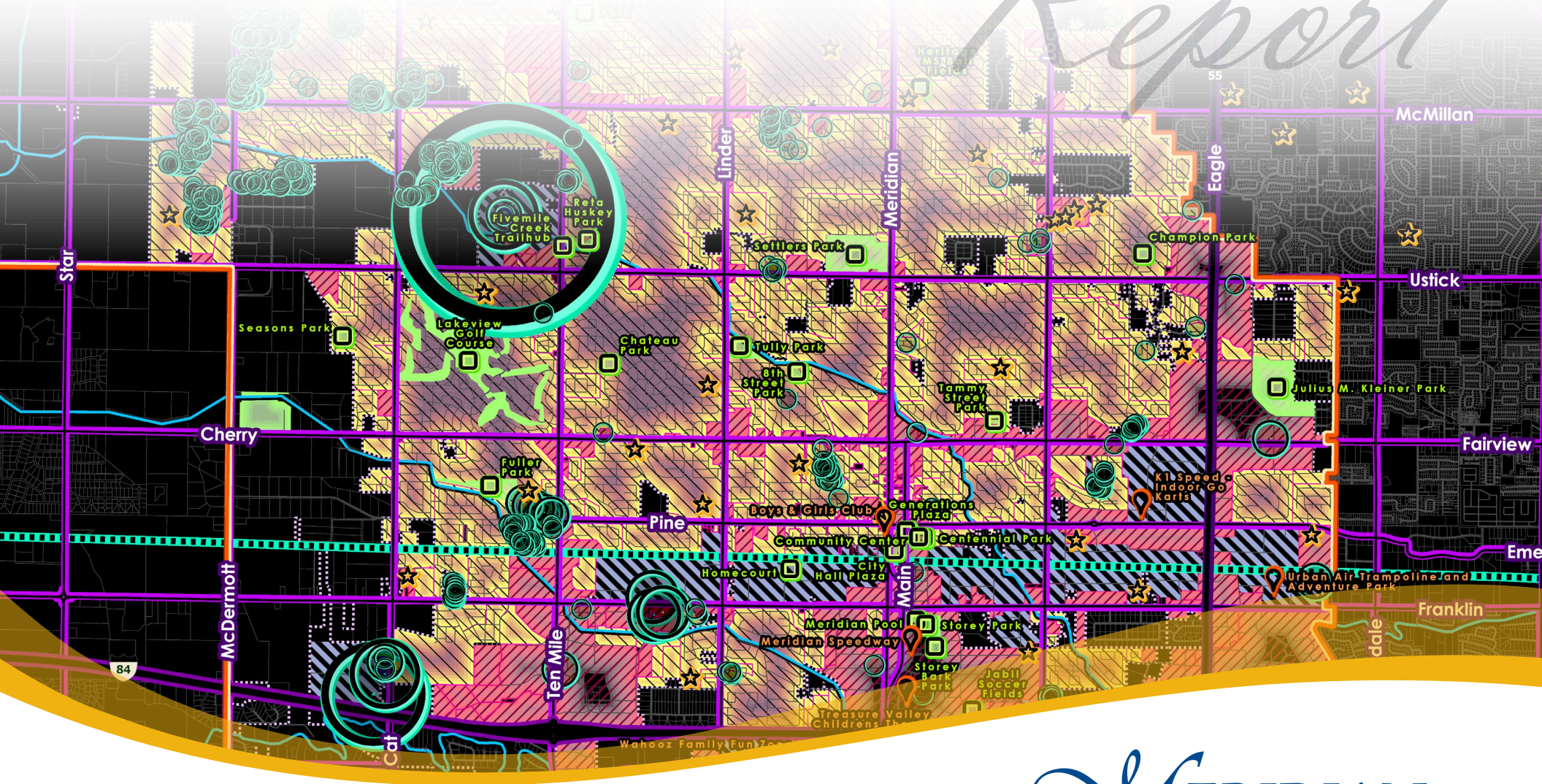
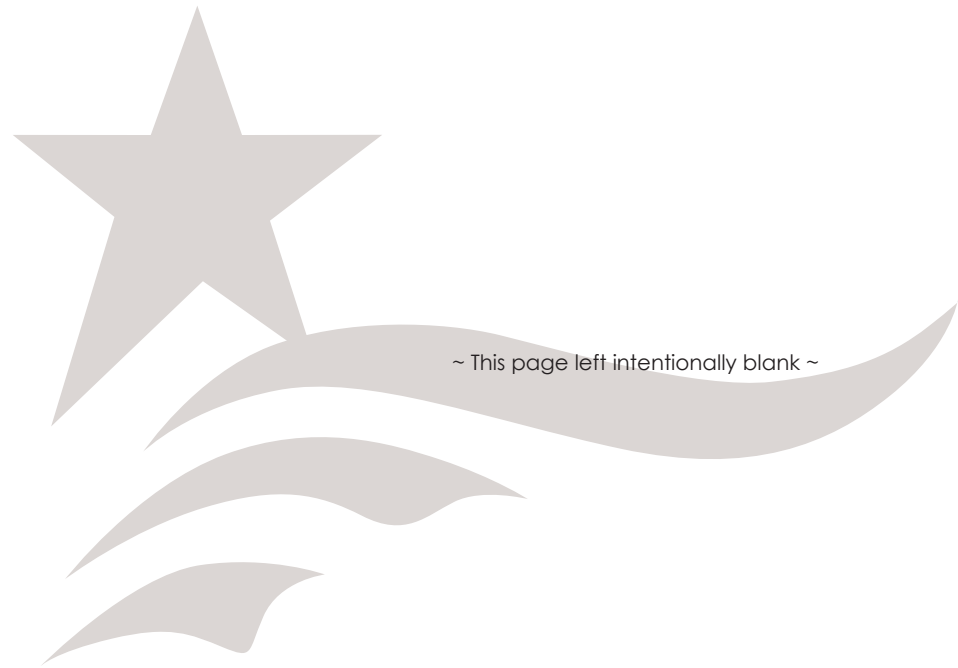


CITY OF MERIDIAN | APRIL 2025

LAND USE & DEVELOPMENT

Report





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CITY OF MERIDIAN | APRIL 2025

LAND USE & DEVELOPMENT

Report

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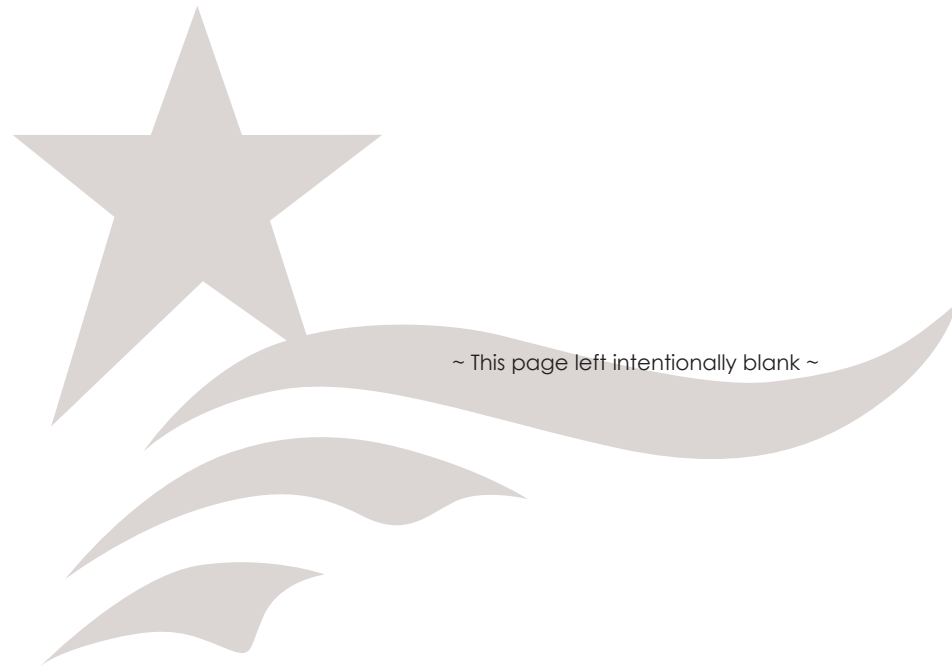
For Questions:

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

<https://meridiacity.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

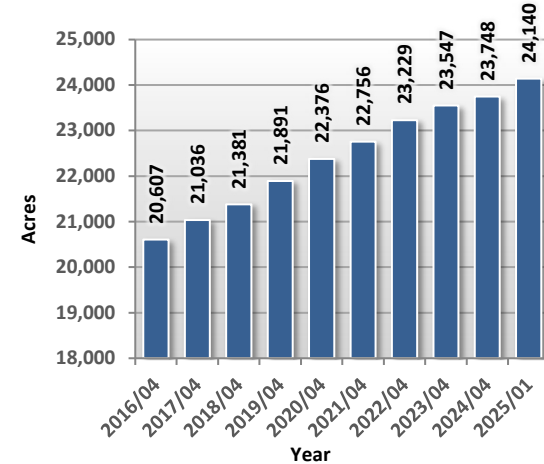
Data Sources

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 ArcPRO Models, and Python scripts. 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, 2025.

Meridian City Limits | 2025



Note: Vertical scale, “Acres”, does not start at zero to improve visibility.

13,557

AOCI Not City (Acres)

Average Acres Annexed

388

Per Year

Years before AOCI Fully Annexed

36.6

Note: AOCI assumes reduced Planning area due to State required changes. Acres annexed per year based on 5-year average. Growth will slow long before greenfield is developed.

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

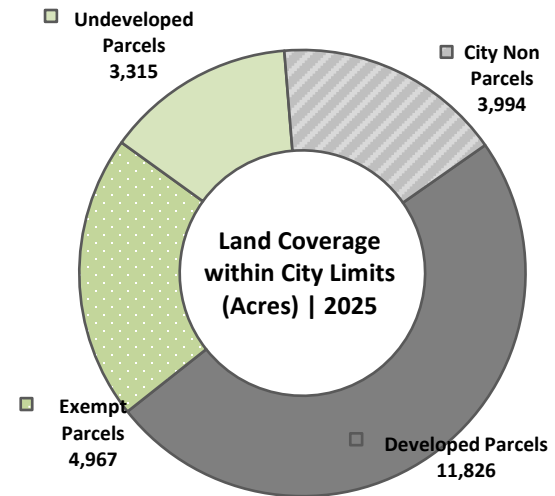
Exempt: Properties that are "exempt" are parcels that do not pay "normal" property taxes. These may be government, quasi government, commercial properties with tax exemptions (such as State incentives), or land that is currently in transition (e.g. - annexing, changing zoning, etc.). Schools and churches 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.

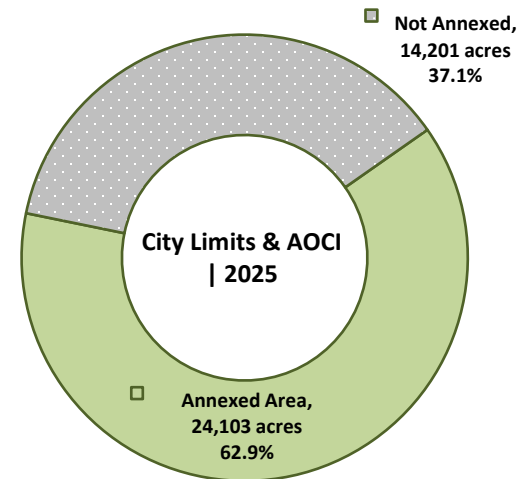
Developed Land: These properties are those with assessed improvement values greater than the minimum improvement assumption values. See above.

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

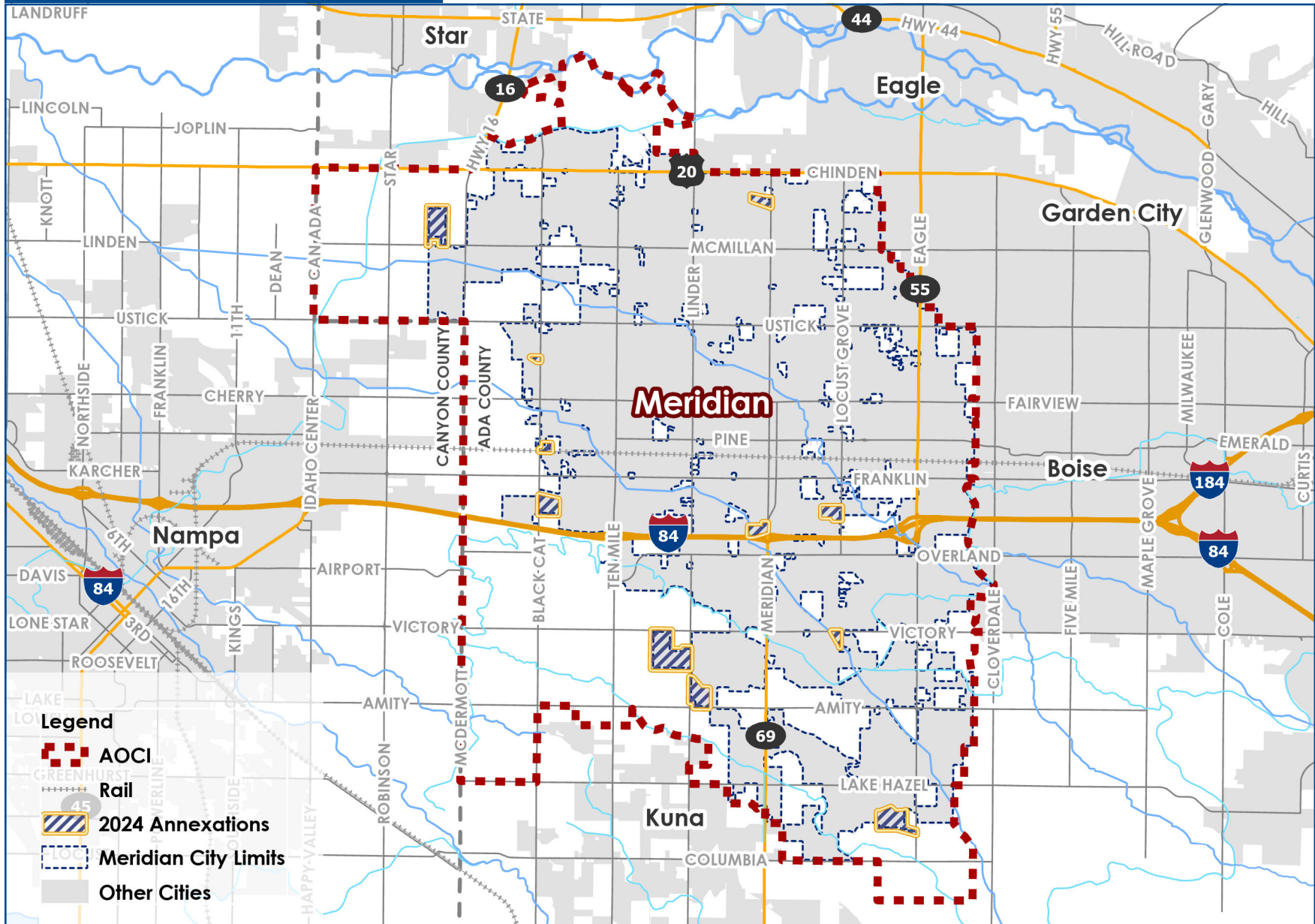


Note: See General Definitions for information on Exempt, Developed, and Undeveloped land, and City Non Parcels.



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

ANNEXATION MAP





FUTURE LAND USE AREAS

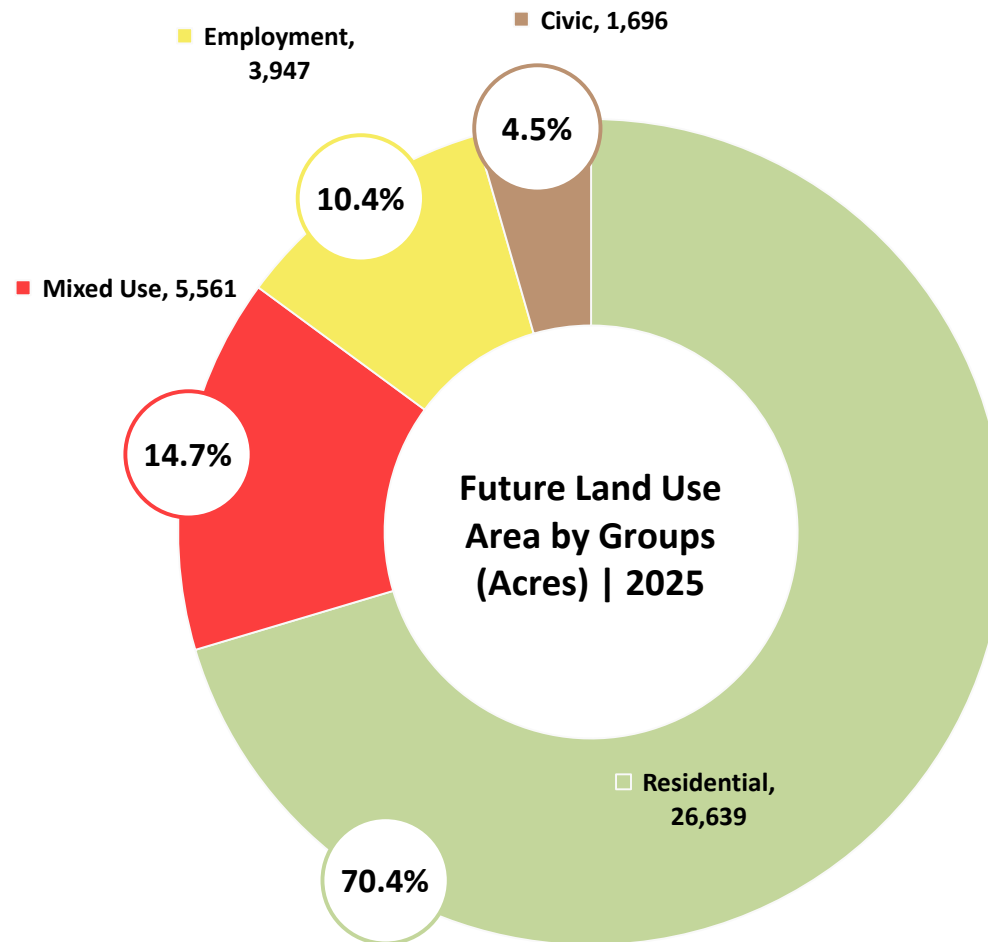
KEY INFORMATION

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:

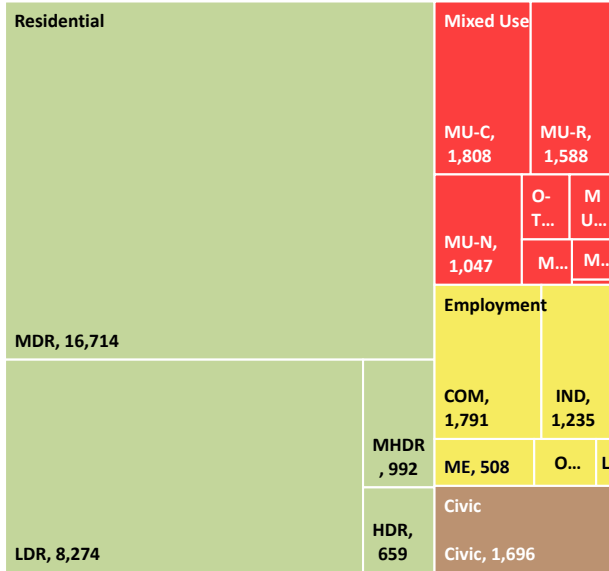
- Residential.** Includes low density residential (LDR), medium density residential (MDR), medium-high density residential (MHDR), and high density residential (HDR).
- Mixed Use.** Includes mixed use neighborhood (MU-N), mixed use community (MU-C), mixed use regional (MU-R), mixed use non-residential, (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, 2025.

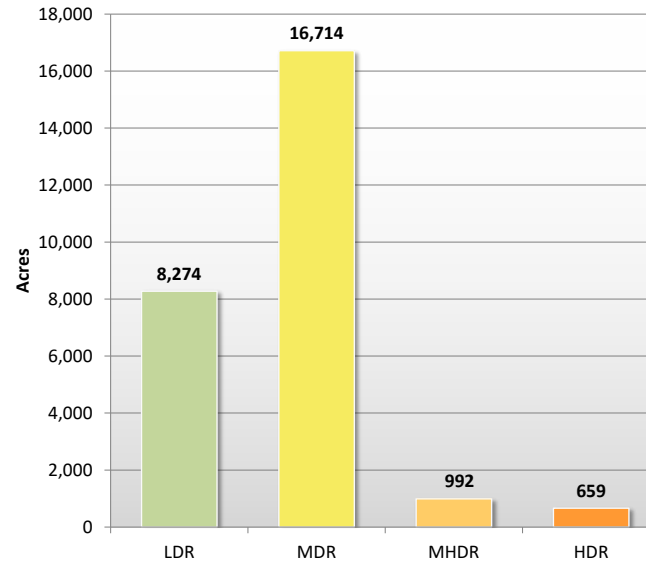


Note: Land use groups are for comparative purposes only, and do not correlate with City of Meridian Comprehensive Plan text or City zoning districts. See the following page for a table of all individual acreage values. Land Use areas are for the entire Area of City Impact and not just annexed lands.

