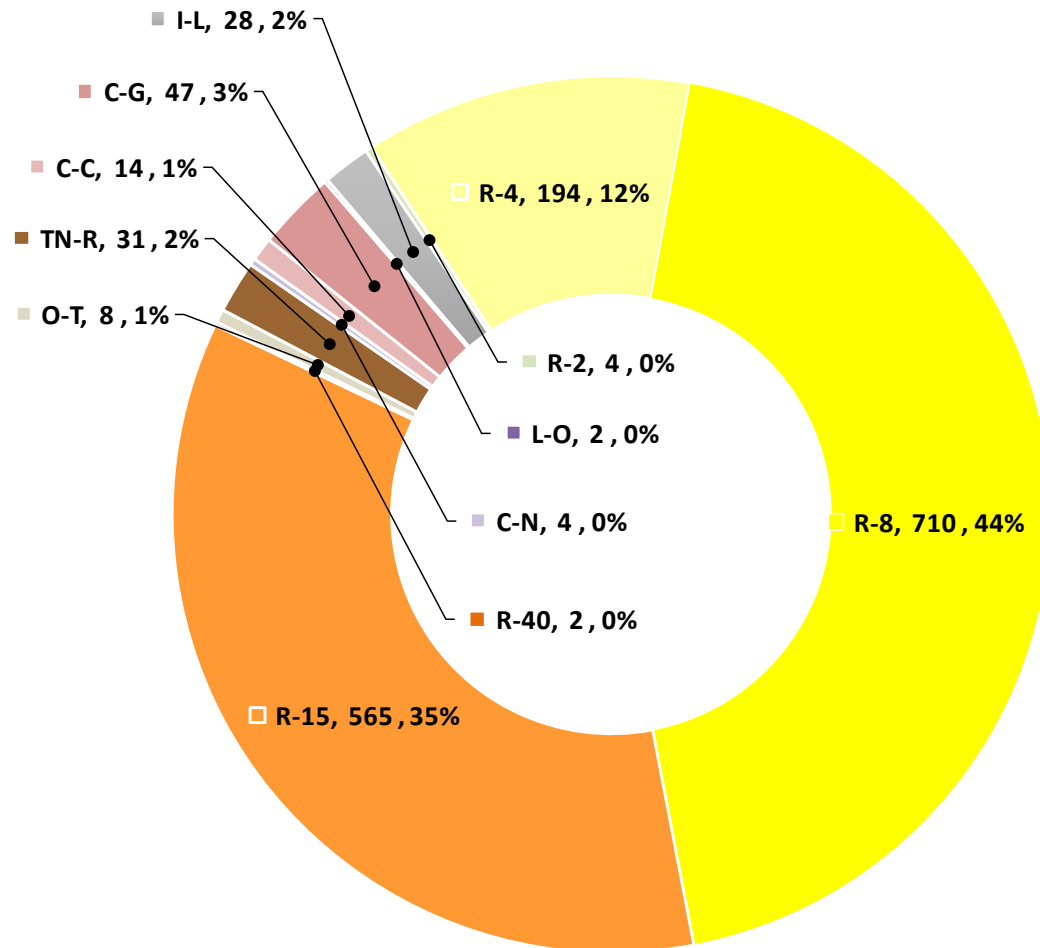
### SUMMARY OF PERMITTING DATA

The Community Development Department's New Construction (N.C.) permits process when geolocated can be coded to zoning designations and demographic areas. Demographic areas are essentially "buckets" intended to define specific geographic areas.

By grouping permits into demographic areas and zoning districts it is more apparent which areas are seeing development activity. It also helps to generally understand the types of development, either residential or commercial, and to better understand the general size and configuration of residential development based on zoning designations. Keep in mind that zoning is not always an indication of use; some facilities such as schools and utilities are allowed in many zoning designations.

