

Mixed Use Community (MU-C)

FUTURE LAND USE MAP DESIGNATION CUT SHEET

GENERAL CRITERIA

MAP COLOR



SAMPLE ZONING

R-15, R-40, TN-R, TN-C, C-C, and L-O

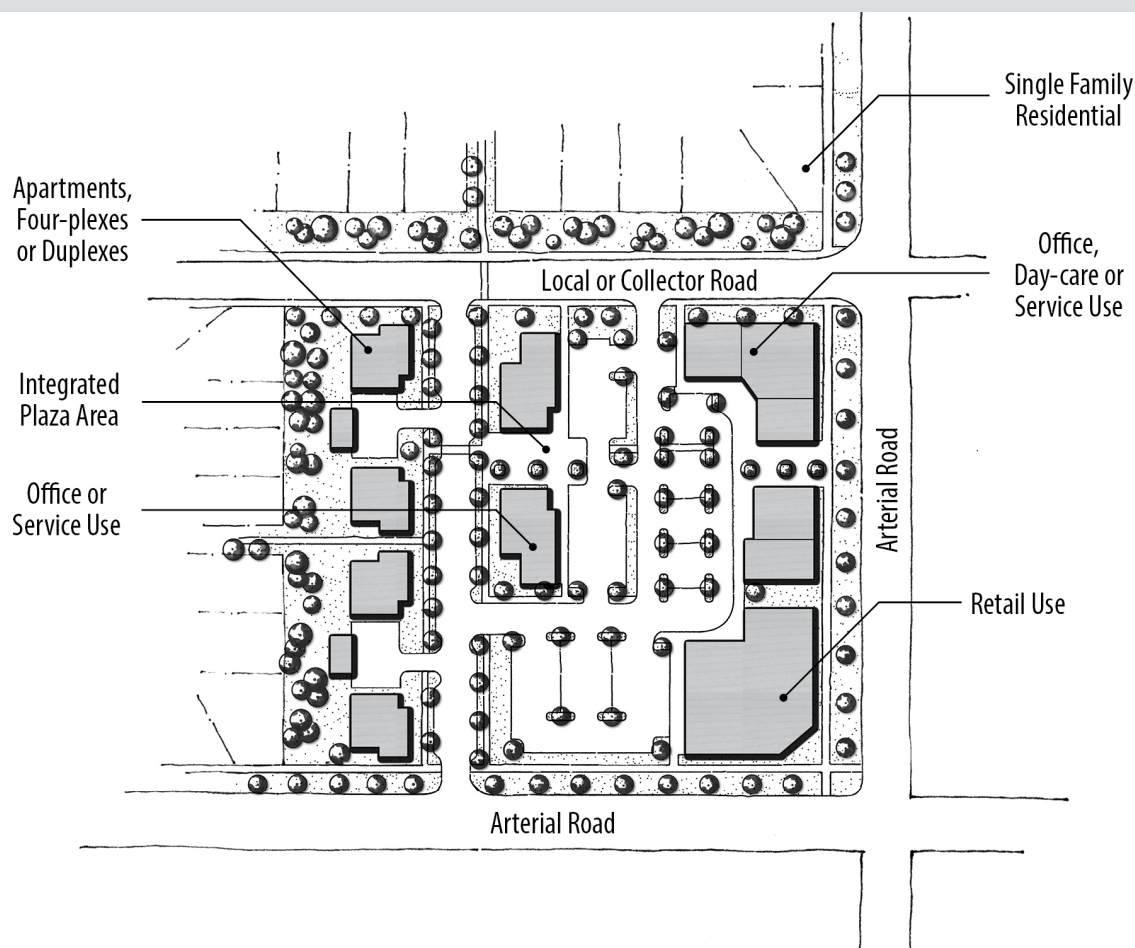
DESCRIPTION

The purpose of this designation is to allocate areas where community-serving uses and dwellings are seamlessly integrated into the urban fabric. The intent is to integrate a variety of uses, including residential, and to avoid mainly single-use and strip commercial type buildings. Non-residential buildings in these areas have a tendency to be larger than in Mixed Use Neighborhood (MU-N) areas, but not as large as in Mixed Use Regional (MU-R) areas. Goods and services in these areas tend to be of the variety that people will mainly travel by car to, but also walk or bike to (up to three or four miles). Employment opportunities for those living in and around the neighborhood are encouraged. Developments are encouraged to be designed according to the conceptual MU-C plan depicted.