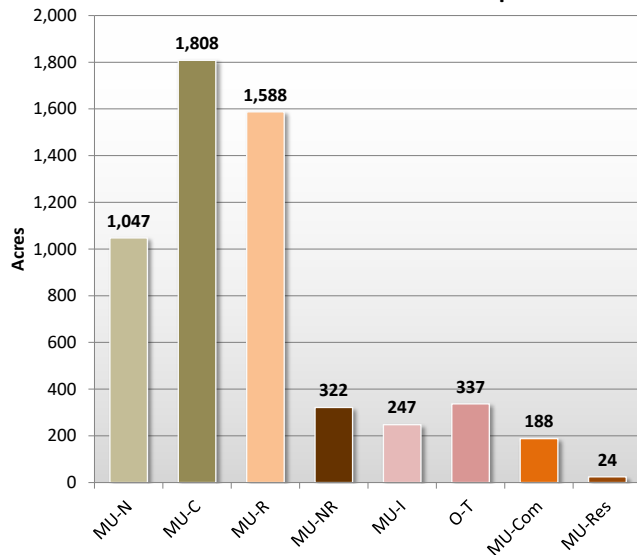
Future Land Use by Groups (Acres) | 2024



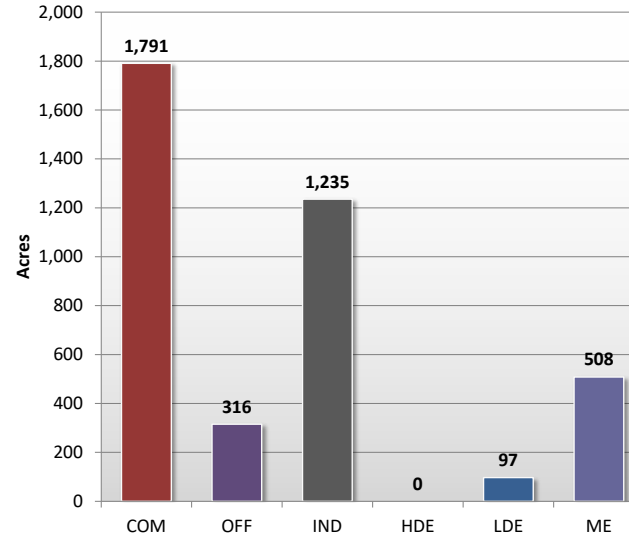
Future Land Use: Residential Areas | 2025



Future Land Use: Mixed Use Areas | 2025



Future Land Use: Employment Areas | 2025



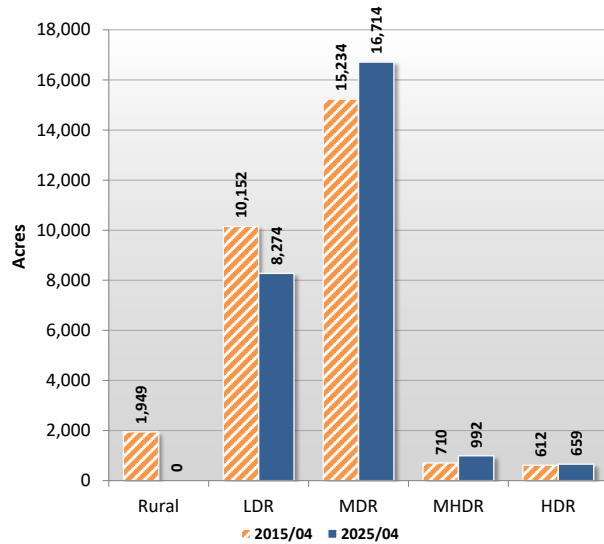
DATA

LAND USE AREA:

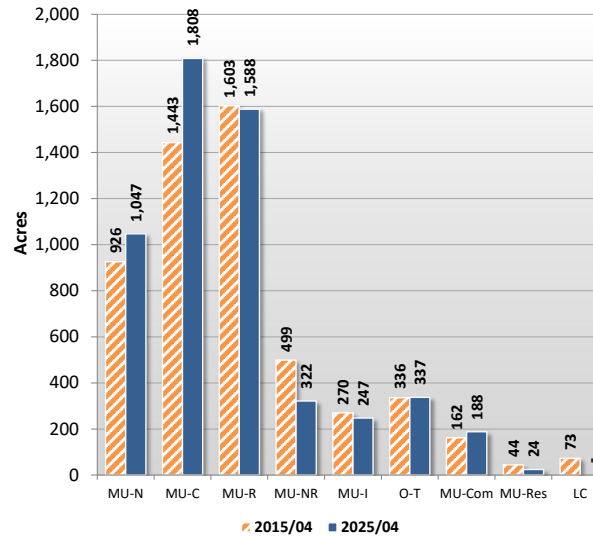
| Land Use | Acres |
|--------------|---------------|
| LDR | 8,274 |
| MDR | 16,714 |
| MHDR | 992 |
| HDR | 659 |
| MU-N | 1,047 |
| MU-C | 1,808 |
| MU-R | 1,588 |
| MU-NR | 322 |
| MU-I | 247 |
| O-T | 337 |
| MU-Com | 188 |
| MU-Res | 24 |
| COM | 1,791 |
| OFF | 316 |
| IND | 1,235 |
| HDE | 0 |
| LDE | 97 |
| ME | 508 |
| Civic | 1,696 |
| Total | 37,844 |

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.**

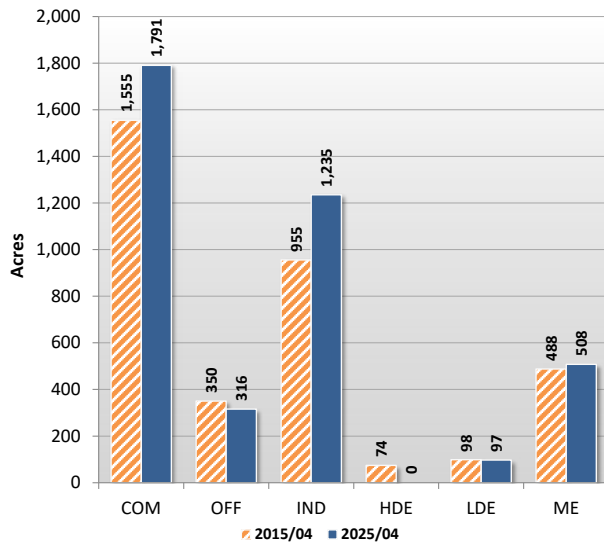
Future Land Use: Change in Residential Areas | 2025



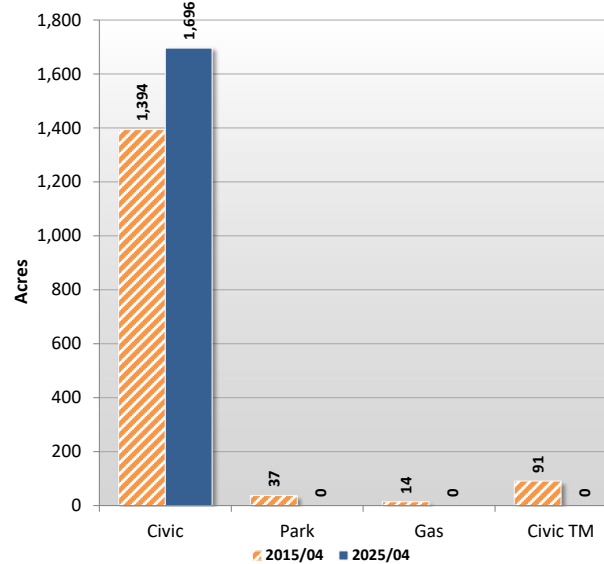
Future Land Use: Change in Mixed Use Areas | 2025



Future Land Use: Change in Employment Areas | 2025



Future Land Use: Change in Other Areas | 2025



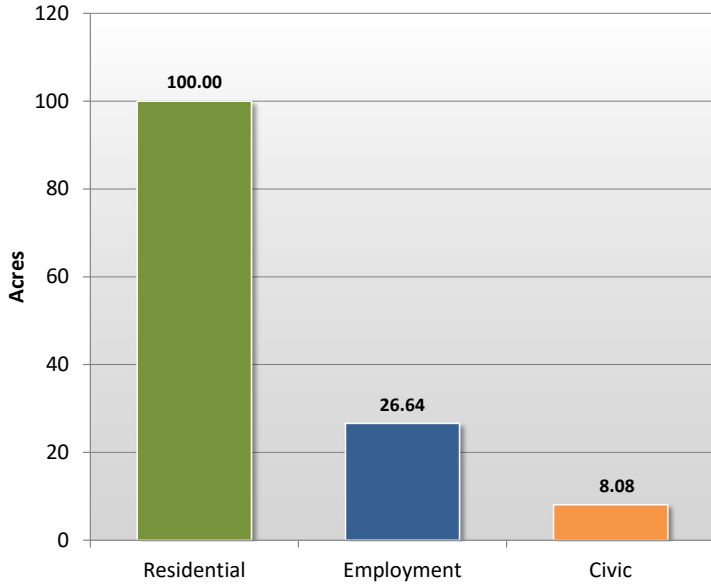
DATA

CHANGE IN LAND USE AREA:

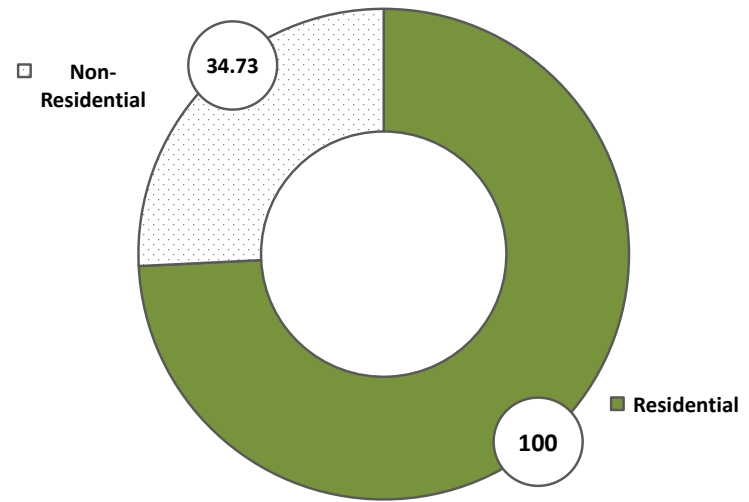
| Land Use | 2015/04 | 2025/04 |
|--------------|---------------|---------------|
| Rural | 1,949 | - |
| LDR | 10,152 | 8,274 |
| MDR | 15,234 | 16,714 |
| MHDR | 710 | 992 |
| HDR | 612 | 659 |
| MU-N | 926 | 1,047 |
| MU-C | 1,443 | 1,808 |
| MU-R | 1,603 | 1,588 |
| MU-NR | 499 | 322 |
| MU-I | 270 | 247 |
| O-T | 336 | 337 |
| MU-Com | 162 | 188 |
| MU-Res | 44 | 24 |
| LC | 73 | - |
| COM | 1,555 | 1,791 |
| OFF | 350 | 316 |
| IND | 955 | 1,235 |
| HDE | 74 | - |
| LDE | 98 | 97 |
| ME | 488 | 508 |
| Civic | 1,394 | 1,696 |
| Park | 37 | - |
| Gas | 14 | - |
| Civic TM | 91 | - |
| Total | 39,071 | 37,844 |

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 | 2025



Acres of Non-Residential Future Land Uses for Every 100 Residential Acres | 2025



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 | 26,639 | 1,679 | 28,318 | 1.00 | 100 |
| Employment | 3,947 | 3,598 | 7,545 | 0.27 | 26.64 |
| Civic | 1,696 | 593 | 2,289 | 0.08 | 8.08 |
| Non-Residential | | | - | 0.35 | 34.73 |

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

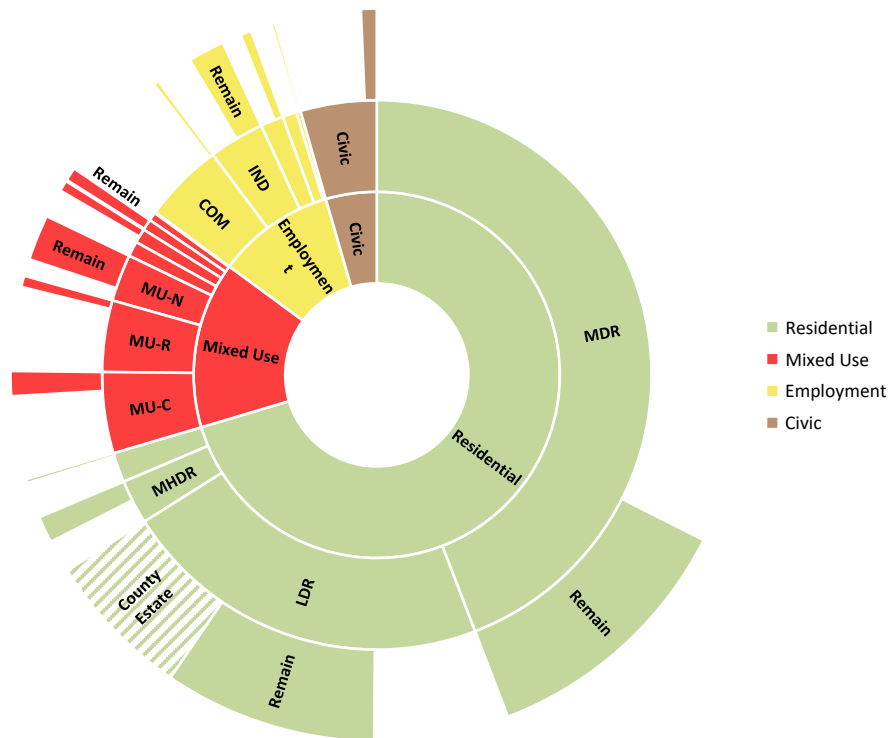
DATA

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 | 2025



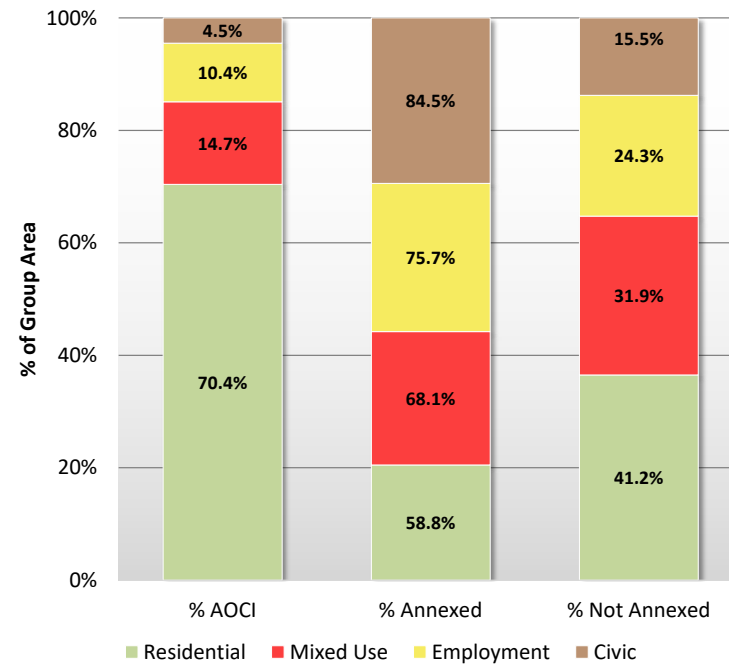
Notes:

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-farm subdivisions approved through 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 | 2025

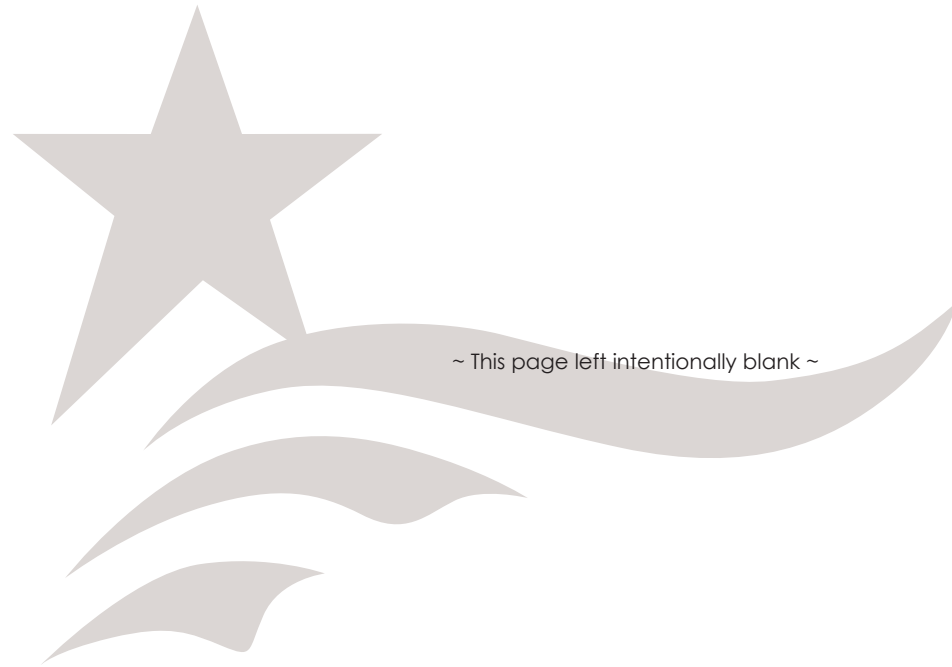


DATA

STATUS OF FUTURE LAND USE AREAS BY ANNEXATION

| | AOCI Acres | Annexed Acres | Not Annexed Acres | % AOCI | % Annexed | % Not Annexed |
|--------------|------------|---------------|-------------------|--------|-----------|---------------|
| Group | | | | | | |
| Residential | 26,639 | 15,667 | 10,972 | 70.4% | 58.8% | 41.2% |
| Mixed Use | 5,561 | 3,788 | 1,773 | 14.7% | 68.1% | 31.9% |
| Employment | 3,947 | 2,989 | 958 | 10.4% | 75.7% | 24.3% |
| Civic | 1,696 | 1,433 | 263 | 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