*The following maps, tables, and charts are based on new construction permit data only, for the entire previous calendar year. This permit data does not include permit information for remodels, tenant improvements, or other similar types of activities. Some new construction permits with temporary or generalized addresses may not be reflected in all of the charts, tables, and maps.*

2023 N.C. Permit Counts by Zoning



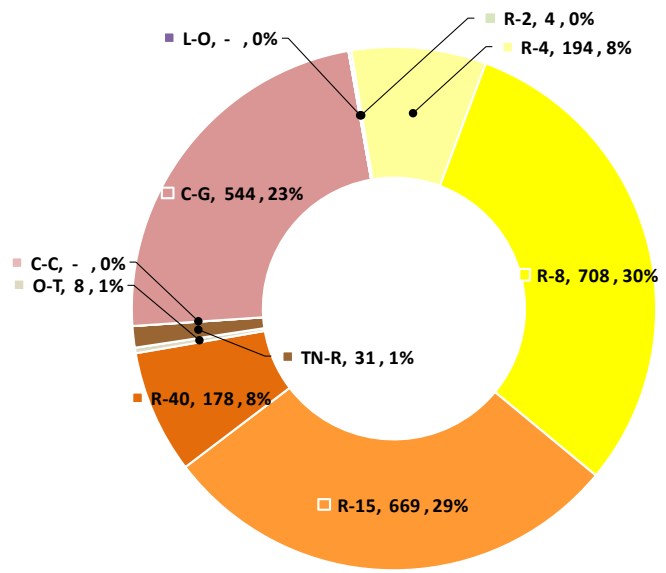
**Note:** For additional zoning information, see the Zoning District section. See the following page for a complete table of associated permit values. Please note that zoning designations do not indicate density. Instead, zoning defines elements like building envelopes, setbacks, minimum property/building size, etc.

**DATA**

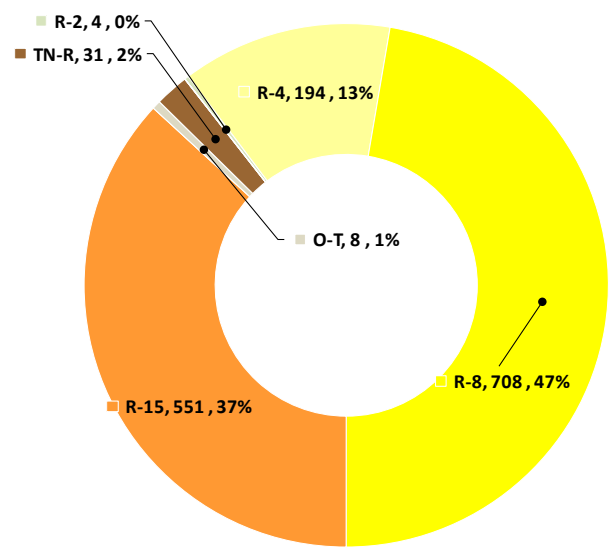
**N.C. PERMIT INFORMATION BY ZONING:**

Zoning Designation	Total Permits	Permit Valuation	Dwelling Units	Single Family Units	Multi Family Units
R-2	4	\$2,652,817	4	4	0
R-4	194	\$58,510,342	194	194	0
R-8	710	\$166,887,951	708	708	0
R-15	565	\$129,571,880	669	551	118
R-40	2	\$28,928,017	178	0	178
O-T	8	\$1,288,839	8	8	0
TN-C	-	\$-	-	0	0
TN-R	31	\$5,765,641	31	31	0
C-N	4	\$5,612,230	-	0	0
C-C	14	\$24,695,903	-	0	0
C-G	47	\$152,854,445	544	0	544
L-O	2	\$1,968,000	-	0	0
M-E	-	\$-	-	0	0
H-E	-	\$-	-	0	0
I-L	28	\$70,782,830	-	0	0
<b>Total</b>	<b>1,609</b>	<b>\$649,518,895</b>	<b>2,336</b>	<b>1,496</b>	<b>840</b>

