

Mixed Use Commercial (MU-COM)

TEN MILE SPECIFIC PLAN LAND USE MAP DESIGNATIONS

General Information

Map Color



Zoning

C-C | C-G | TN-C | C-N

Sample Use(s)

- ☐ Commercial, vertically integrated residential, live-work, employment, entertainment, office, multi-family, and townhouses

General Standards

- ☐ Target Density for Area: 8 to 12 dwellings / acre
- ☐ Recommended FAR: 1.00 to 1.25 or more
- ☐ Three or more income producing uses
- ☐ No more than 30% of the ground level development within the Mixed Use Commercial designation should be used for residences
- ☐ Design Review required; see Design Manual for guidelines
- ☐ Comply with Pathways Master Plan

Design Characteristics

- ☐ Relate proposed development, including land uses and activities, to adjacent and surrounding uses and public spaces as appropriate to maintain compatibility and establish the continuity of the planned urban form and character.
- ☐ Use architectural elements, such as doors and windows, details, and materials, to articulate building facades that face roadways, or are adjacent to public spaces and pedestrian environments to establish a transparent relationship between active indoor and outdoor spaces.
- ☐ Building designs should incorporate appropriate roof forms with primary and secondary roof elements that complement the building form and facade designs and help reduce the appearance of building mass and scale.

Site Pattern



Note: This information is a summary of the Ten Mile Interchange Specific Area Plan and City of Meridian Comprehensive Plan Please see those documents for complete information.

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Building Envelope and other references



Placement

- » No front setback or build to lot line - attached. Hold the corners. No parking lots on front

Heights

- » 1 to 4 stories

Vertical Form

- » Base, Body, & Top

Frontage

- » 40% of linear dimension of street level frontages shall be in windows or doorways.

Additional Cut Sheet References

Page

» Street Oriented Design	SOD.1
» Buildings to Scale	BSG.1
» Traditional Neighborhood Design	NHD.1
» Building Facades & Heights	BFC.2
» Base, Body, & Top	BFC.3
» Roofs – Flat or Pitched	BFC.4
» Frontage	BFC.5
» Building Materials & Screening	BDG.1
» Awnings & Canopies	BDG.2
» Signs & Public Art	SGN.1

“ As with all mixed use areas, this designation requires developments to integrate the three major use categories—residential, commercial, and employment. In Mixed Use Commercial areas three or more significant uses also tend to be larger scale projects (Ten Mile Interchange Specific Area Plan).