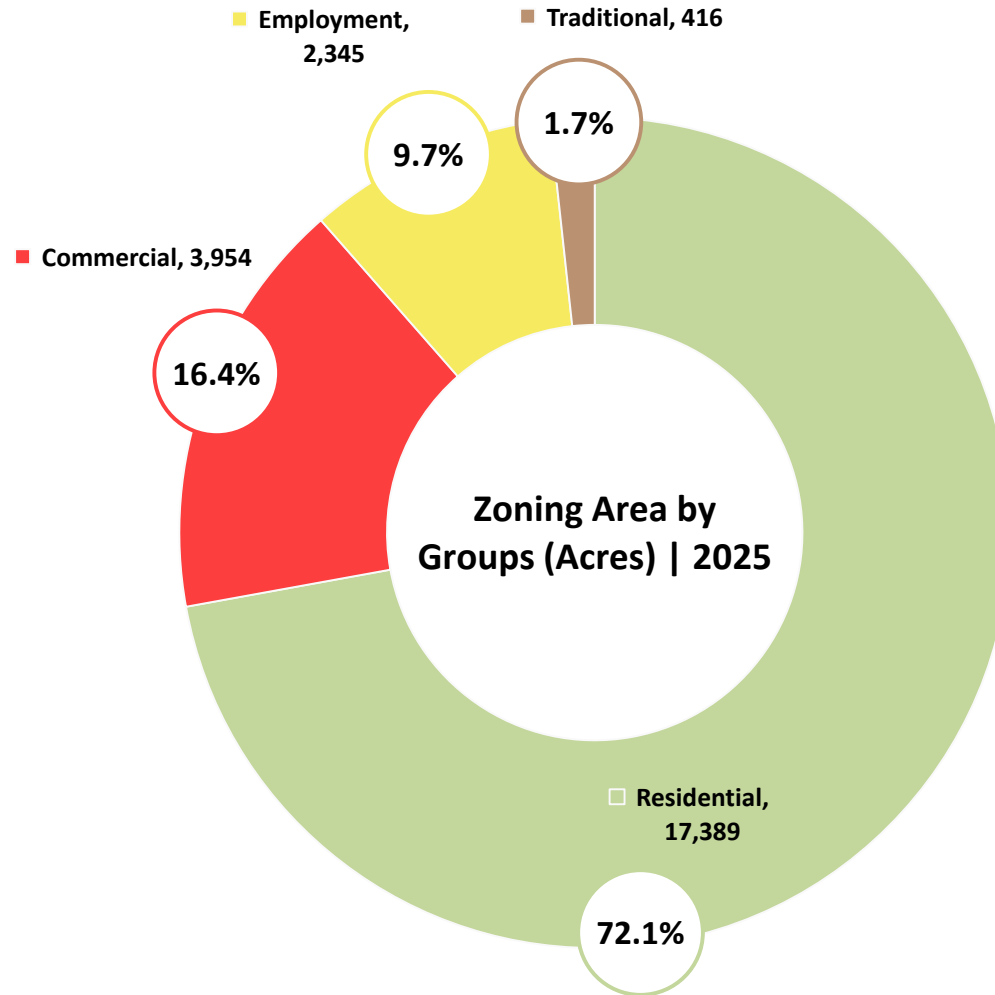
KEY INFORMATION

ZONING DISTRICTS

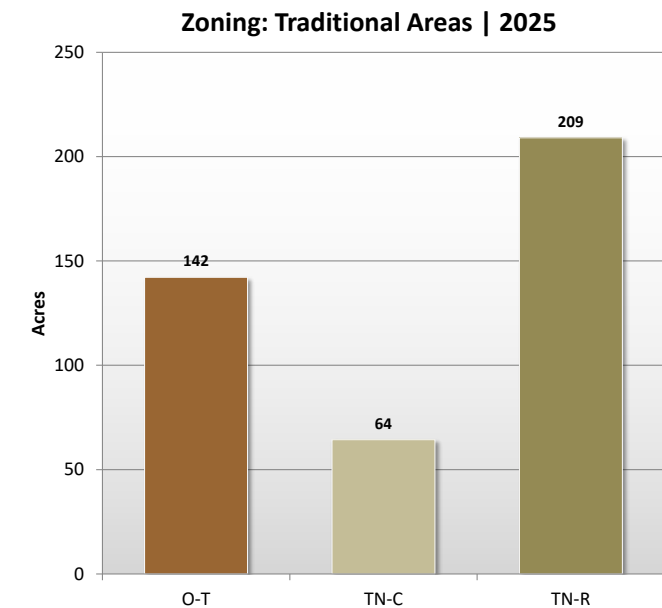
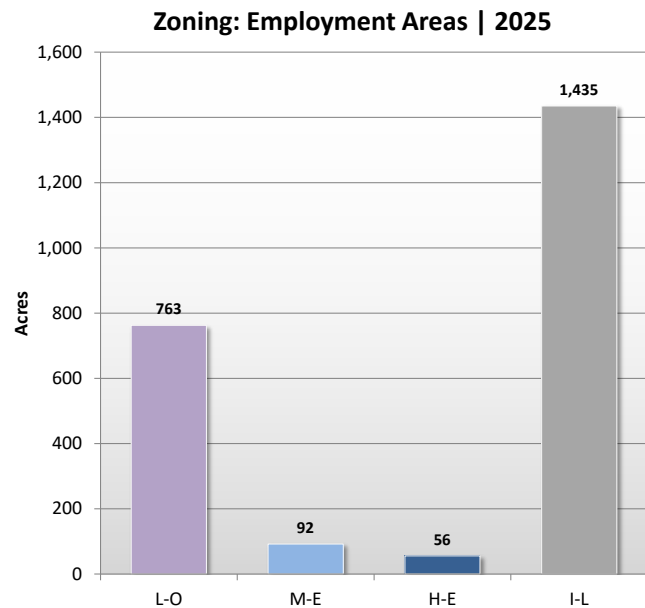
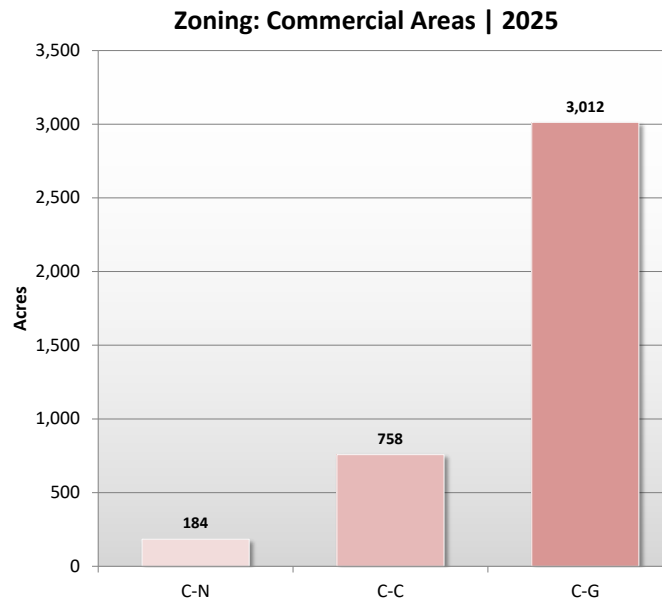
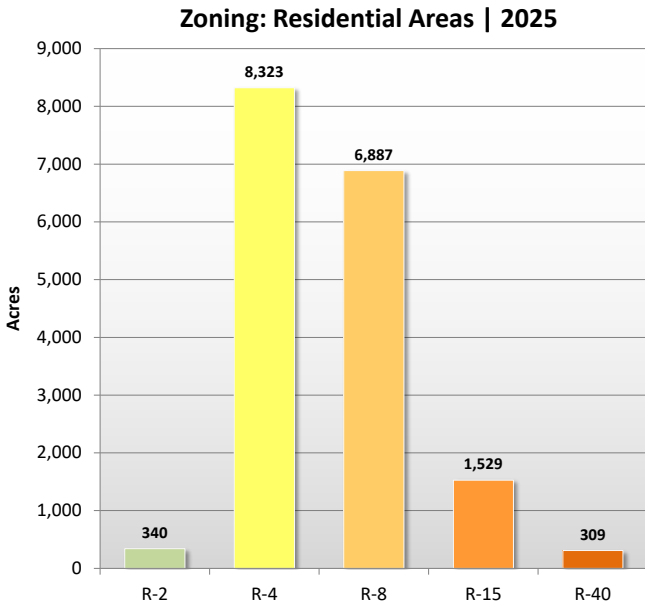
Zoning is outlined and described within the City of Meridian Unified Development Code (UDC). For the purposes of this report, and to more closely compare with future land uses (outlined in the City of Meridian Comprehensive Plan), zoning can be characterized in four groups:

- 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, 2025".



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



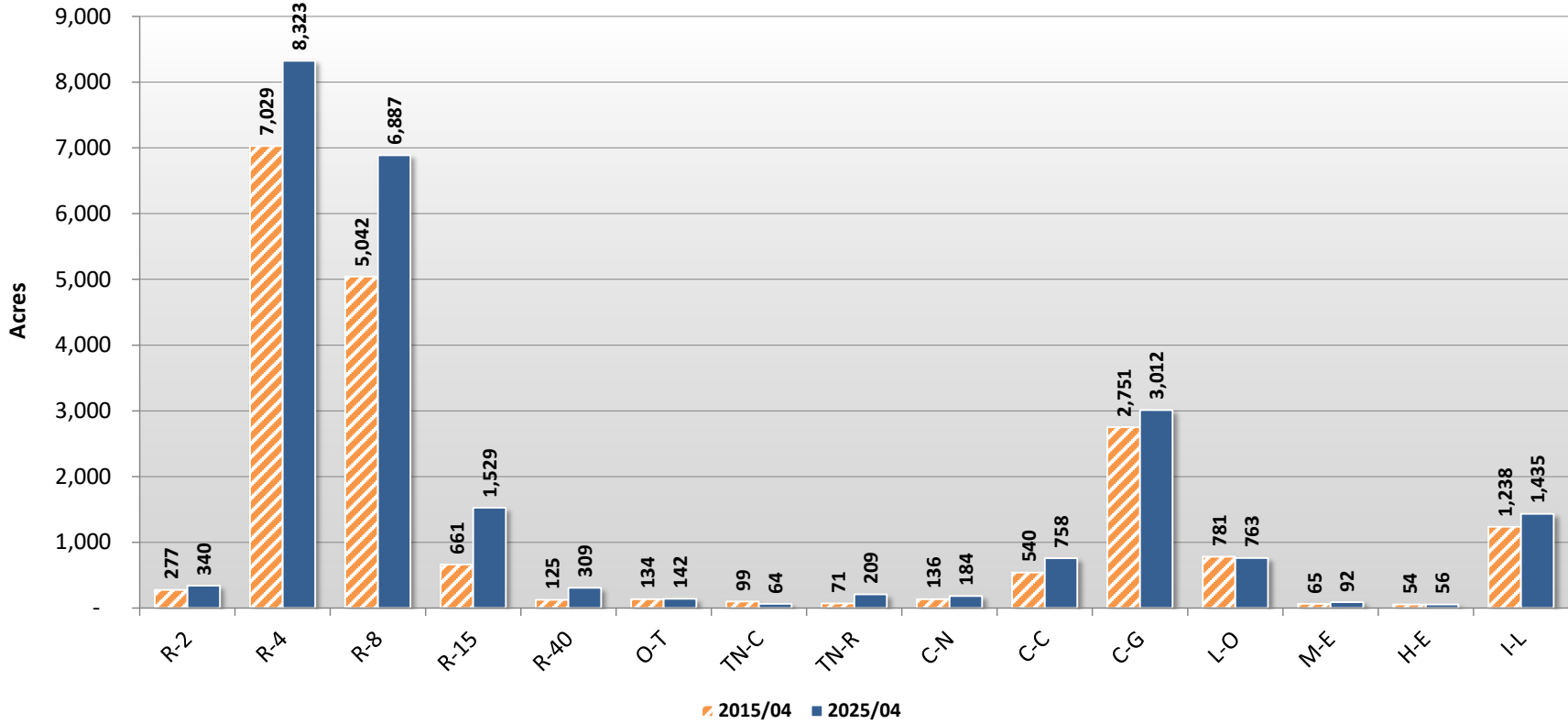
DATA

ZONING AREA:

| Land Use | Acres |
|--------------|---------------|
| R-2 | 340 |
| R-4 | 8,323 |
| R-8 | 6,887 |
| R-15 | 1,529 |
| R-40 | 309 |
| O-T | 142 |
| TN-C | 64 |
| TN-R | 209 |
| C-N | 184 |
| C-C | 758 |
| C-G | 3,012 |
| L-O | 763 |
| M-E | 92 |
| H-E | 56 |
| I-L | 1,435 |
| I-H | 0 |
| Total | 24,103 |

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.**

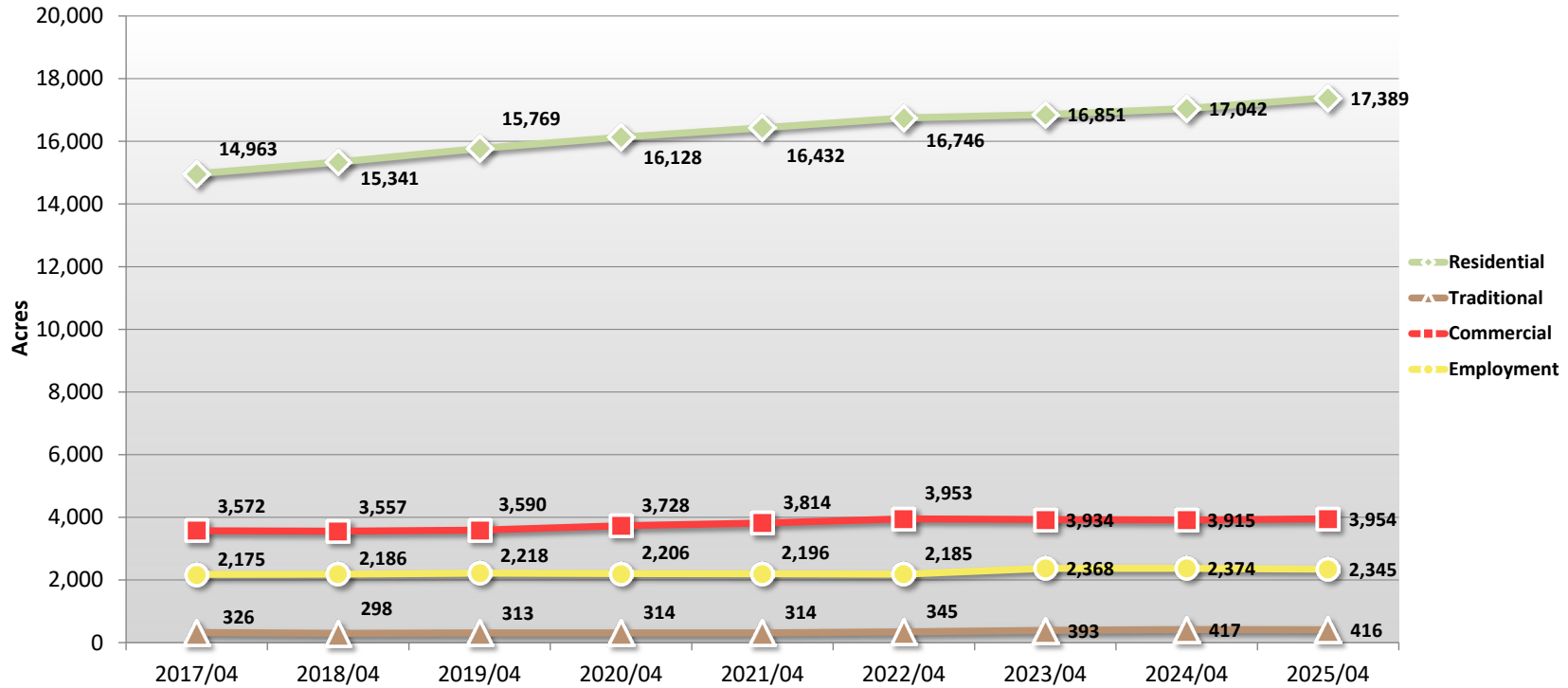
Change in Zoning Areas | 2025



| 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) | | | | | | | | | | | | | | |
| 2015/04 | 277 | 7,029 | 5,042 | 661 | 125 | 134 | 99 | 71 | 136 | 540 | 2,751 | 781 | 65 | 54 | 1,238 |
| 2025/04 | 340 | 8,323 | 6,887 | 1,529 | 309 | 142 | 64 | 209 | 184 | 758 | 3,012 | 763 | 92 | 56 | 1,435 |
| Change | 63 | 1,295 | 1,845 | 867 | 184 | 8 | -35 | 138 | 47 | 218 | 261 | -19 | 27 | 1 | 198 |

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.

Change in Zoning Group Area



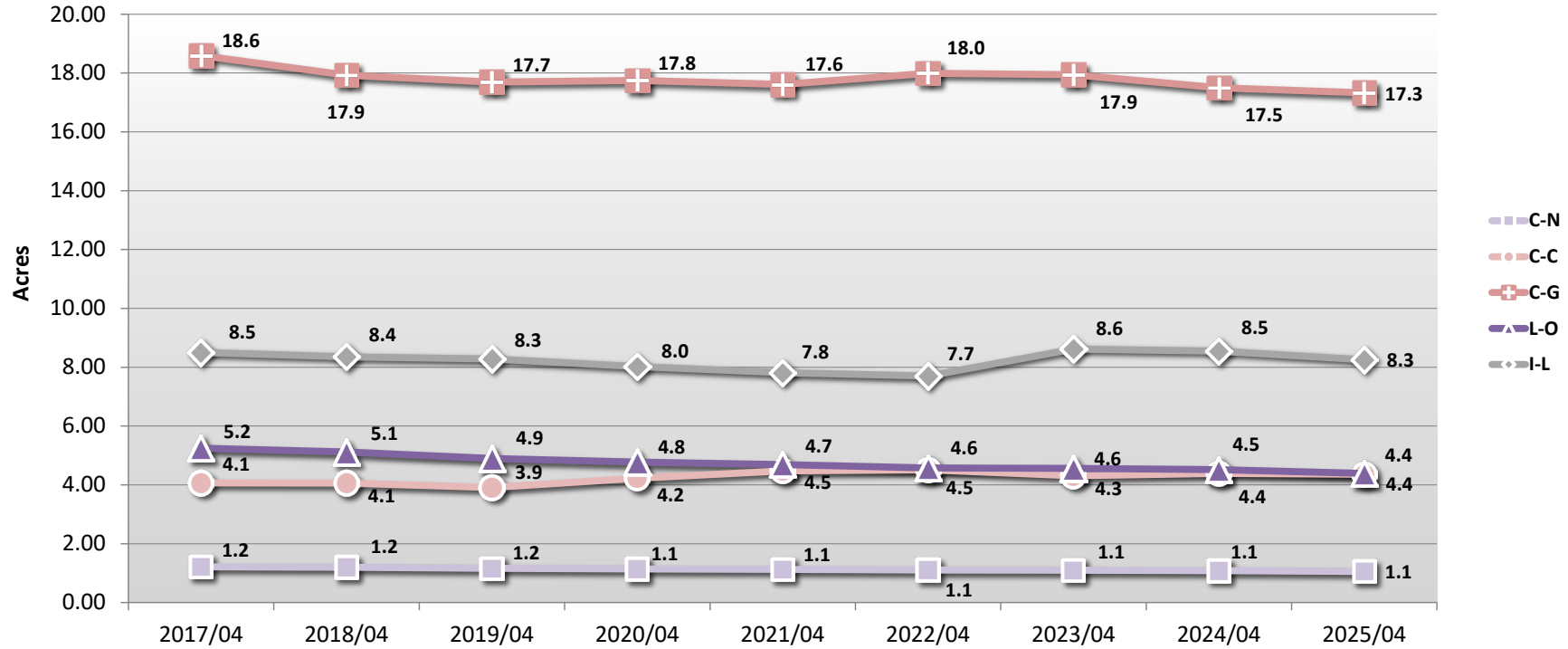
DATA

CHANGE IN ZONING GROUPS

| | 2017/04 | 2018/04 | 2019/04 | 2020/04 | 2021/04 | 2022/04 | 2023/04 | 2024/04 | 2025/04 |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Acres in Zoning | | | | | | | | | |
| Residential | 14,963 | 15,341 | 15,769 | 16,128 | 16,432 | 16,746 | 16,851 | 17,042 | 17,389 |
| Traditional | 326 | 298 | 313 | 314 | 314 | 345 | 393 | 417 | 416 |
| Commercial | 3,572 | 3,557 | 3,590 | 3,728 | 3,814 | 3,953 | 3,934 | 3,915 | 3,954 |
| Employment | 2,175 | 2,186 | 2,218 | 2,206 | 2,196 | 2,185 | 2,368 | 2,374 | 2,345 |

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.

Non-residential Zoning for every 100 Acres of Residential Zoning



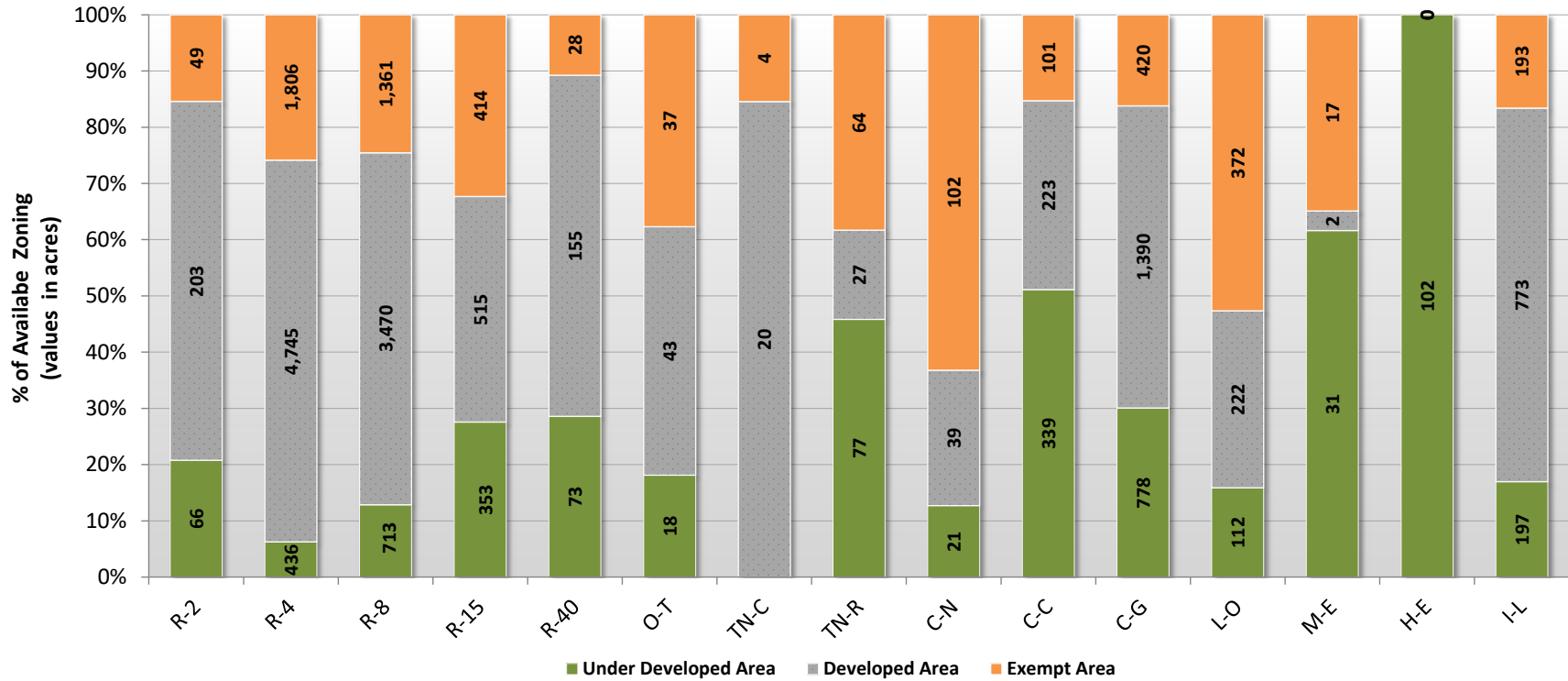
DATA

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

| | 2017/04 | 2018/04 | 2019/04 | 2020/04 | 2021/04 | 2022/04 | 2023/04 | 2024/04 | 2025/04 |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Acres of Designations shown on the left, for every 100 Acres of Residential Zoning Designations | | | | | | | | | |
| C-N | 1.2 | 1.2 | 1.2 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 |
| C-C | 4.1 | 4.1 | 3.9 | 4.2 | 4.5 | 4.5 | 4.3 | 4.4 | 4.4 |
| C-G | 18.6 | 17.9 | 17.7 | 17.8 | 17.6 | 18.0 | 17.9 | 17.5 | 17.3 |
| L-O | 5.2 | 5.1 | 4.9 | 4.8 | 4.7 | 4.6 | 4.6 | 4.5 | 4.4 |
| I-L | 8.5 | 8.4 | 8.3 | 8.0 | 7.8 | 7.7 | 8.6 | 8.5 | 8.3 |

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.

