

Mixed Use Non-Residential (MU-NR)

FUTURE LAND USE MAP DESIGNATION CUT SHEET

GENERAL CRITERIA

MAP COLOR



SAMPLE ZONING

C-C, C-G, L-O, M-E, H-E, I-L, and I-H

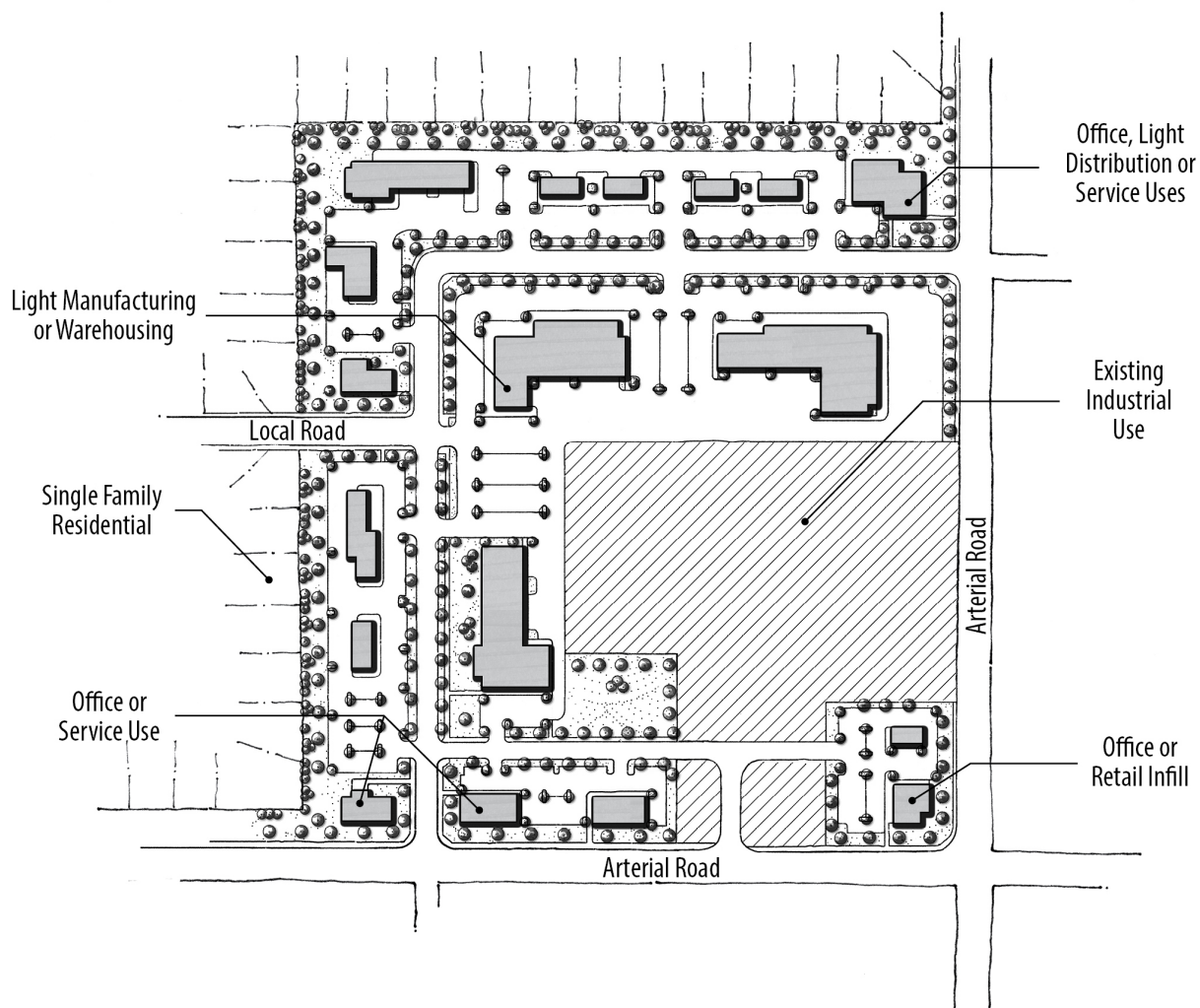
DESCRIPTION

The purpose of this designation is to designate areas where new residential dwellings will not be permitted, as residential uses are not compatible with the planned and/or existing uses in these areas. For example, MU-NR areas are used near the City's Wastewater Resource Recovery Facility and where there are heavy industrial or other hazardous operations that need to be buffered from residential. Developments are encouraged to be designed similar to the conceptual MU-NR plan depicted.

SAMPLE USES

Sample uses, appropriate in MU-NR areas would include: employment centers, professional offices, flex buildings, warehousing, industry, storage facilities and retail, and other appropriate non-residential 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://meridiancity.org/planning/>, or planning@meridiancity.org.
Last Modified: 04/02/20



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GENERAL CRITERIA

DESIGN DIRECTION

- ❑ No new residential uses will be permitted (existing residential may remain).
- ❑ All developments should have a mix of at least two types of land uses.
- ❑ Development is not required to comply with the minimum number of uses in the general mixed use standards.
- ❑ Street sections consistent with the Ada County Highway District Master Street Map are required within the Unified Development Code.
- ❑ There is neither a minimum nor maximum imposed on non-retail commercial uses such as office, food service/restaurants, industry, or warehouse uses.
- ❑ A transitional use is encouraged on the perimeter of the MU-NR areas between any existing or planned residential development.

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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