SAMPLE USES

Sample uses appropriate in MU-C areas include: All MU-N categories, community grocer, clothing stores, garden centers, hardware stores, restaurants, banks, drive-thru facilities, auto service station, and retail shops, and other appropriate community-serving uses.

MIXED USE CONCEPT DIAGRAM



Notes: See the References & Resources section for additional materials. When determining appropriate zoning of a property, the transition from existing, adjacent zoning designations, as well as future anticipated land use should be considered.

QUESTIONS?

Contact the Planning Division at 33 E Broadway Ave, Suite 102, Meridian ID 83642, or 208.884.5533, or <https://meridancity.org/planning/>, or planning@meridancity.org.
Last Modified: 04/02/20



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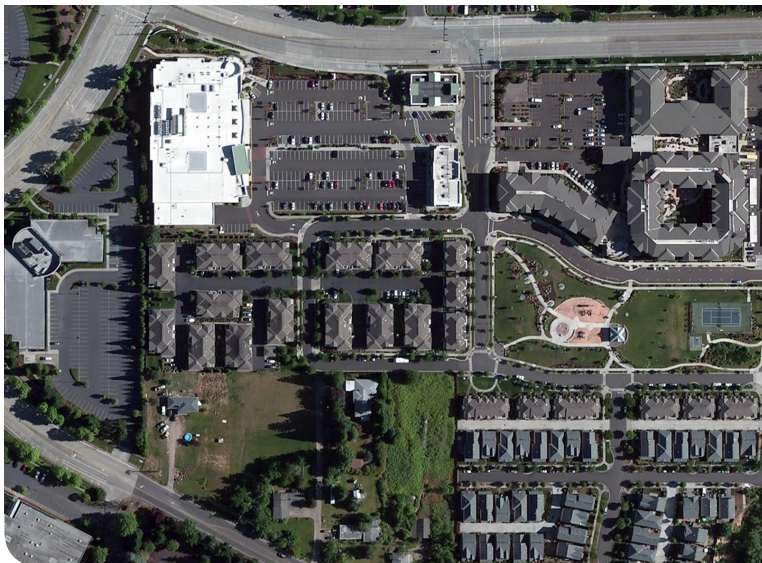
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DESIGN DIRECTION

- ❑ Development should comply with the general guidelines for development in all Mixed Use areas.
- ❑ All developments should have a mix of at least three land use types.
- ❑ Residential uses should comprise a minimum of 20% of the development area at gross densities ranging from 6 to 15 units/acre.
- ❑ Non-residential buildings should be proportional to and blend in with adjacent residential buildings.
- ❑ Vertically integrated structures are encouraged.
- ❑ Unless a structure contains a mix of both residential and office, or residential and commercial land uses, maximum building size should be limited to a 30,000 square-foot building footprint. For community grocery stores, the maximum building size should be limited to a 60,000 square-foot building footprint. For the development of public school sites, the maximum building size does not apply.
- ❑ Supportive and proportional public and/or quasi-public spaces and places including but not limited to parks, plazas, outdoor gathering areas, open space, libraries, and schools that comprise a minimum of 5% of the development area are required. Outdoor seating areas at restaurants do not count towards this requirement.
- ❑ Where the development proposes public and quasi-public uses to support the development above the minimum 5%, the developer may be eligible for additional residential densities and/or an increase to the maximum building footprint.

SITE PATTERN



REFERENCES & RESOURCES

- 1 City of Meridian Comprehensive Plan
<https://meridiancity.org/compplan>



- 2 Meridian Unified Development Code
<https://meridiancity.org/UDC>



- 3 Meridian Architectural Standards Manual
<https://meridiancity.org/design>



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