Development Cover by Zoning | 2025

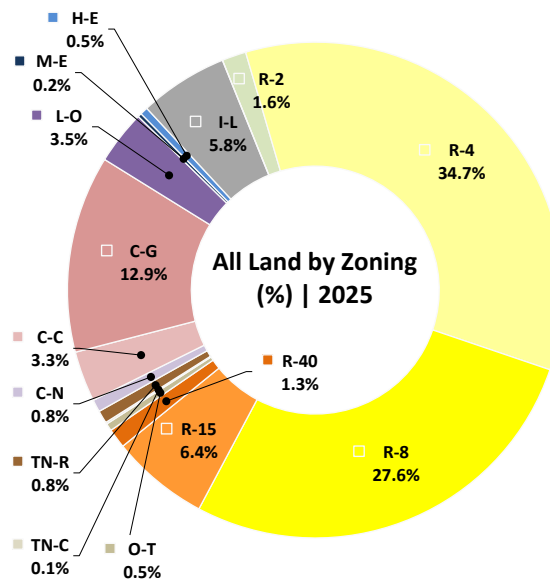
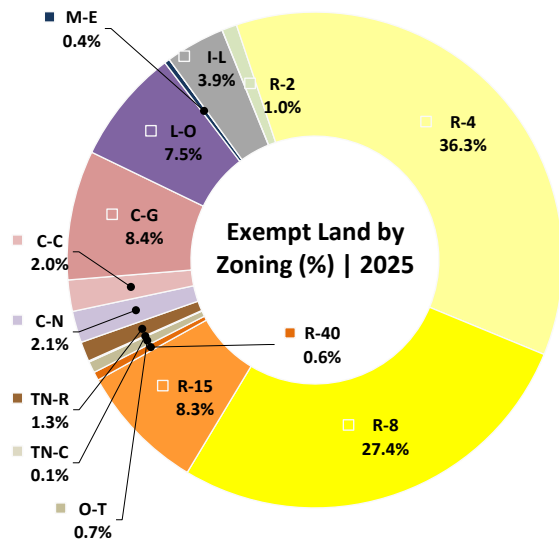
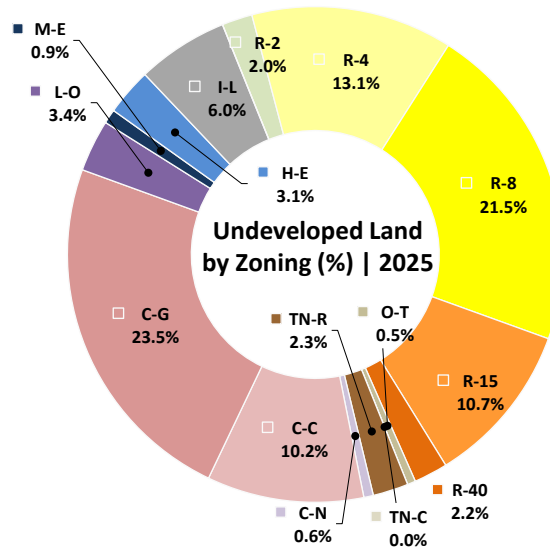
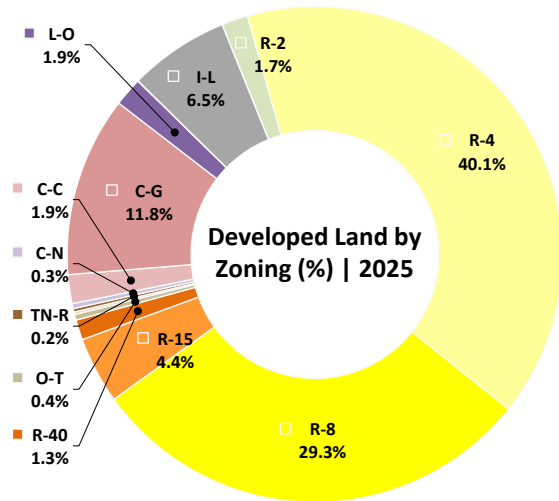


DATA

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 | 66 | 436 | 713 | 353 | 73 | 18 | - | 77 | 21 | 339 | 778 | 112 | 31 | 102 | 197 |
| Developed | 203 | 4,745 | 3,470 | 515 | 155 | 43 | 20 | 27 | 39 | 223 | 1,390 | 222 | 2 | - | 773 |
| Exempt | 49 | 1,806 | 1,361 | 414 | 28 | 37 | 4 | 64 | 420 | 101 | 420 | 372 | 17 | - | 193 |
| Total | 318 | 6,986 | 5,543 | 1,282 | 256 | 98 | 23 | 167 | 479 | 663 | 2,587 | 707 | 50 | 102 | 1,164 |

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.

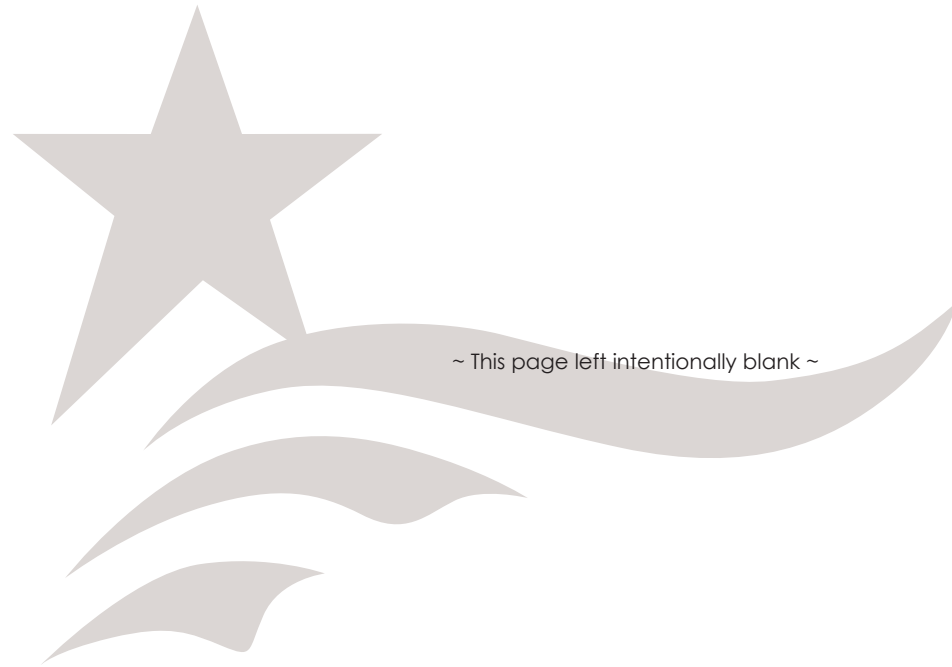


DATA

DEVELOPMENT COVER BY ZONING (%)

| Land Use | Undev . | Dev. | Exempt |
|--------------|---------------|---------------|---------------|
| R-2 | 2.0% | 1.7% | 0.9% |
| R-4 | 13.1% | 40.1% | 34.2% |
| R-8 | 21.5% | 29.3% | 25.7% |
| R-15 | 10.7% | 4.4% | 7.8% |
| R-40 | 2.2% | 1.3% | 0.5% |
| O-T | 0.5% | 0.4% | 0.7% |
| TN-C | 0.0% | 0.2% | 0.1% |
| TN-R | 2.3% | 0.2% | 1.2% |
| C-N | 0.6% | 0.3% | 7.9% |
| C-C | 10.2% | 1.9% | 1.9% |
| C-G | 23.5% | 11.8% | 7.9% |
| L-O | 3.4% | 1.9% | 7.0% |
| M-E | 0.9% | 0.0% | 0.3% |
| H-E | 3.1% | 0.0% | 0.0% |
| I-L | 6.0% | 6.5% | 3.7% |
| I-H | 0.0% | 0.0% | 0.0% |
| Total | 100.0% | 100.0% | 100.0% |

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.



ADDRESSING

KEY INFORMATION

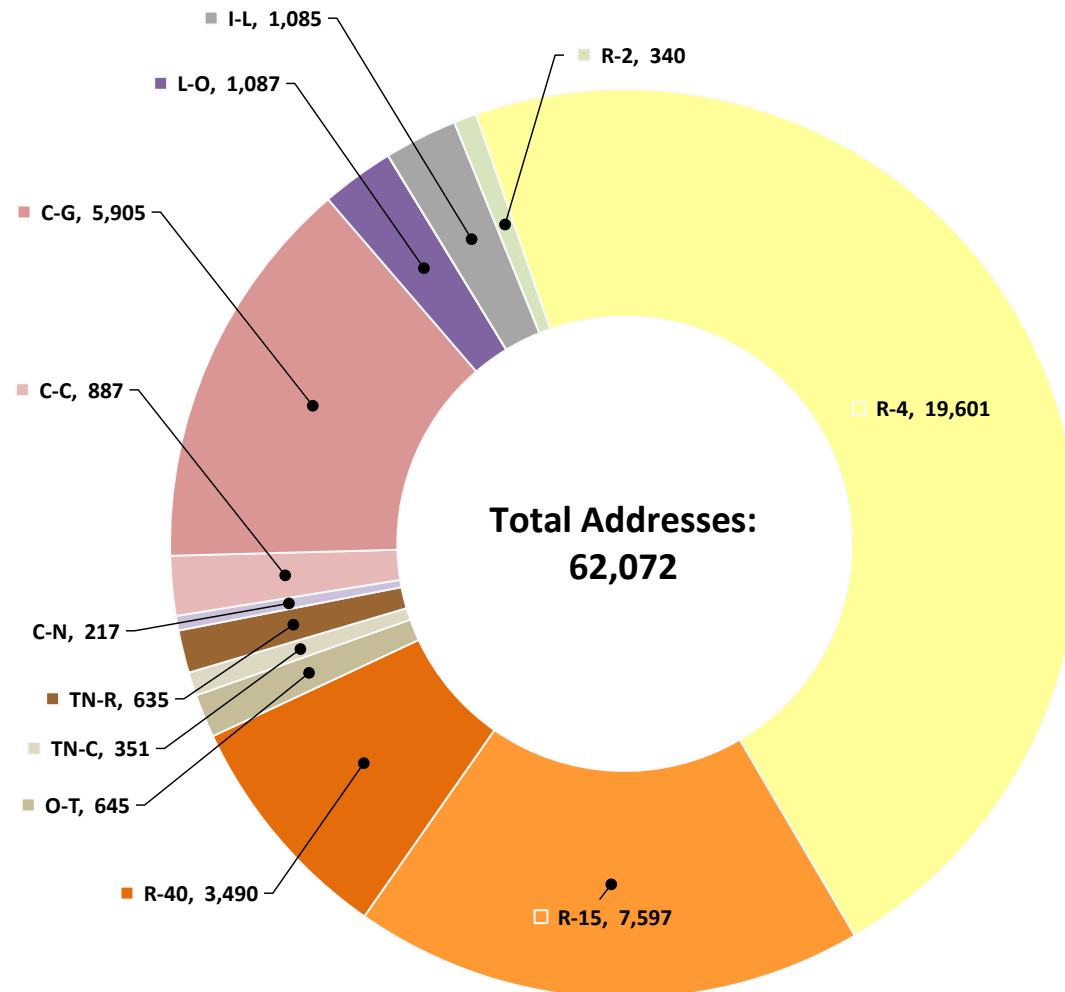
ADDRESSING

Clear and consistent addressing is important for a variety of reasons, most predominately for 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.

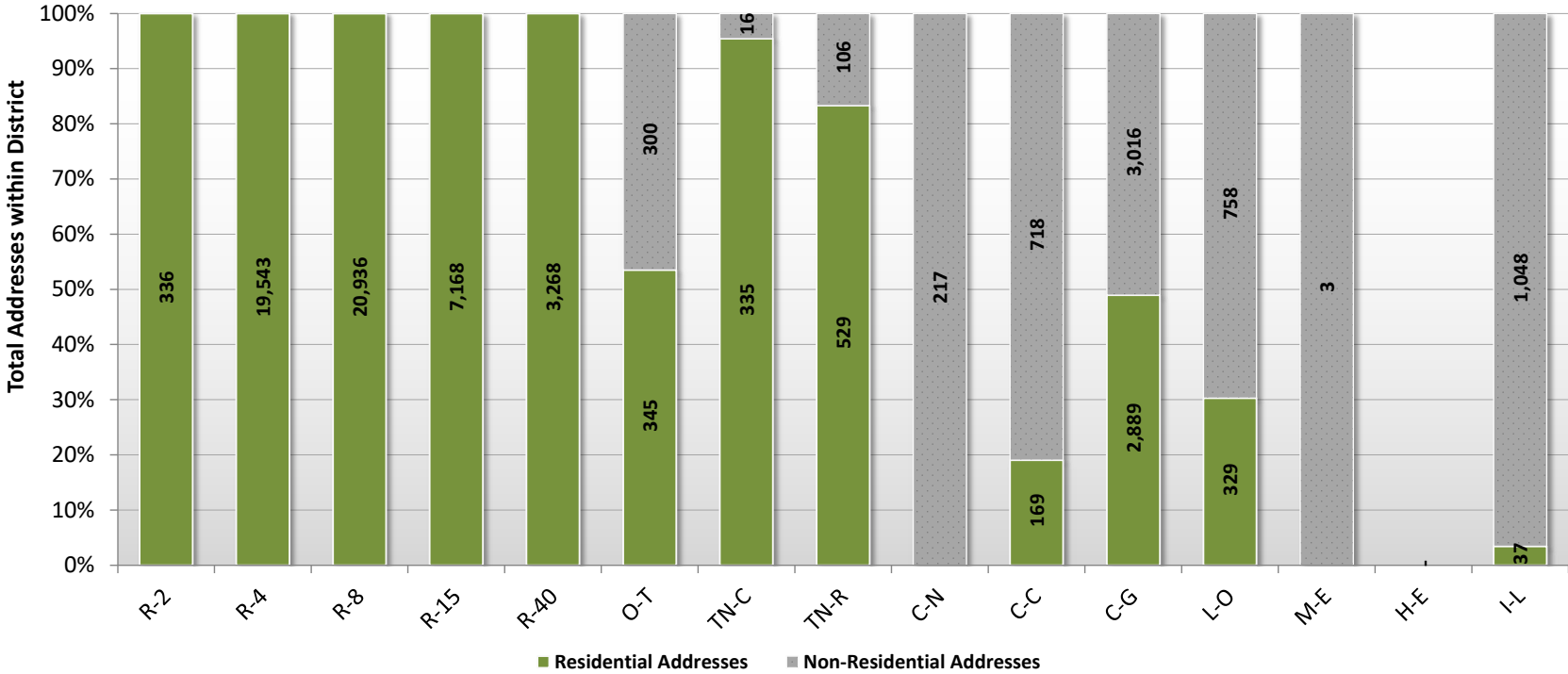
The following tables and charts are current as of April 15th, 2025. The addressing data presented is currently Ada County addressing, and not Meridian's own addressing database. The City is migrating towards the Meridian Enterprise Addressing Database which is more accurate, includes more data points, and more closely aligns with City permitting.

All Addresses by Zoning | 2025



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 | 2025



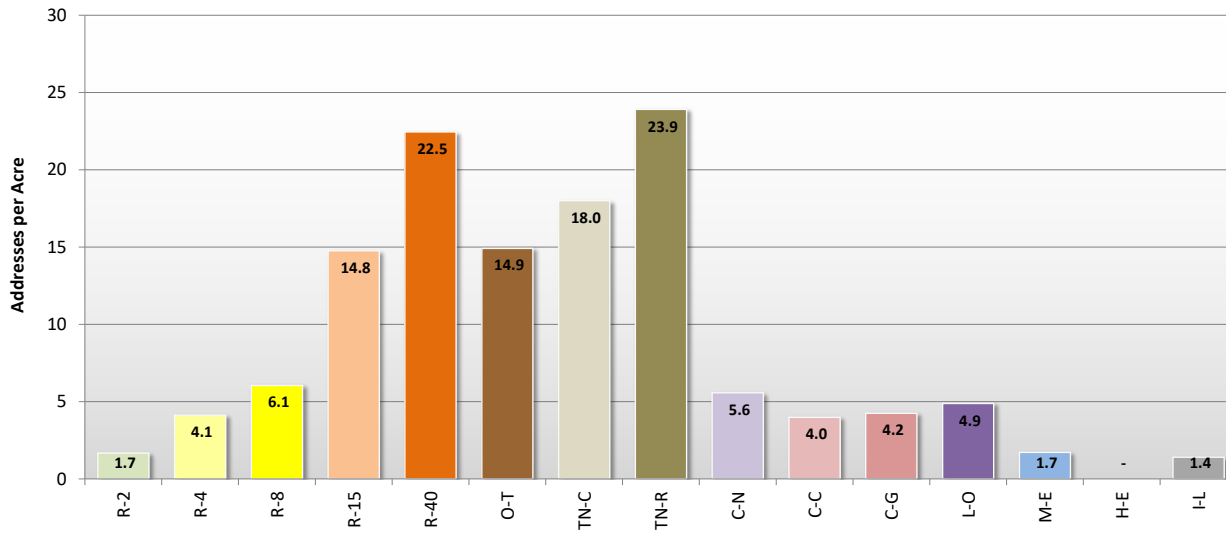
DATA

ADDRESS TYPES BY ZONING:

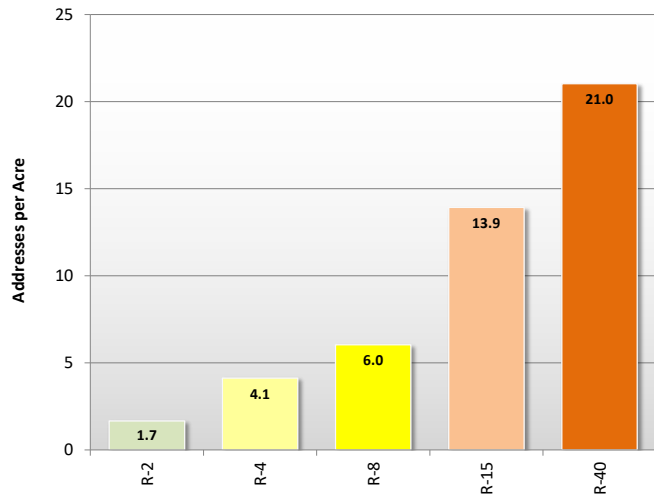
| | R-2 | R-4 | R-8 | R-15 | R-40 | O-T | TN-C | TN-R | C-N | C-C | C-G | L-O | M-E | H-E | I-L |
|---------------------|-----------------------|---------------|---------------|--------------|--------------|------------|------------|------------|------------|------------|--------------|--------------|----------|----------|--------------|
| Address Type | # of Addresses | | | | | | | | | | | | | | |
| Residential | 336 | 19,543 | 20,936 | 7,168 | 3,268 | 345 | 335 | 529 | 0 | 169 | 2,889 | 329 | 0 | 0 | 37 |
| Non-residential | 0 | 4 | 2 | 0 | 0 | 300 | 16 | 106 | 217 | 718 | 3,016 | 758 | 3 | 0 | 1,048 |
| Total | 336 | 19,547 | 20,938 | 7,168 | 3,268 | 645 | 351 | 635 | 217 | 887 | 5,905 | 1,087 | 3 | 0 | 1,085 |

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.

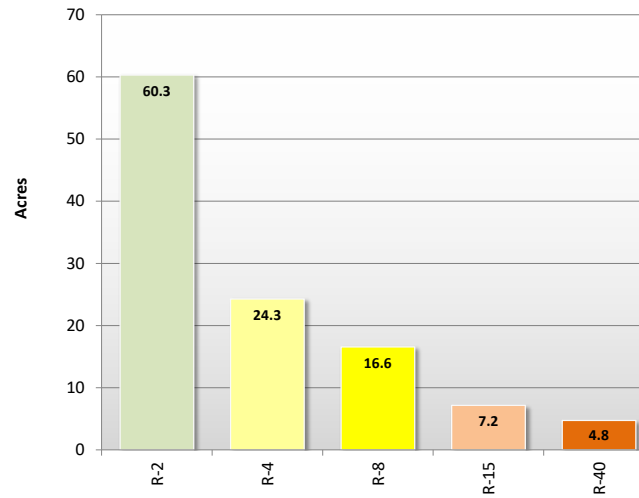
Address Density by Zoning | 2025



Average Residential Density by Zoning



Average Acres Needed for 100 Residential Units | 2025



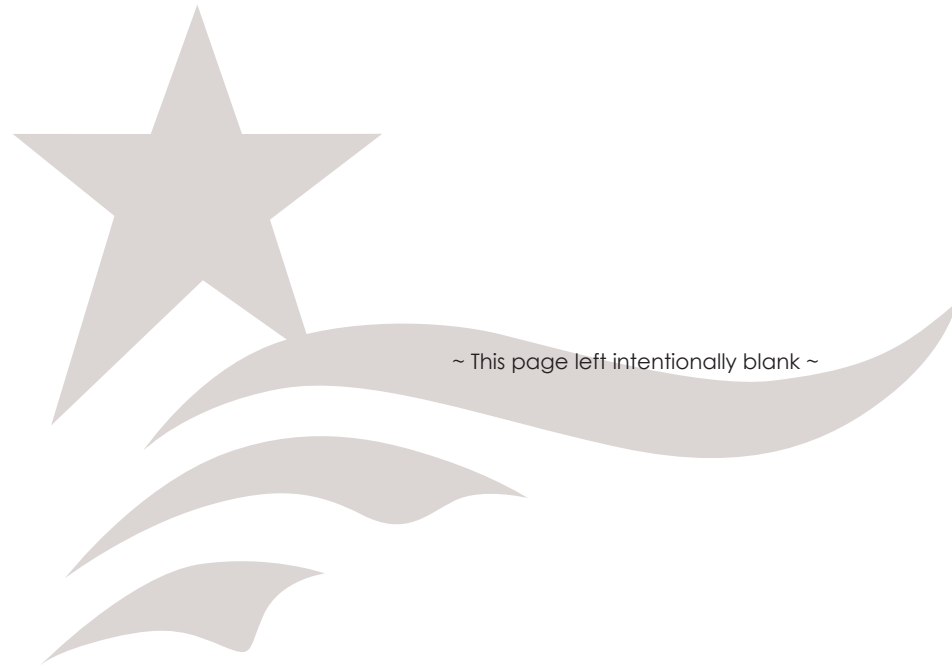
DATA

ADDRESS PER ACRE

| Zoning | Residential Types | All Types |
|--------|-------------------|-----------|
| R-2 | 1.7 | 1.7 |
| R-4 | 4.1 | 4.1 |
| R-8 | 6.0 | 6.1 |
| R-15 | 13.9 | 14.8 |
| R-40 | 21.0 | 22.5 |
| O-T | 8.0 | 14.9 |
| TN-C | 17.2 | 18.0 |
| TN-R | 19.9 | 23.9 |
| C-N | 0.0 | 5.6 |
| C-C | 0.8 | 4.0 |
| C-G | 2.1 | 4.2 |
| L-O | 1.5 | 4.9 |
| M-E | 0.0 | 1.7 |
| 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.