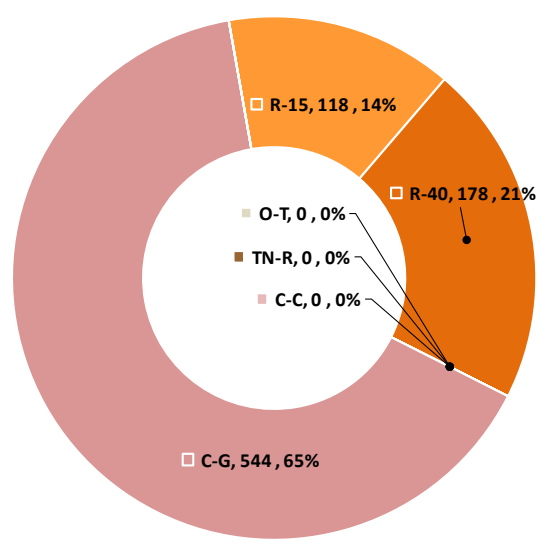
**2023 N.C. Dwelling Units**



**2023 N.C. Single Family Units**



**2023 N.C. Multi Family Units**



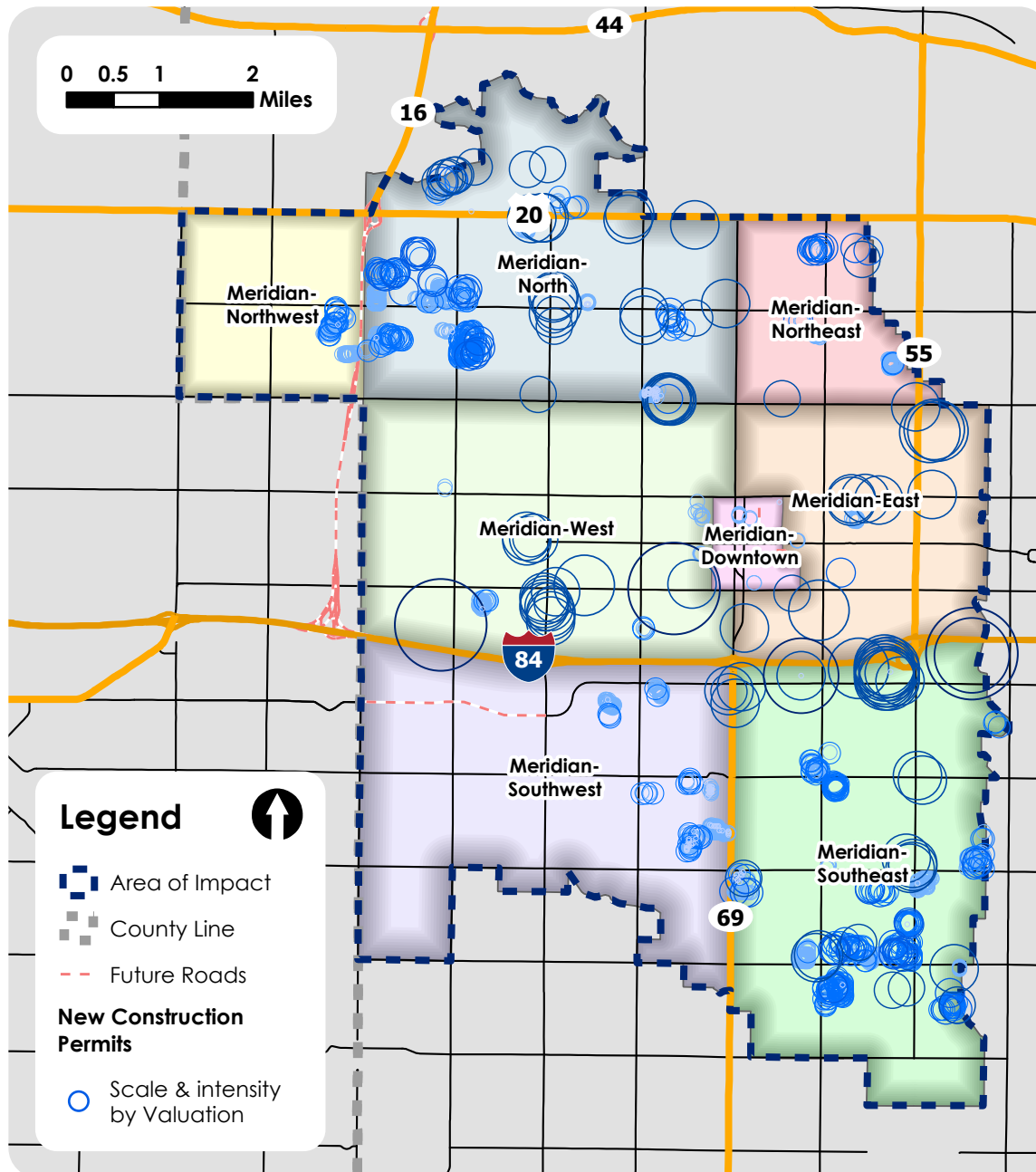
