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
Design Characteristics	 Comply with Pathways Master Plan 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.

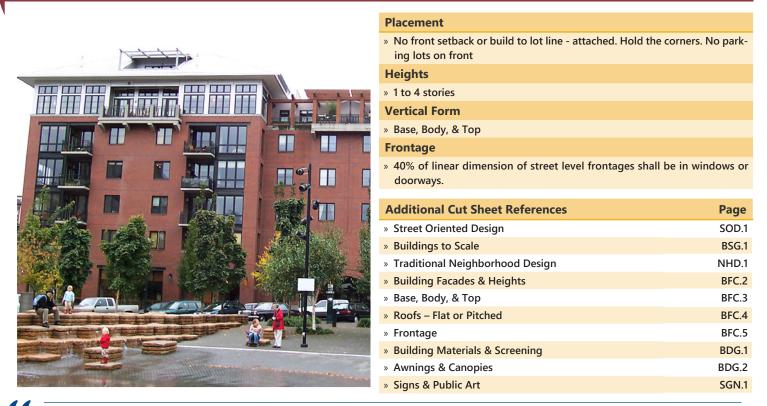


» Questions? Contact the Planning Division at 33 E Broadway Ave, Suite 102, Meridian ID 83642 or 208.884.5533

MIXED USE COMMERCIAL (MU-COM)

TEN MILE SPECIFIC PLAN LAND USE MAP DESIGNATIONS

Building Envelope and other references



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).



» Questions? Contact the Planning Division at 33 E Broadway Ave, Suite 102, Meridian ID 83642 or 208.884.5533