THE FUTURE OF ADDRESS REPORTING

KEY INFORMATION

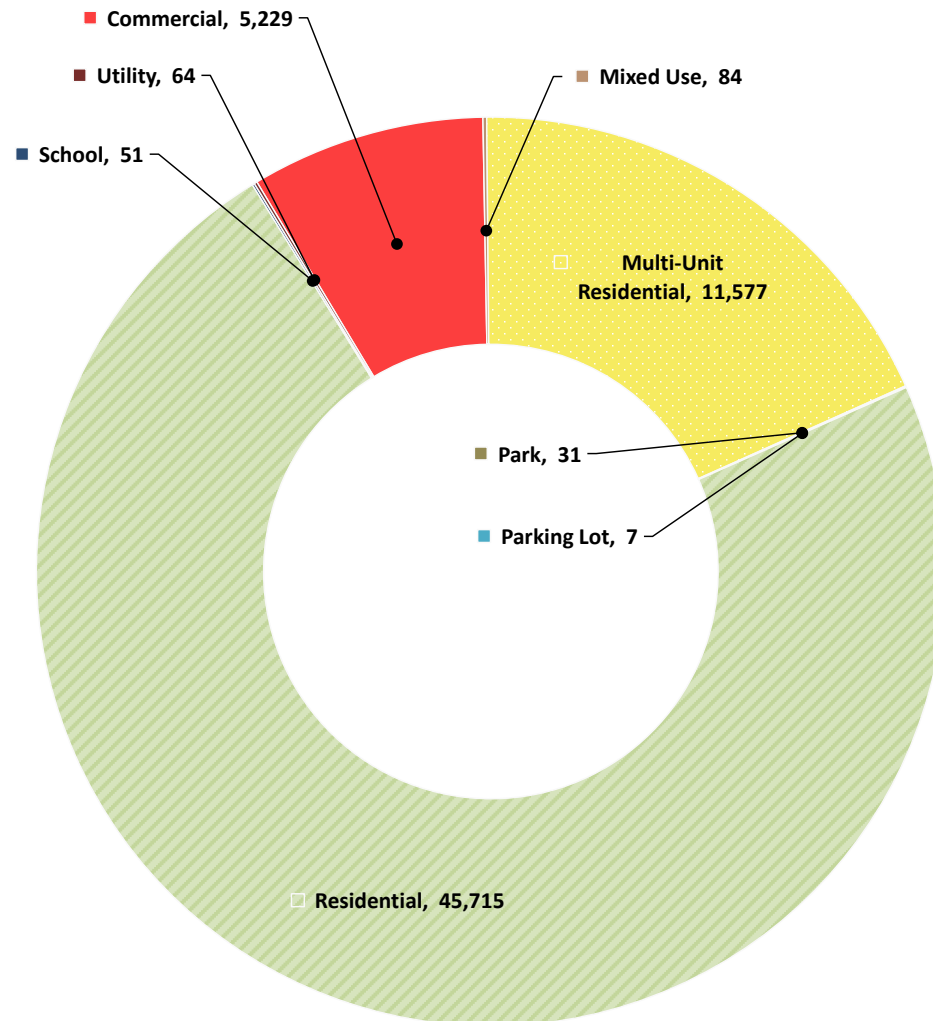
MEAD

The Meridian Enterprise Addressing Database (MEAD) serves as the primary location identifier for permitting in the City. Addressing verification is the first requisite step for virtually all Community Development permits. MEAD, and addressing in general, is regulated by Title 8, Chapter 2 of City Code, and is intended to assist the public and emergency services providers in the consistent identification. *This system is also part of a complex Countywide addressing exchange and serves as the primary routing system for Ada County Dispatch (including Meridian Police and Fire).*

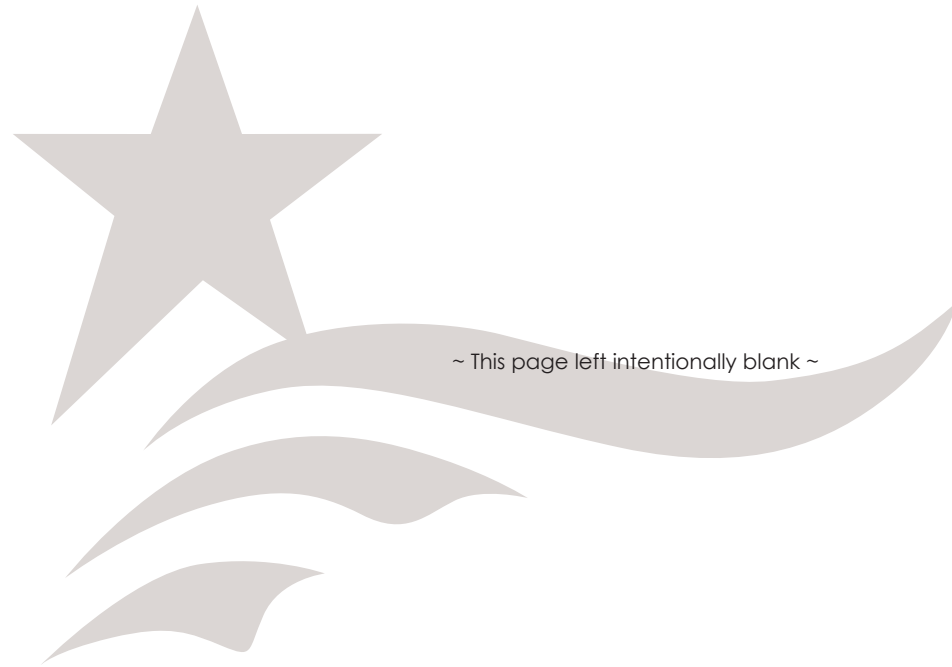
For years Community Development has used the countywide addressing dataset, which includes MEAD addresses, but is stripped of many valuable data points that require more assumptions and work to evaluate. This year's Report is a point of transition, including both Ada County and MEAD datasets, and then transitioning next year to MEAD only. MEAD data includes more status and use type information that is better linked together, and includes more opportunity for related expansion as part of normal activities.

MEAD data was processed on April 15th, 2025.

Addressing by Use | 2025



Note: Addressing by use includes both primary and secondary addressing. For example, current practice is for a multi-family "structure" to have one primary address, and then for each apartment to have a secondary sub-address. Future updates will better distinguish between units such as apartments or suites, and "structures".



LAND VALUATION

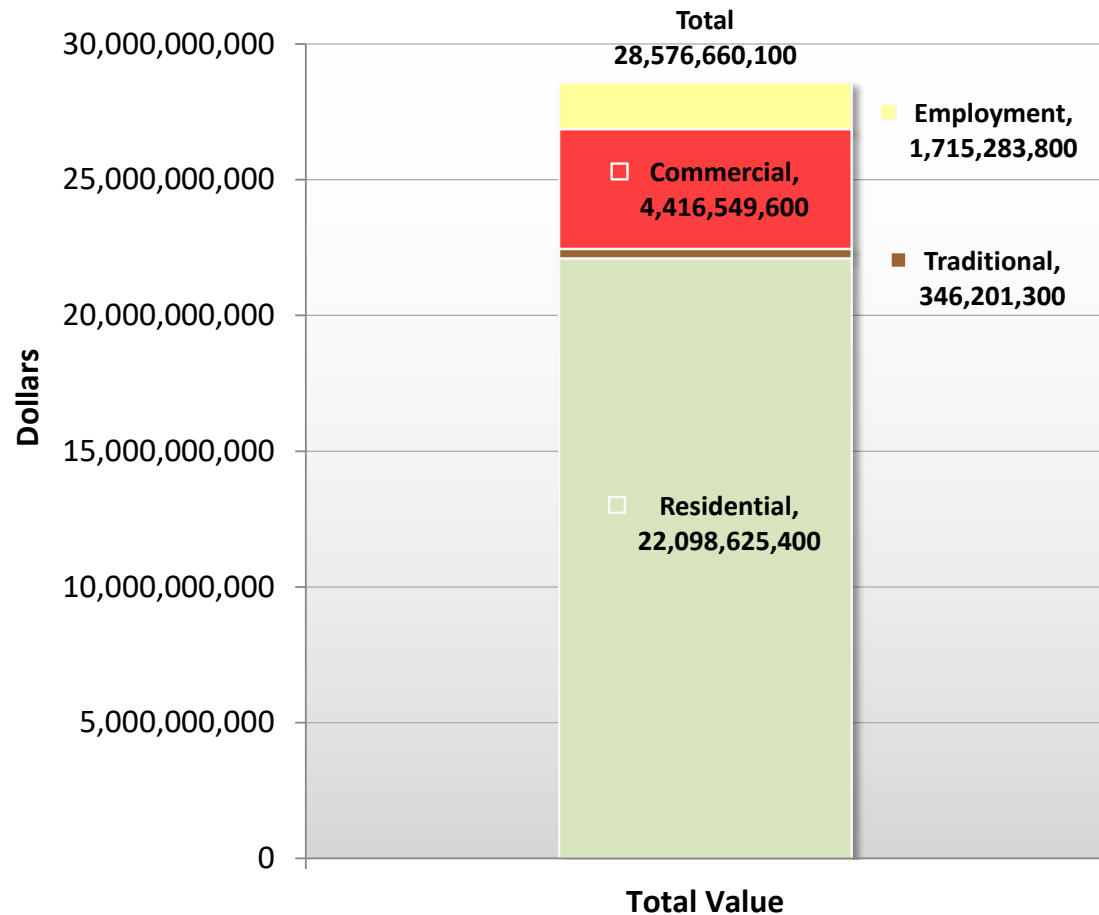
KEY INFORMATION

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:

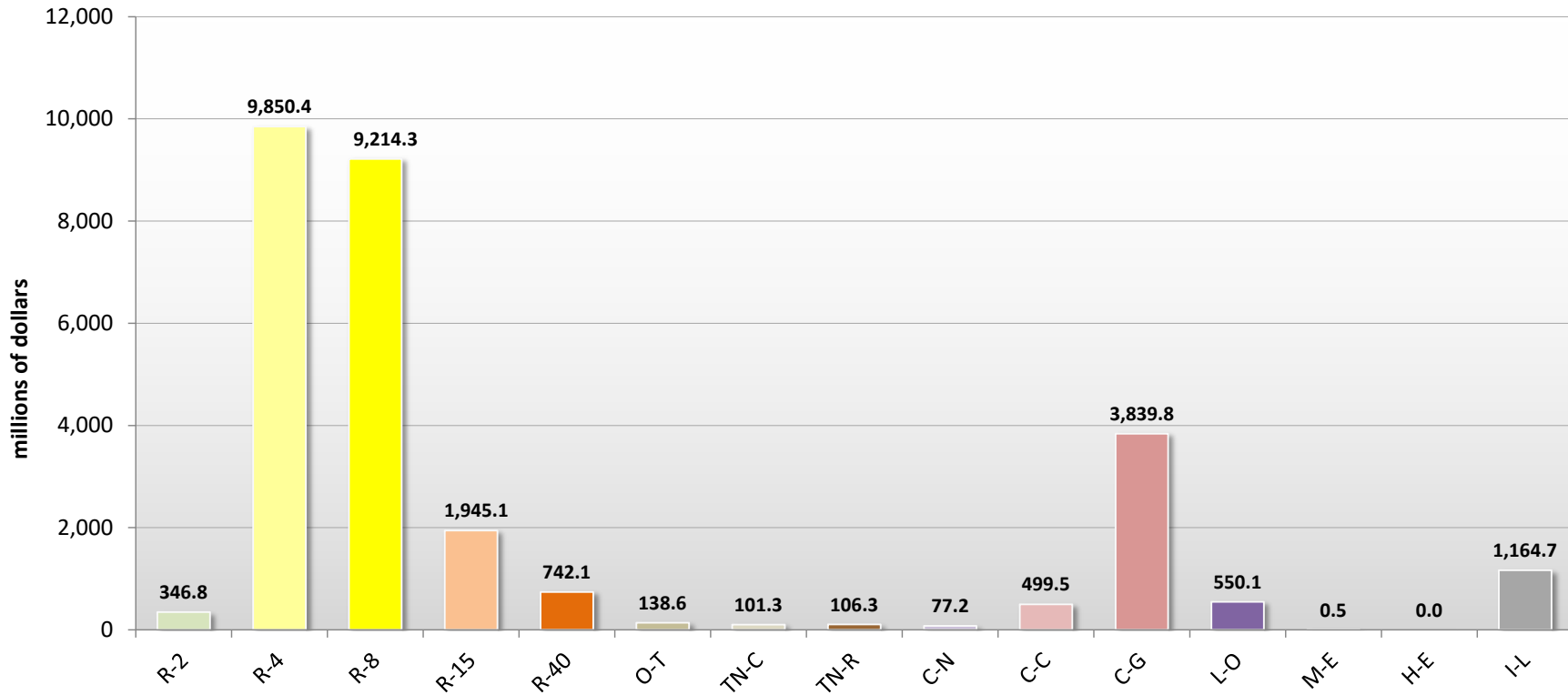
- County Property Code. This is used in conjunction with zoning districts, to determine whether a property is being used for a residence, commercial property, or other.
- Zoning District. This is used in almost all indicators to group types of development together.
- Improvement Values. This is used 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 | 2025



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 | 2025

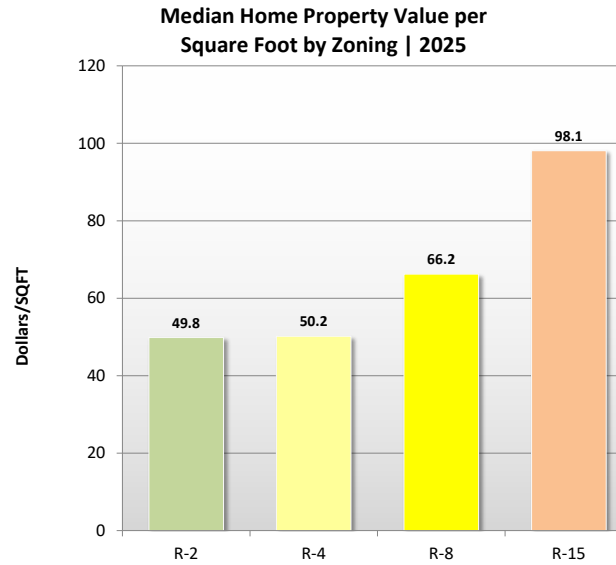
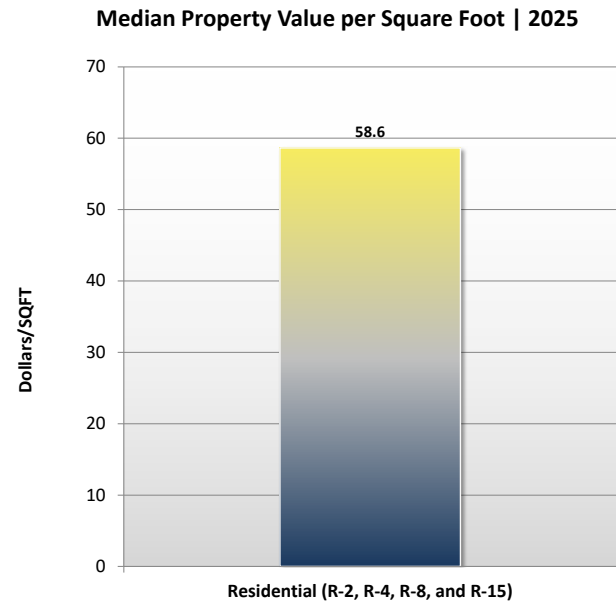
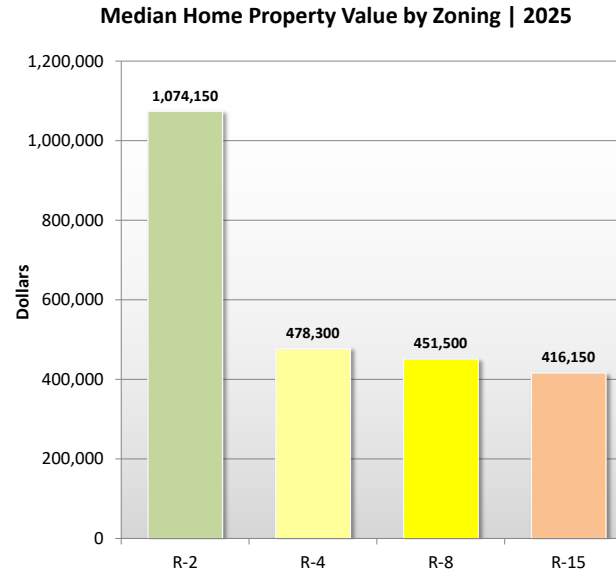
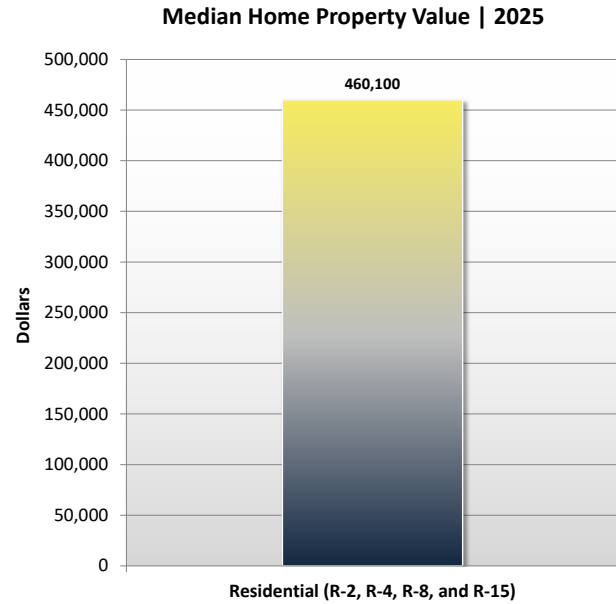


DATA

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) | 346.8 | 9,850.4 | 9,214.3 | 1,945.1 | 742.1 | 138.6 | 101.3 | 106.3 | 77.2 | 499.5 | 3,839.8 | 550.1 | 0.5 | 0.0 | 1,164.7 |

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.



DATA

MEDIAN HOME VALUE:

| Total Value | |
|---------------|----------------|
| R-2 | 1,074,150 |
| R-4 | 478,300 |
| R-8 | 451,500 |
| R-15 | 416,150 |
| Median | 460,100 |

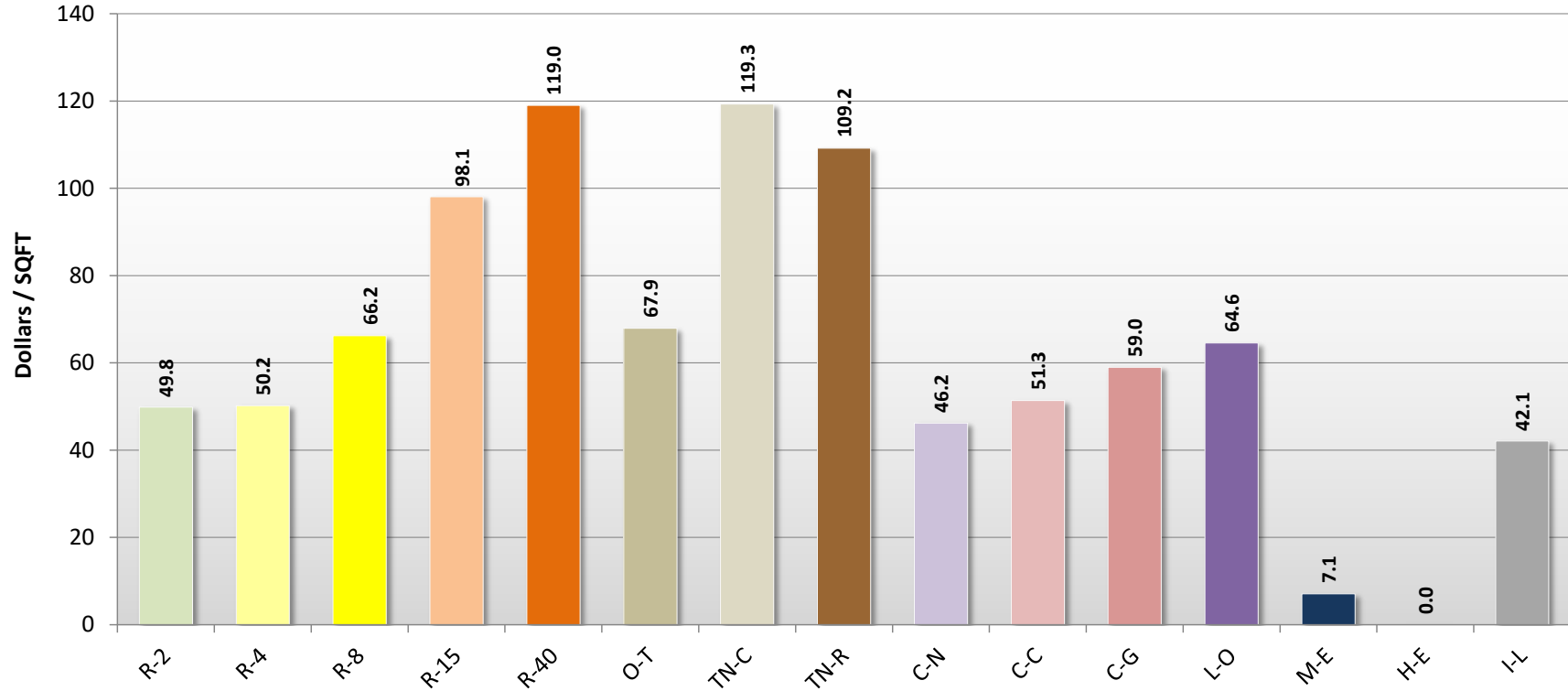
Note: Only parcels with residential "R" propcodes are included in median value calculations. Median value includes both land and improvements.