MAP

### PERMITS BY DEMOGRAPHIC AREAS

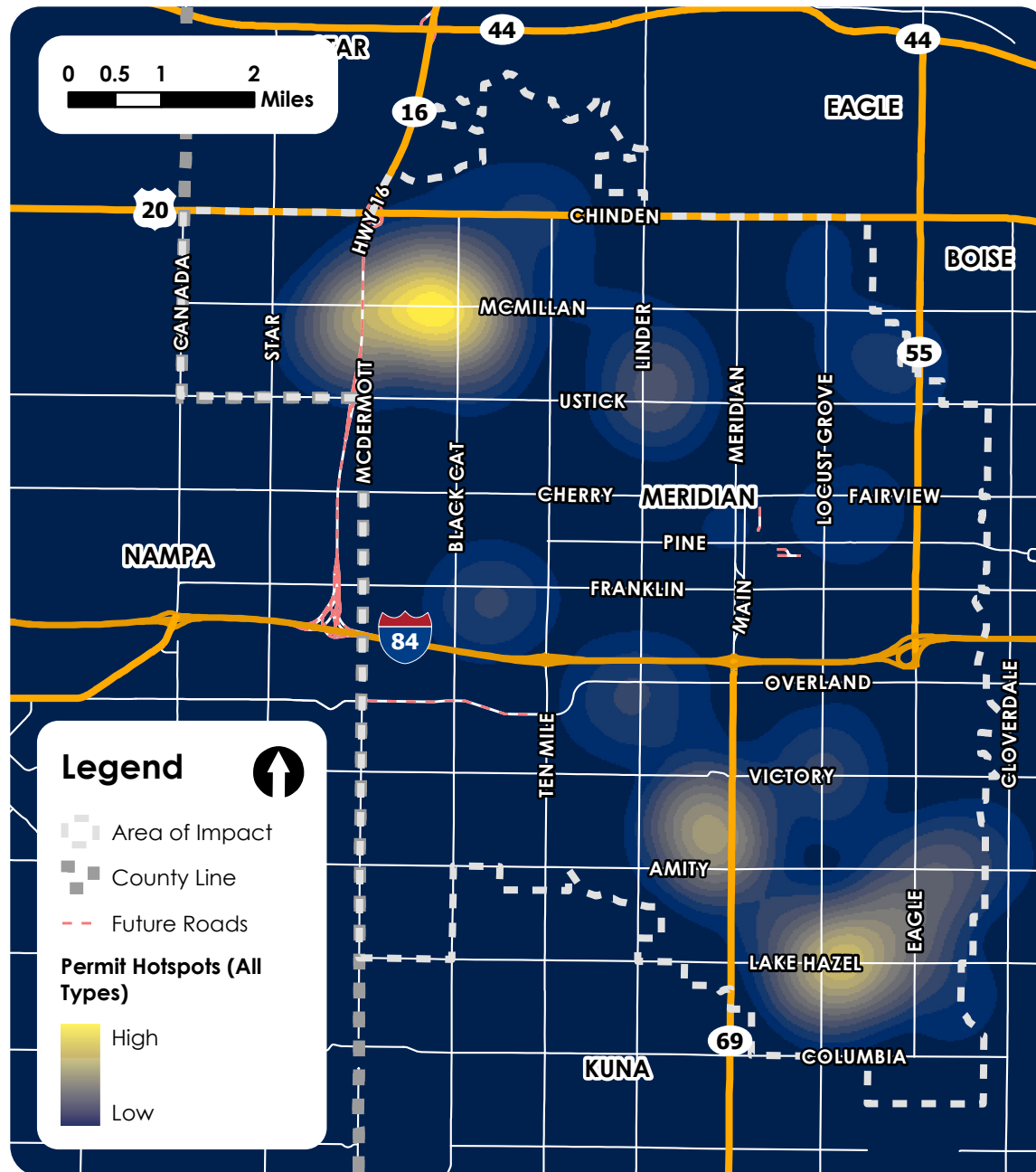
The map to the left shows N.C. permits geolocated by address and correlated by relative permit value.