MEDIAN HOME VALUE:

| Value/SQFT | |
|--------------------|-------------|
| R-2 | 49.8 |
| R-4 | 50.2 |
| R-8 | 66.2 |
| R-15 | 98.1 |
| Residential | 58.6 |

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 | 2025



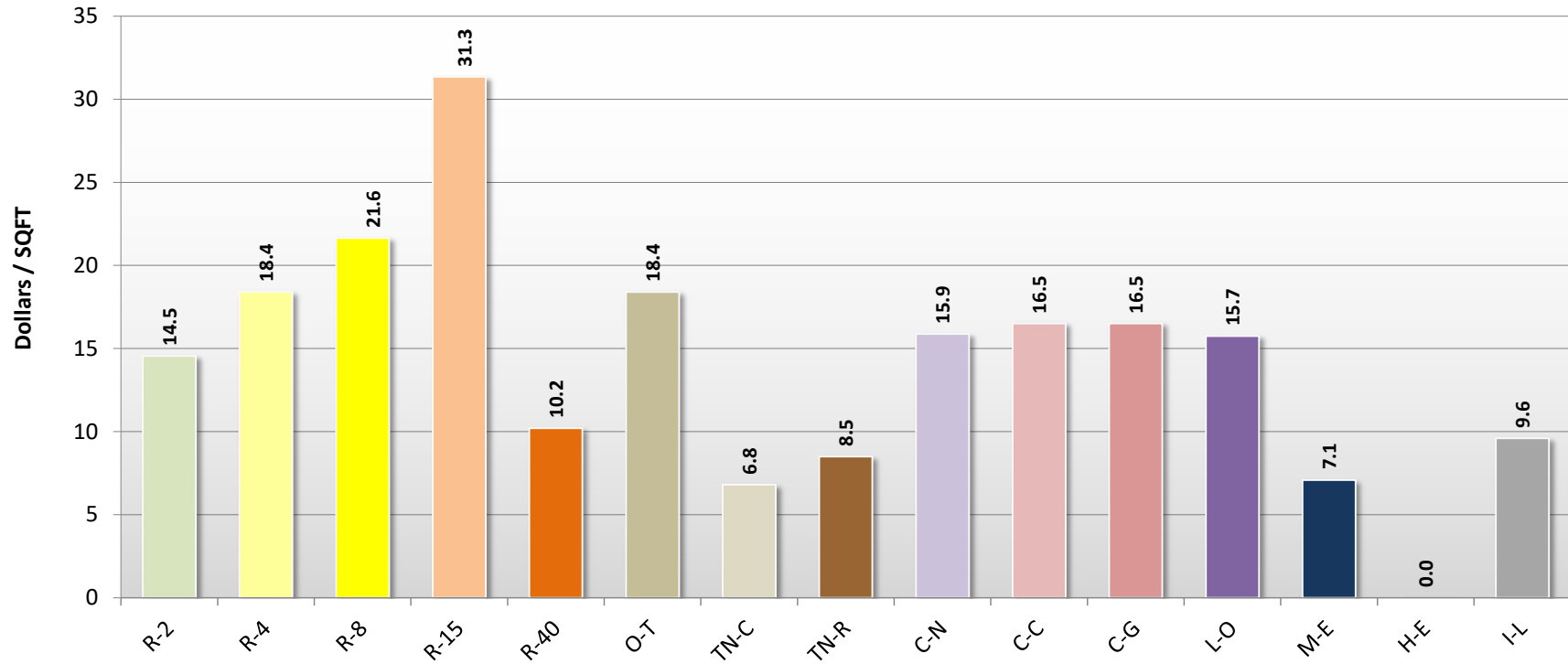
DATA

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) | 49.8 | 50.2 | 66.2 | 98.1 | 119.0 | 67.9 | 119.3 | 109.2 | 46.2 | 51.3 | 59.0 | 64.6 | 7.1 | 0.0 | 42.1 |

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 | 2025



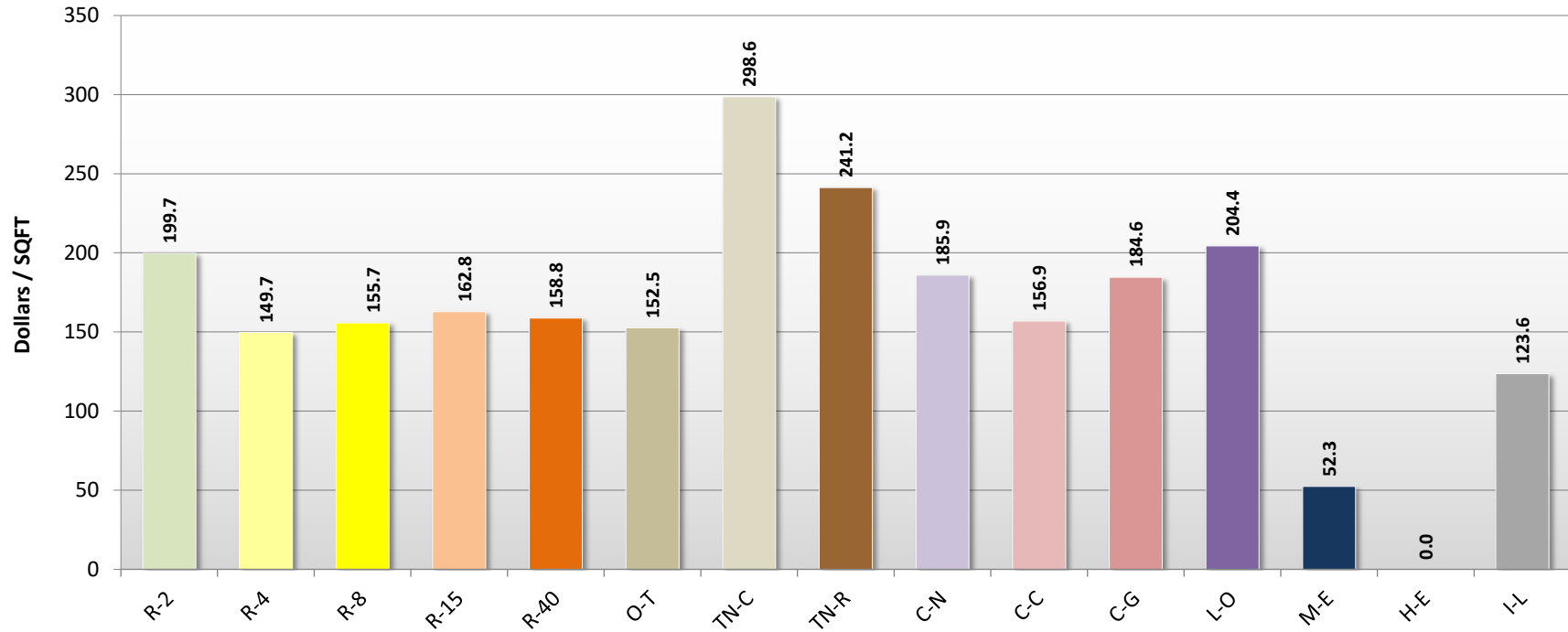
DATA

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) | 14.5 | 18.4 | 21.6 | 31.3 | 10.2 | 18.4 | 6.8 | 8.5 | 15.9 | 16.5 | 16.5 | 15.7 | 7.1 | 0.0 | 9.6 |

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 | 2025



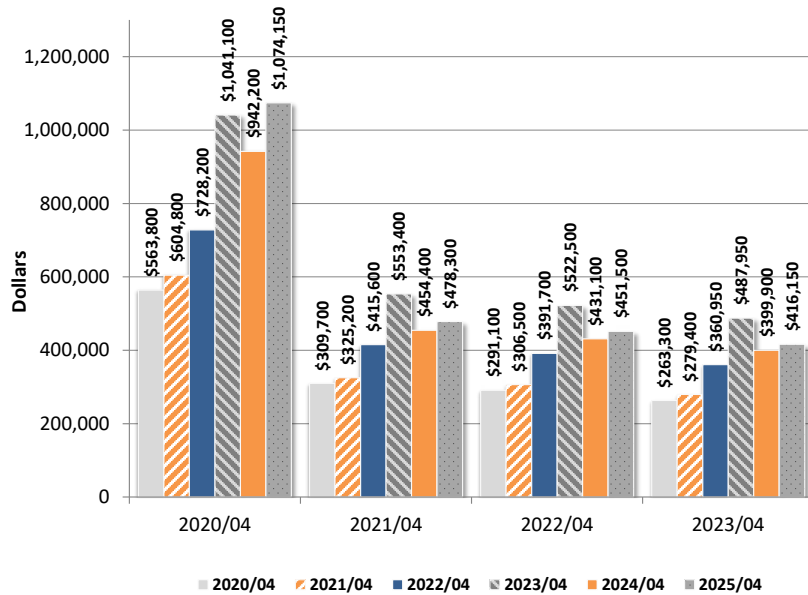
DATA

MEDIAN IMPROVEMENT VALUE PER SQUARE FOOT (DOLLARS):

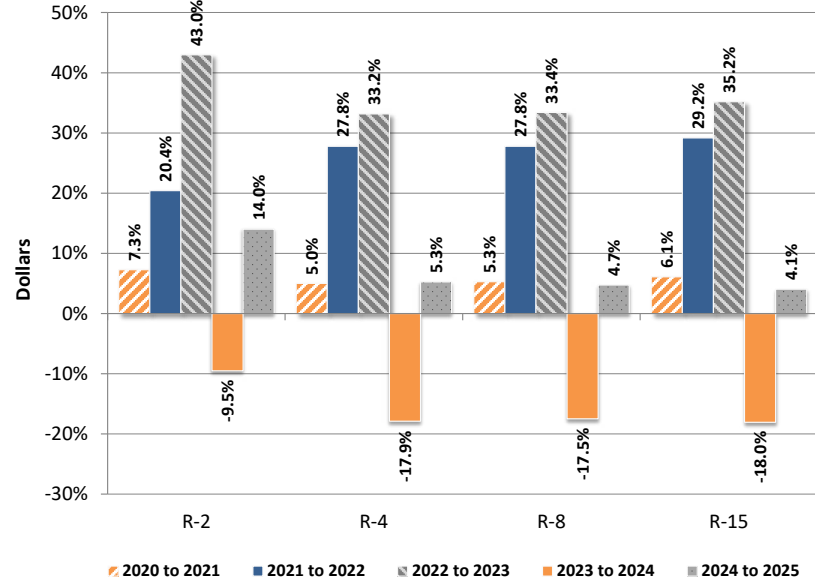
| | R-2 | R-4 | R-8 | R-15 | R-40 | O-T | TN-C | TN-R | C-N | C-C | C-G | L-O | M-E | H-E | I-L |
|----------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------|-----|-------|
| Value by Zoning | | | | | | | | | | | | | | | |
| SQFT Value (dollars) | 199.7 | 149.7 | 155.7 | 162.8 | 158.8 | 152.5 | 298.6 | 241.2 | 185.9 | 156.9 | 184.6 | 204.4 | 52.3 | 0.0 | 123.6 |

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



% Change, Median Assessed Residential Values Over Prior Year



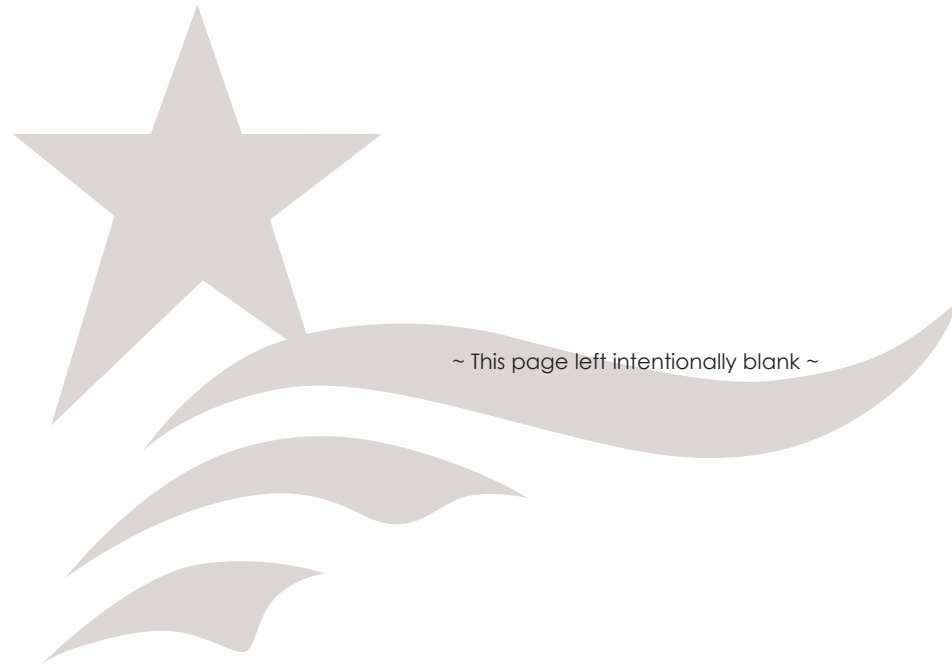
DATA

MEDIAN ASSESSED RESIDENTIAL VALUES OVER TIME

% CHANGE, MEDIAN ASSESSED RESIDENTIAL VALUES OVER PRIOR YEAR

| Year | Dollar Value | | | | Year | Percent Change in Dollar Value | | | |
|---------|--------------|-----------|-----------|-----------|--------------|--------------------------------|--------|--------|--------|
| | R-2 | R-4 | R-8 | R-15 | | R-2 | R-4 | R-8 | R-15 |
| 2020/04 | \$563,800 | \$309,700 | \$291,100 | \$263,300 | 2020 to 2021 | 7.3% | 5.0% | 5.3% | 6.1% |
| 2021/04 | \$604,800 | \$325,200 | \$306,500 | \$279,400 | 2021 to 2022 | 20.4% | 27.8% | 27.8% | 29.2% |
| 2022/04 | \$728,200 | \$415,600 | \$391,700 | \$360,950 | 2022 to 2023 | 43.0% | 33.2% | 33.4% | 35.2% |
| 2023/04 | \$1,041,100 | \$553,400 | \$522,500 | \$487,950 | 2023 to 2024 | -9.5% | -17.9% | -17.5% | -18.0% |
| 2024/04 | \$942,200 | \$454,400 | \$431,100 | \$399,900 | 2024 to 2025 | 14.0% | 5.3% | 4.7% | 4.1% |
| 2025/04 | \$1,074,150 | \$478,300 | \$451,500 | \$416,150 | | | | | |

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

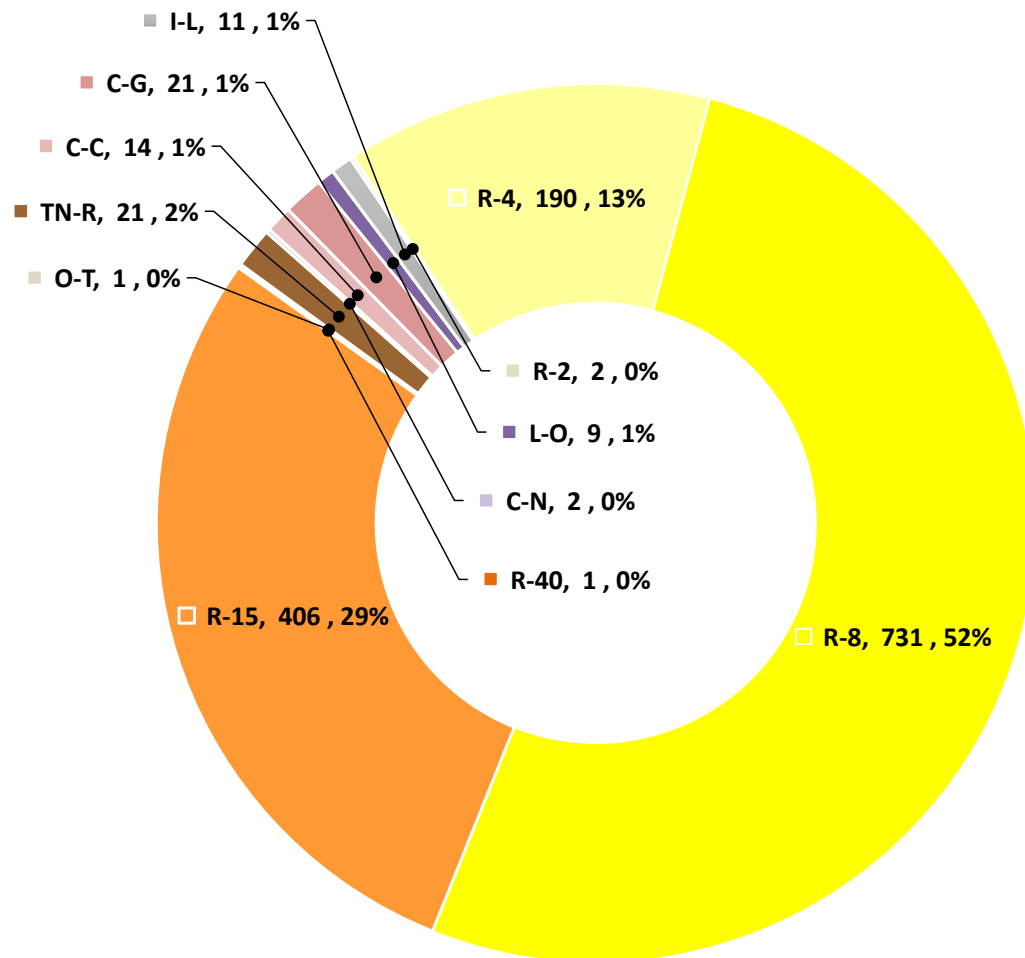
SUMMARY OF PERMITTING DATA

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

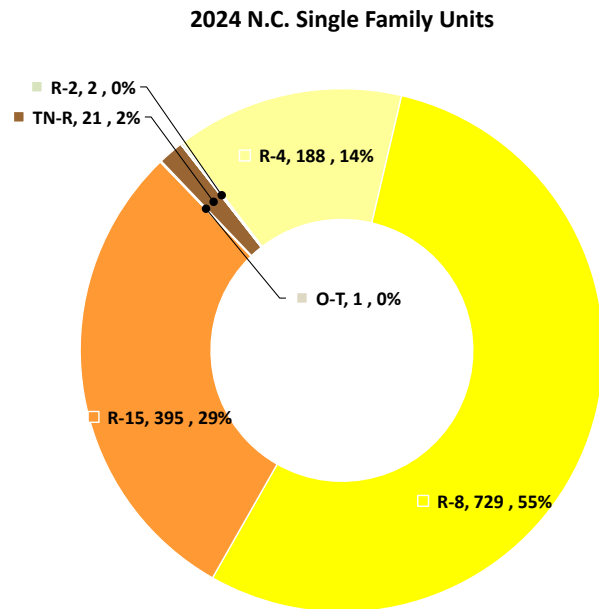
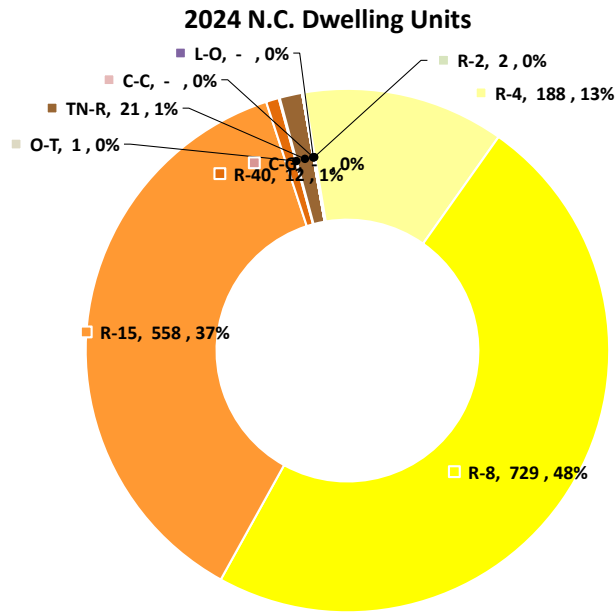
By grouping permits into demographic areas and zoning districts it is more apparent which areas are seeing development activity. It also helps to generally understand the types of development, either residential or commercial, and to better understand the general size and configuration of residential 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.