- Typically commercial permits such as large retail, office, and multifamily projects, are of significantly greater value than other permits. There are fewer of these permit types. One multi-family permit may be for many dwelling units.
- The larger the permit value, the larger the ring.
- Areas of many dense smaller overlapping rings are typically single-family homes in traditional subdivisions. Increasingly, some of these may also be commercially owned.

The demographic areas defined on the map are named by their geographic area within the City. Downtown Meridian is the only one not generally defined entirely by major roadway corridors, or by the Area of City Impact boundary.







MAP

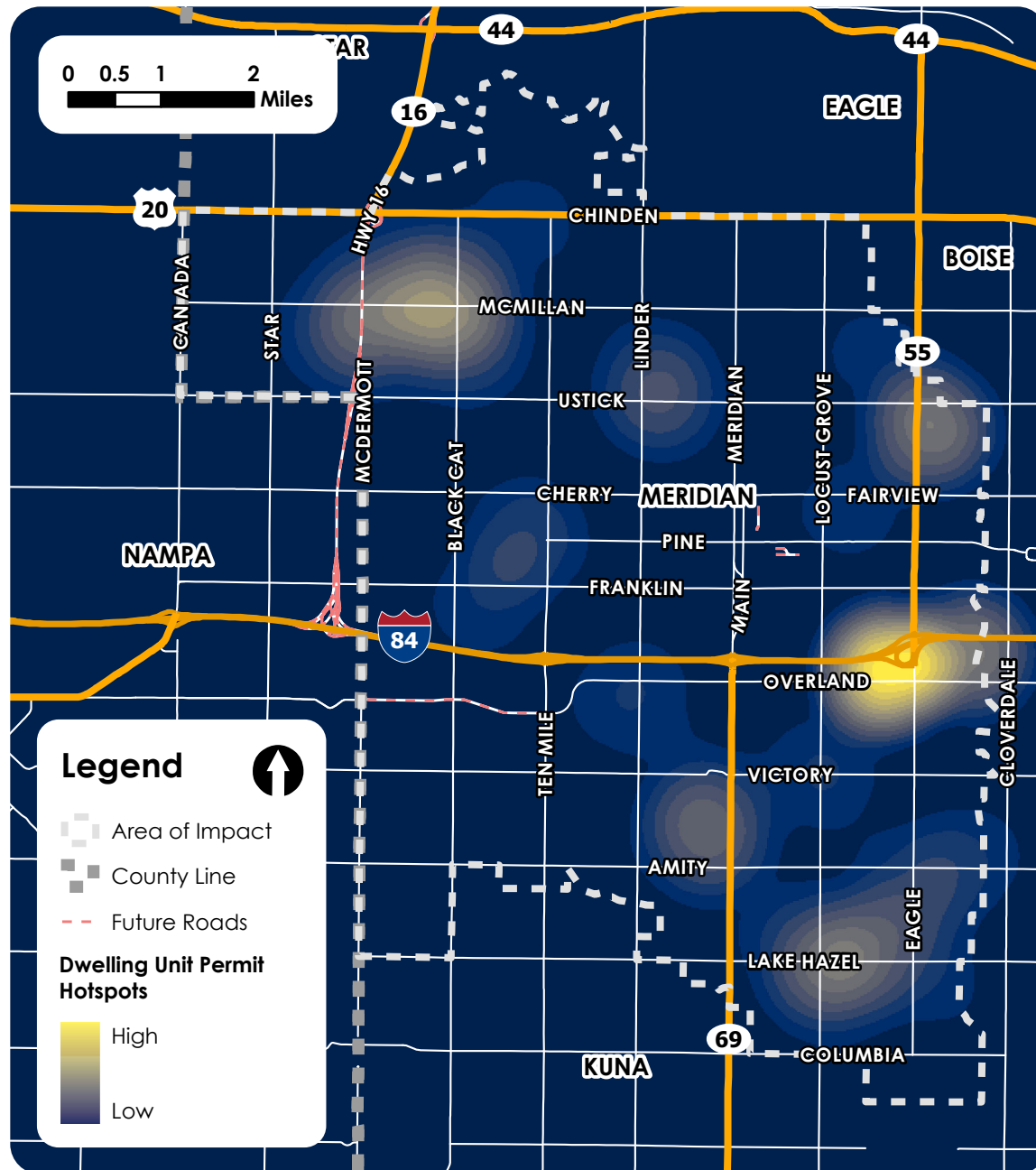
### N.C. PERMIT HOT SPOTS

The map to the left shows all applicable permits types across the City. Hot spots are areas defined as being of high density, either in the total number of points (permit addresses), or in a “population” control field such as dwelling units or permit value.