2024 N.C. Permit Counts by Zoning



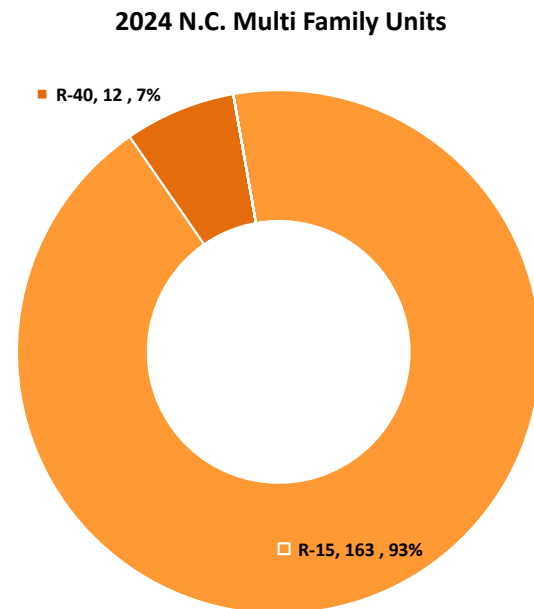
Note: For additional zoning information, see the Zoning District section. See the following page for a complete table of associated permit values. Please note that zoning designations do not indicate density. Instead, zoning defines elements like building envelopes, setbacks, minimum property/building 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 | 2 | \$1,292,981 | 2 | 2 | 0 |
| R-4 | 190 | \$56,765,475 | 188 | 188 | 0 |
| R-8 | 731 | \$166,534,138 | 729 | 729 | 0 |
| R-15 | 406 | \$98,512,791 | 558 | 395 | 163 |
| R-40 | 1 | \$1,500,745 | 12 | 0 | 12 |
| O-T | 1 | \$145,595 | 1 | 1 | 0 |
| TN-C | - | \$- | - | 0 | 0 |
| TN-R | 21 | \$3,954,293 | 21 | 21 | 0 |
| C-N | 2 | \$5,303,187 | - | 0 | 0 |
| C-C | 14 | \$22,498,005 | - | 0 | 0 |
| C-G | 21 | \$39,213,465 | - | 0 | 0 |
| L-O | 9 | \$7,968,830 | - | 0 | 0 |
| M-E | - | \$- | - | 0 | 0 |
| H-E | - | \$- | - | 0 | 0 |
| I-L | 11 | \$79,072,458 | - | 0 | 0 |
| Total | 1,409 | \$482,761,963 | 1,511 | 1,336 | 175 |



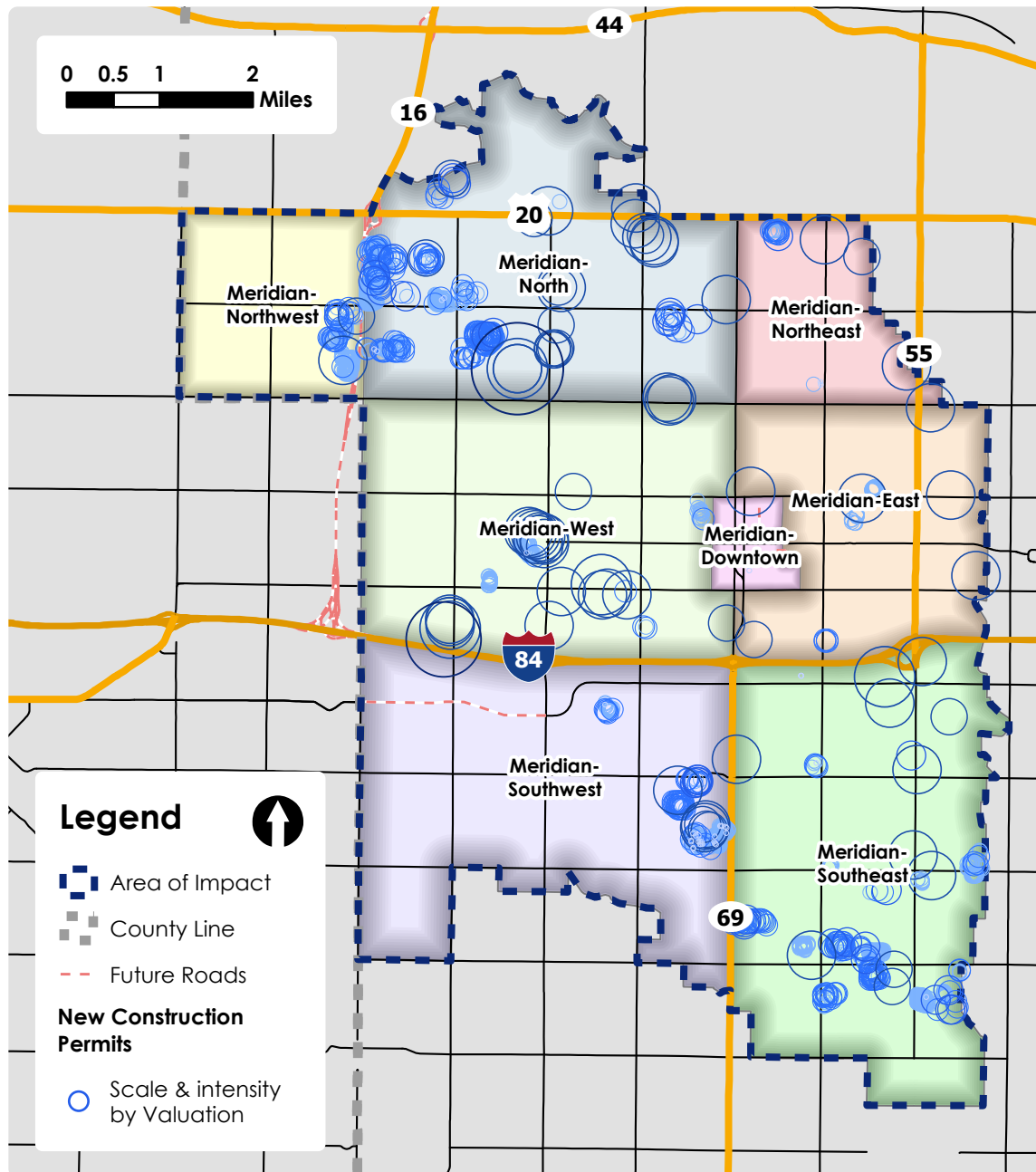
MAP

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 multifamily permit may for example 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.



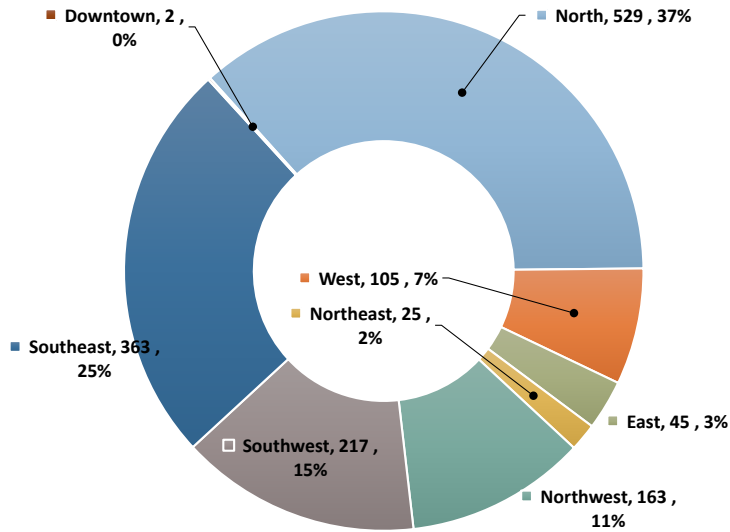
DATA

N.C. PERMIT INFORMATION BY DEMOGRAPHIC AREA:

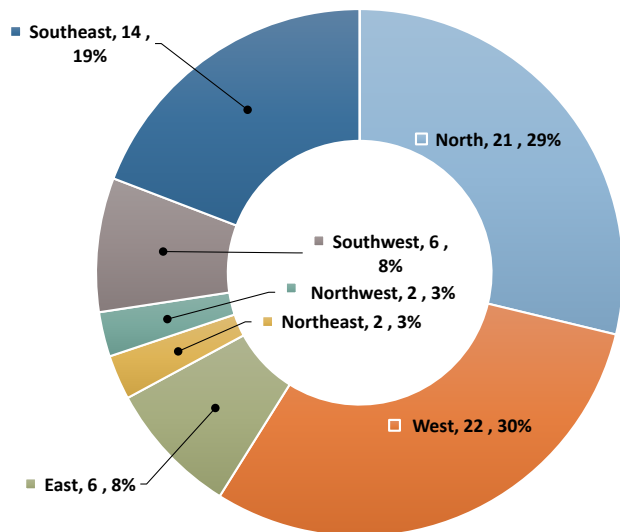
| Demographic Area | Total Permits | Commercial Permits | Total Dwelling Units | Total Single Family Units | Total Multi Family Units |
|------------------|---------------|--------------------|----------------------|---------------------------|--------------------------|
| North | 529 | 21 | 508 | 508 | - |
| West | 105 | 22 | 227 | 83 | 144 |
| East | 45 | 6 | 39 | 39 | - |
| Northeast | 25 | 2 | 35 | 23 | 12 |
| Northwest | 163 | 2 | 161 | 161 | - |
| Southwest | 217 | 6 | 230 | 211 | 19 |
| Southeast | 363 | 14 | 349 | 349 | - |
| Downtown | 2 | 0 | 2 | 2 | - |
| Total | 1,449 | 73 | 1,551 | 1,376 | 175 |

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

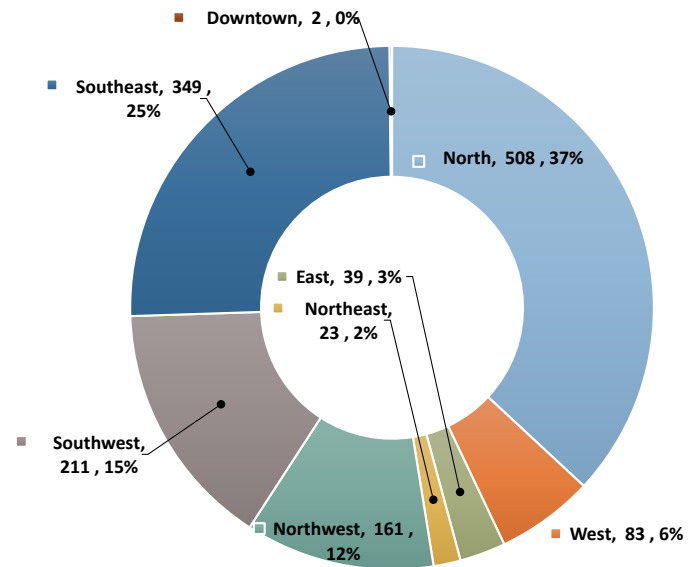
2024 N.C. Total Permits



2024 N.C. Commercial Permits



2024 N.C. Single Family Permits





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.

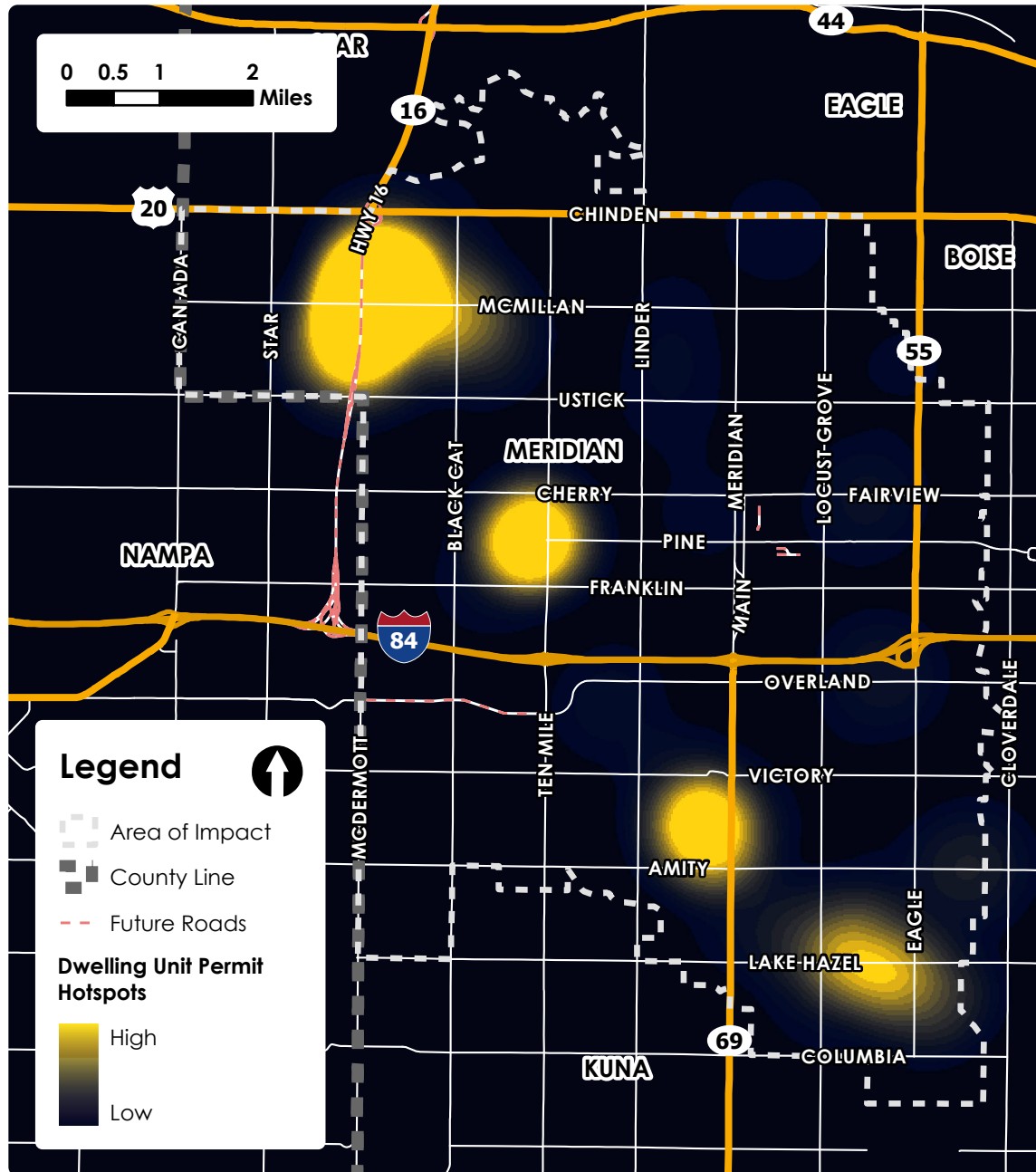
MAP

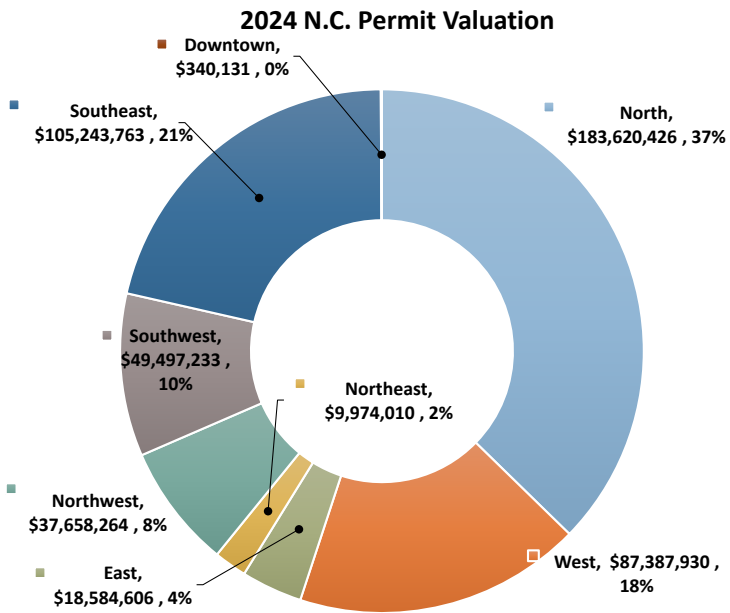
N.C. DWELLING UNIT PERMIT HOT SPOTS

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.



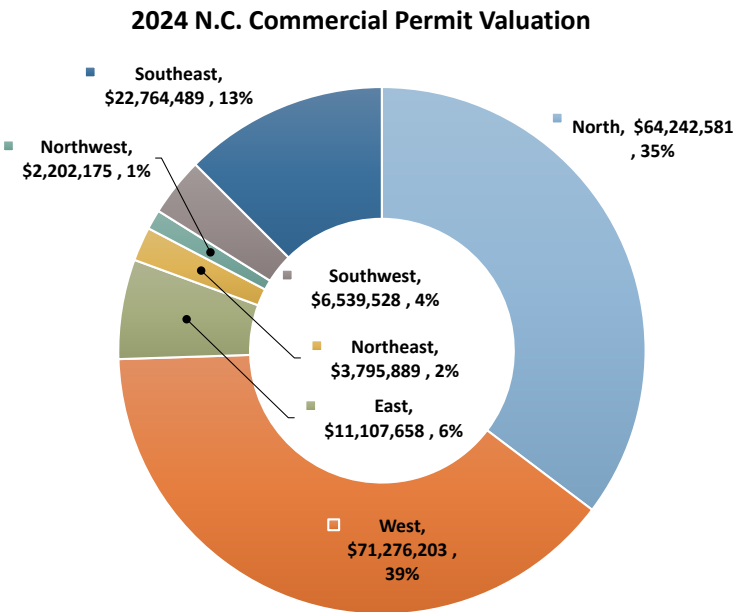


DATA

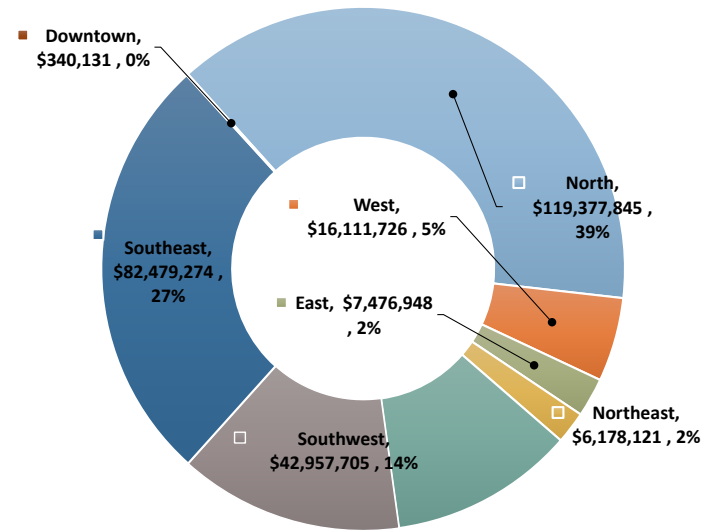
N.C. PERMIT VALUATION BY DEMOGRAPHIC AREA:

| Demographic Area | Total Valuation | Commercial Valuation | Single Family Residential Valuation |
|------------------|----------------------|----------------------|-------------------------------------|
| North | \$183,620,426 | \$64,242,581 | \$119,377,845 |
| West | \$87,387,930 | \$71,276,203 | \$16,111,726 |
| East | \$18,584,606 | \$11,107,658 | \$7,476,948 |
| Northeast | \$9,974,010 | \$3,795,889 | \$6,178,121 |
| Northwest | \$37,658,264 | \$2,202,175 | \$35,456,089 |
| Southwest | \$49,497,233 | \$6,539,528 | \$42,957,705 |
| Southeast | \$105,243,763 | \$22,764,489 | \$82,479,274 |
| Downtown | \$340,131 | \$- | \$340,131 |
| Total | \$492,306,363 | \$181,928,524 | \$310,377,840 |

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



2024 Residential Permit Valuation



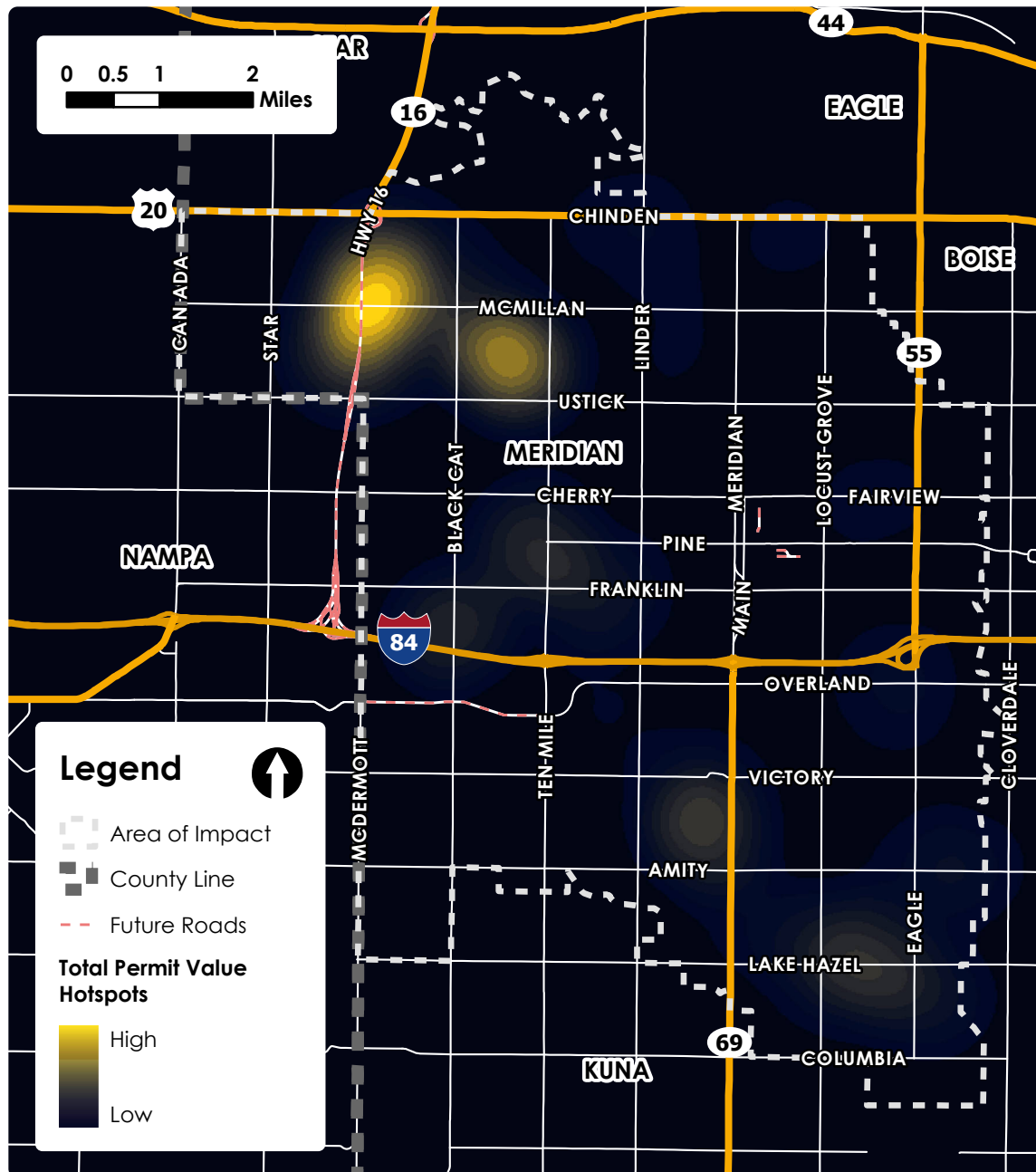
MAP

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.



PERMITTING OVER TIME

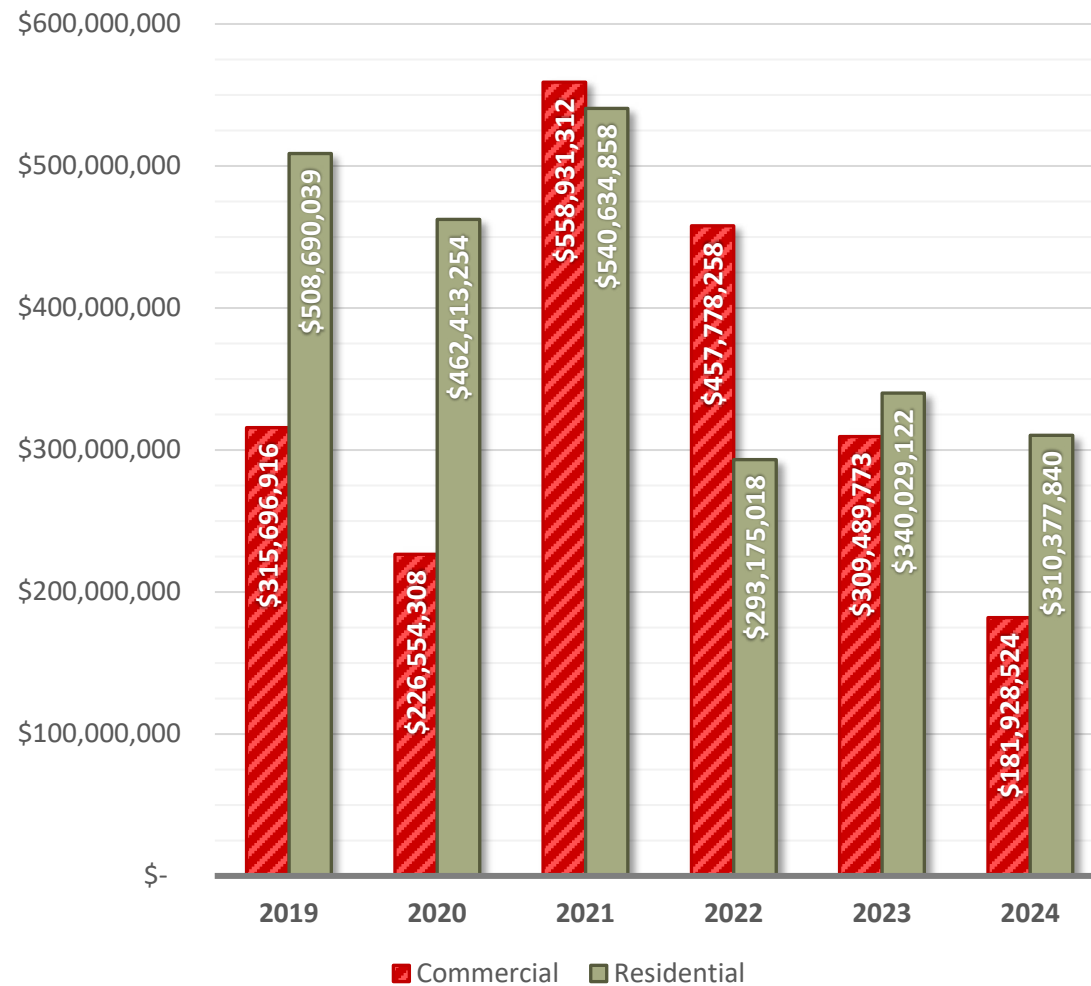
PERMIT VALUATIONS AND FEES

Residential building permit valuations are determined by multiplying the proposed square footage of a structure by the Building Valuation Data (BVD). The City of Meridian uses BVD figures established by the International Code Council (ICC) in 2006. For commercial permits, including multi-family developments, valuations are provided by the developer or builder, though City staff may audit data.

Permit fees are calculated based on the valuation using the City's adopted fee schedule, which includes both valuation-based components and flat-rate charges. The fee assessment process follows the standards outlined in the 2018 International Building Code (IBC). For example, the IBC requires that the City not issue a permit until all associated fees have been paid.

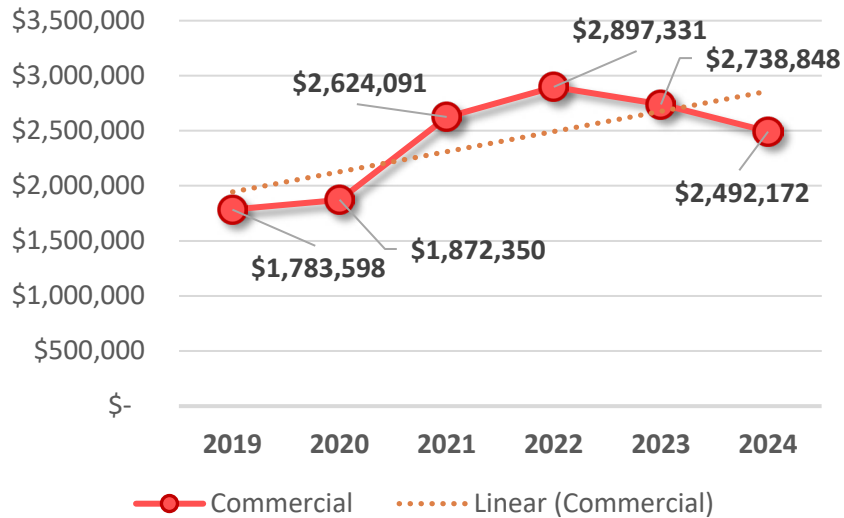
The following fee data reflects the building permit fees for single-family residential, multi-family residential, and commercial permits only. Recent data shows a decline in average valuations, likely reflecting smaller projects, despite rising development costs and high visibility of a few larger projects. Fees follow this trend.

Total Valuation of Building Permits



Note: Permits represented include R-New (new single-family homes), C-NEW (new commercial), C-MULTI (new multi-family), and C-SHELL (new commercial shells, or those buildings intended to be subdivided into suites with future tenant improvements). These are the most commonly reported record types. Permit values represent quantities reported in other areas of the Report. C-MULTI valuations are included in Commercial ("C") permitting types.

Average Commercial Building Permit Value



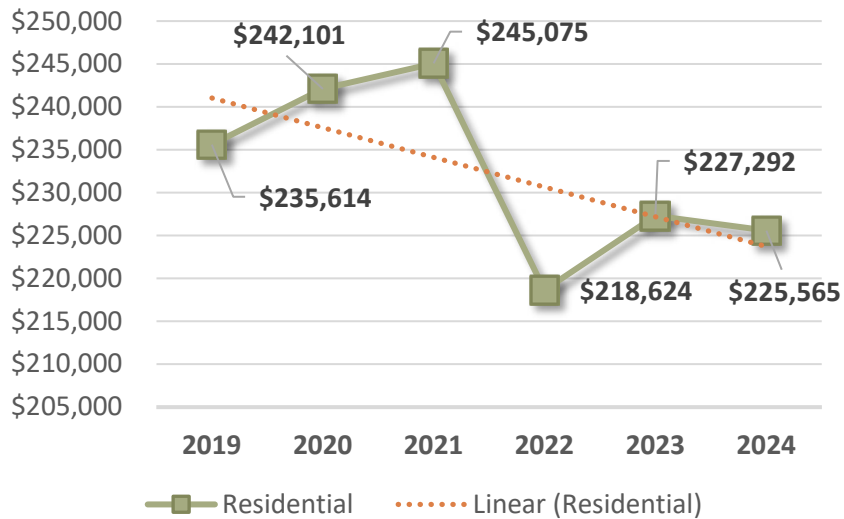
DATA

AVERAGE PERMIT VALUE

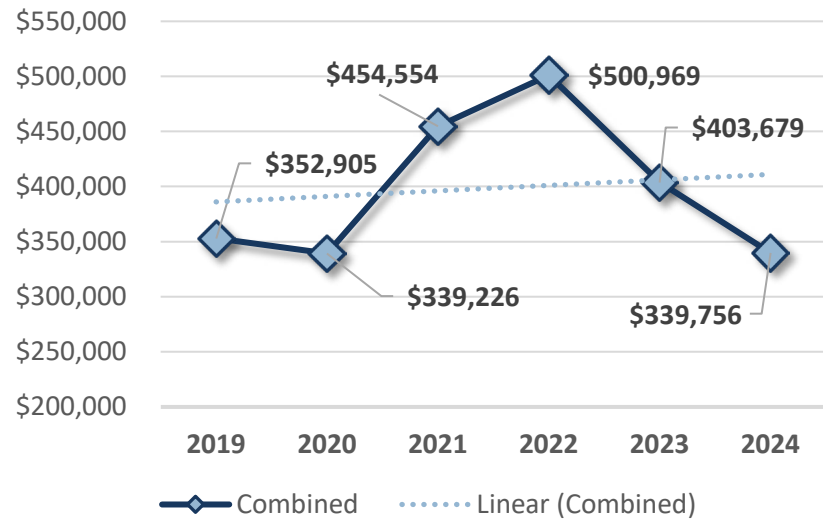
| Year | Residential | Commercial | Combined |
|----------------|------------------|--------------------|------------------|
| 2019 | \$235,614 | \$1,783,598 | \$352,905 |
| 2020 | \$242,101 | \$1,872,350 | \$339,226 |
| 2021 | \$245,075 | \$2,624,091 | \$454,554 |
| 2022 | \$218,624 | \$2,897,331 | \$500,969 |
| 2023 | \$227,292 | \$2,738,848 | \$403,679 |
| 2024 | \$225,565 | \$2,492,172 | \$339,756 |
| Average | \$232,379 | \$2,401,398 | \$398,515 |

Notes: Permits represented include R-New (new single-family homes), C-NEW (new commercial), C-MULTI (new multi-family), and C-SHELL (new commercial shells, or those buildings intended to be subdivided into suites with future tenant improvements). These are the most commonly reported record types. Permit values represent quantities reported in other areas of the Report. C-MULTI valuations are included in Commercial ("C") permitting types.

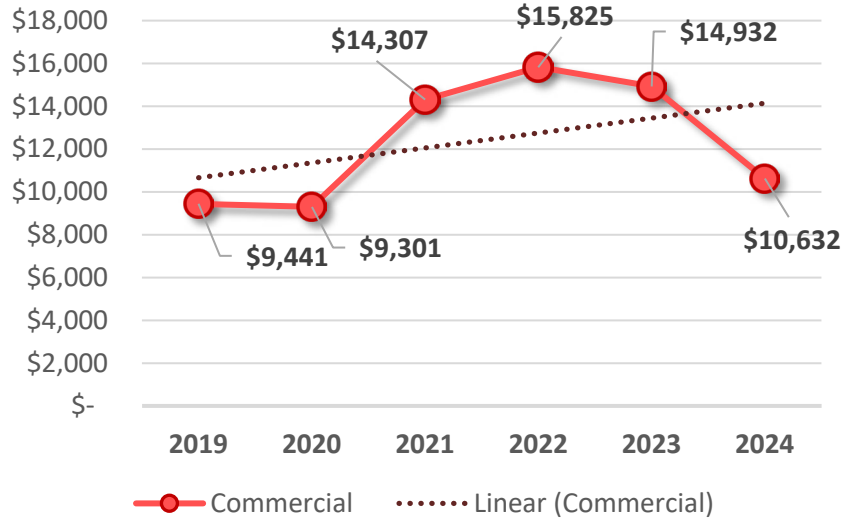
Average Residential Building Permit Value



Average Combined Building Permit Value



Average Commercial Building Permit Fee



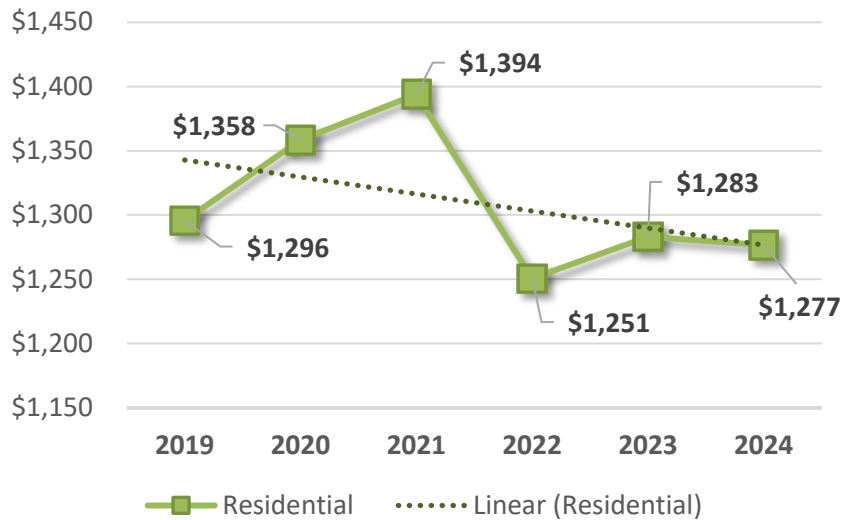
DATA

AVERAGE PERMIT FEE

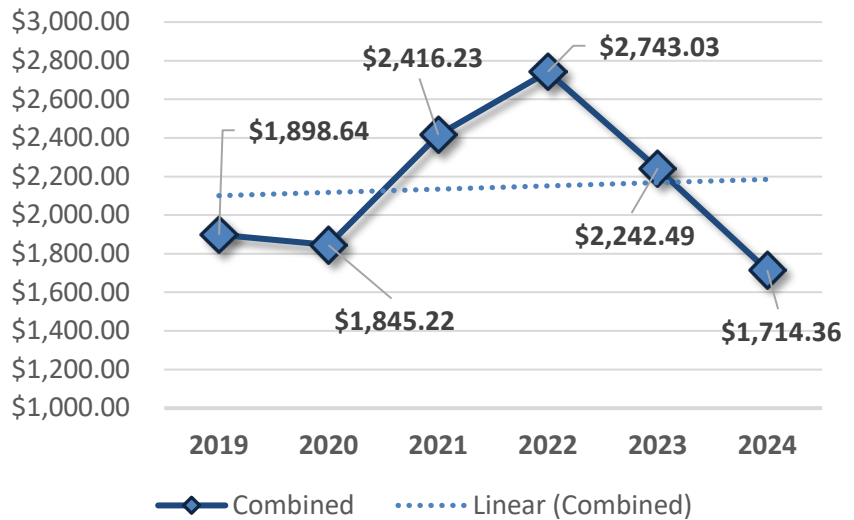
| Year | Residential | Commercial | Combined |
|----------------|----------------|-----------------|----------------|
| 2019 | \$1,296 | \$9,441 | \$1,899 |
| 2020 | \$1,358 | \$9,301 | \$1,845 |
| 2021 | \$1,394 | \$14,307 | \$2,416 |
| 2022 | \$1,251 | \$15,825 | \$2,743 |
| 2023 | \$1,283 | \$14,932 | \$2,242 |
| 2024 | \$1,277 | \$10,632 | \$1,714 |
| Average | \$1,310 | \$12,406 | \$2,143 |

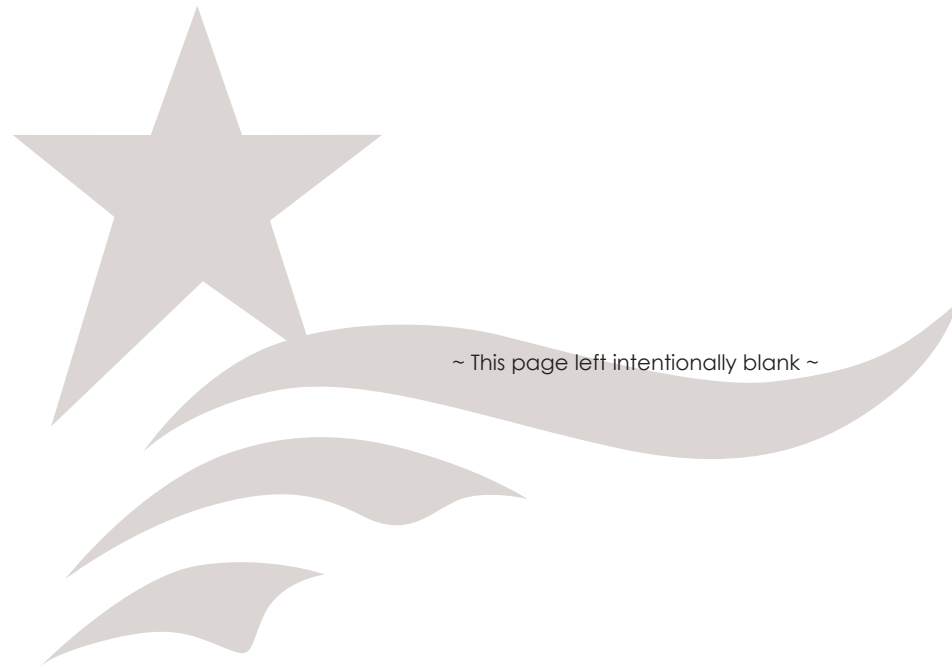
Notes: Average permit fee generally mirrors the trend of average permit value as they are related. The same types of records are included. However, average permit fee values look at fewer total records than average permit value records, and so while there is still a close correlation to permit values, they are not the same. City projects for example are processed and reviewed, but there is no invoice and so those associated projects that are included for permit value summaries, are absent in permit fee summaries.

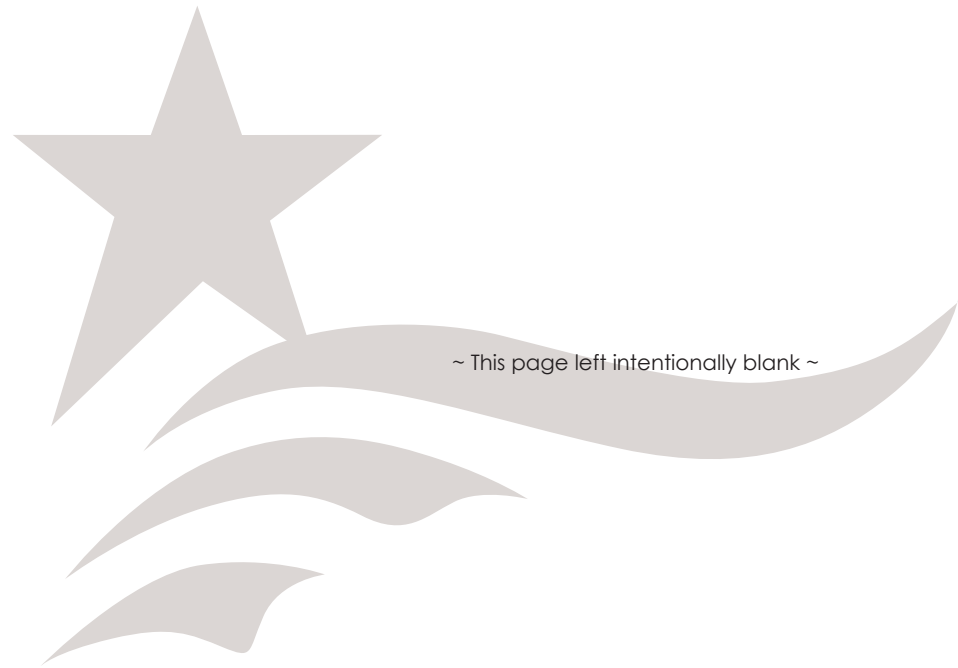
Average Residential Building Permit Fee



Average Combined Building Permit Fee







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