This map looks at the density of permits only, and does not use a population control.

The search radius is set at 1 mile or 5,280 feet, and displays values in relative acres.





MAP

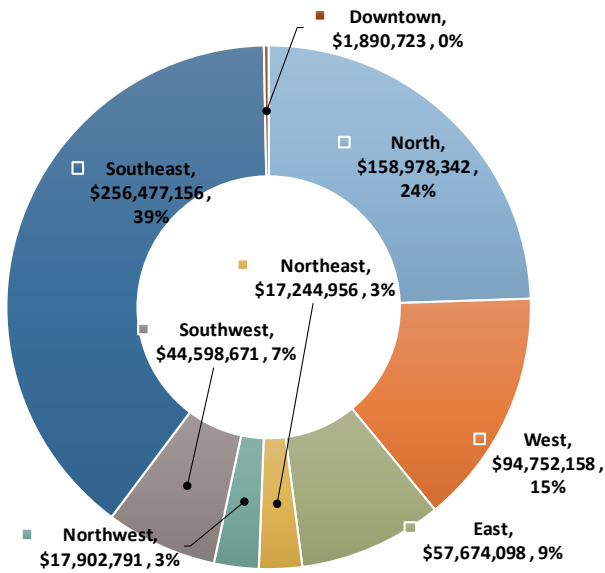
### N.C. DWELLING UNIT PERMIT HOT SPOTS

The map to the left shows all applicable permits types across the City. Hot spots are areas defined as being of high density, either in the total number of points (permit addresses), or in a “population” control field such as dwelling units or permit value.

This map looks first at the permit location, and then factors a population control representing dwelling units. Large multi-family complexes are typically much higher densities than single-family homes, and so those types of facilities may be more pronounced on this map.

The search radius is set at 1 mile or 5,280 feet, and displays values in relative acres.

2023 N.C. Permit Valuation



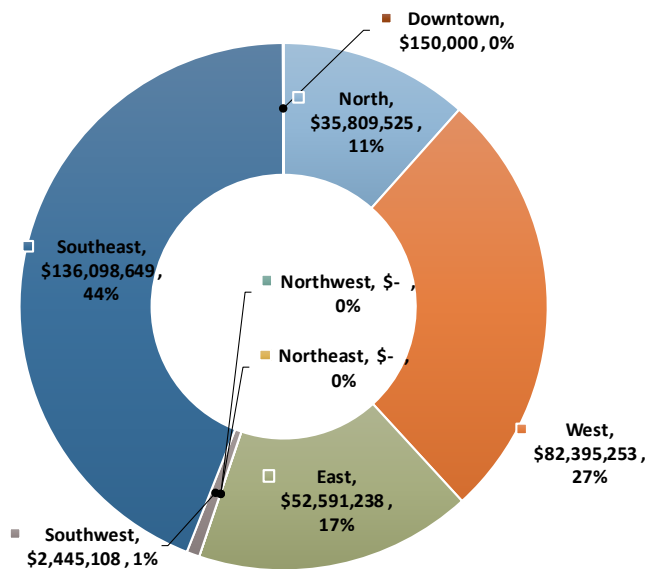
DATA

N.C. PERMIT VALUATION BY DEMOGRAPHIC AREA:

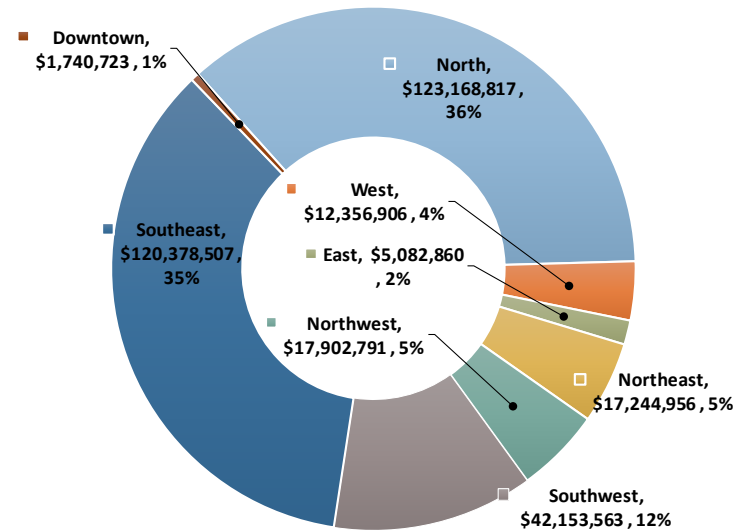
Demographic Area	Total Valuation	Commercial Valuation	Single Family Residential Valuation
North	\$158,978,342	\$35,809,525	\$123,168,817
West	\$94,752,158	\$82,395,253	\$12,356,906
East	\$57,674,098	\$52,591,238	\$5,082,860
Northeast	\$17,244,956	\$-	\$17,244,956
Northwest	\$17,902,791	\$-	\$17,902,791
Southwest	\$44,598,671	\$2,445,108	\$42,153,563
Southeast	\$256,477,156	\$136,098,649	\$120,378,507
Downtown	\$1,890,723	\$150,000	\$1,740,723
<b>Total</b>	<b>\$649,518,895</b>	<b>\$309,489,773</b>	<b>\$340,029,122</b>

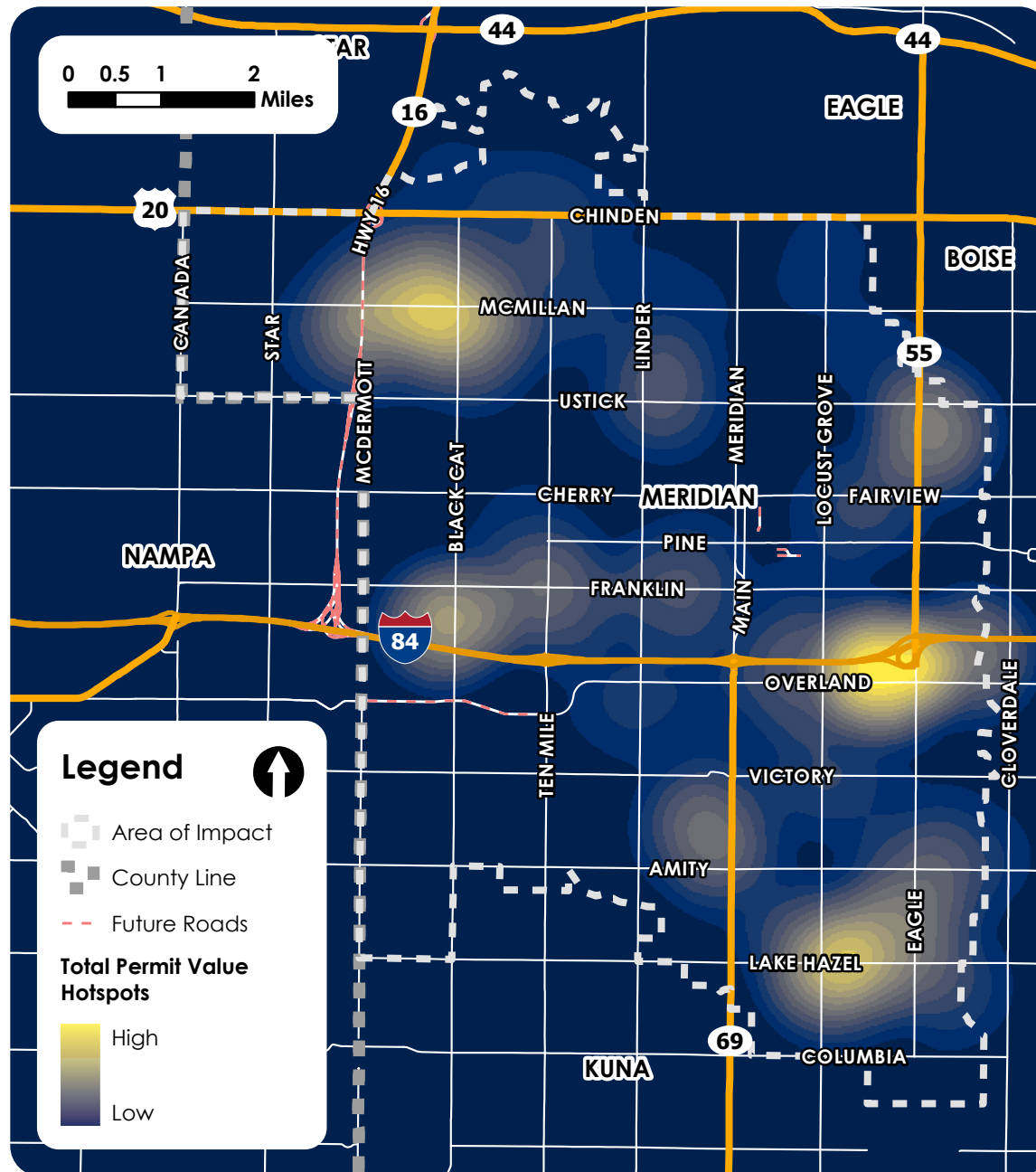
For more information of Demographic Areas, see the Permit Development Section intro sidebar.

2023 N.C. Commercial Permit Valuation



2023 Residential Permit Valuation





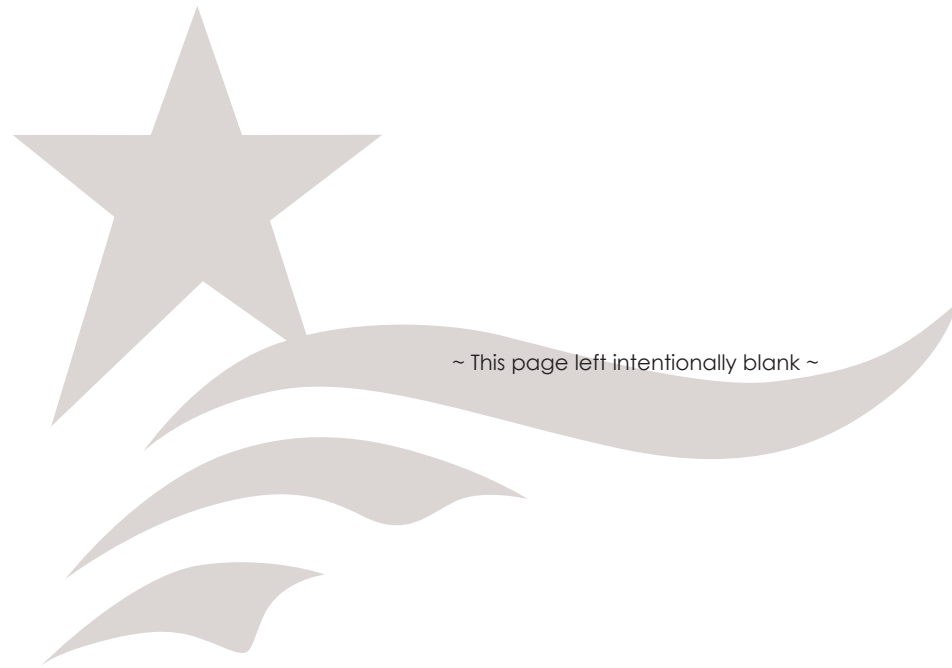
MAP

### N.C. PERMIT VALUATION HOT SPOTS

The map to the left shows all applicable permits types across the City. Hot spots are areas defined as being of high density, either in the total number of points (permit addresses), or in a “population” control field such as dwelling units or permit value.

This map looks first at the permit location, and then factors a population control representing permit values. Both new subdivisions, usually with many permits, and large multi-family and commercial buildings, typically with fewer permits and higher values, may be more pronounced on this map.

The search radius is set at 1 mile or 5,280 feet, and displays values in relative acres.



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