

FUTURE LAND USE MAP DESIGNATIONS

MAP COLOR	NAME
	Low Density Residential
	Medium Density Residential
	Medium High Density Residential
	High Density Residential
	Commercial
	Office
	Industrial
	Civic (no cut sheet)
	Old Town
N/A	Mixed Use (General)
	Mixed Use Neighborhood
	Mixed Use Community
	Mixed Use Non-residential
	Mixed Use Regional
	Mixed Use Interchange

Note: These Future Land Use Map designation cut sheets are summaries only. For complete information, see the City of Meridian Comprehensive Plan for future land use designations and the Unified Development code for zoning district descriptions.

FUTURE LAND USE MAP DESIGNATIONS

REFERENCE LINKS

QR CODES

City of Meridian

▣ <http://www.meridiancity.org/>



City of Meridian Comprehensive Plan

▣ <http://www.meridiancity.org/compplan/>



City of Meridian Architectural Standards Manual

▣ <http://www.meridiancity.org/planning.aspx?id=230>



City of Meridian Code Link (Unified Development Code)

▣ http://www.sterlingcodifiers.com/codebook/index.php?book_id=306



LOW DENSITY RESIDENTIAL

FUTURE LAND USE MAP DESIGNATION

GENERAL INFORMATION

Map Color



Zoning

R-2 | R-4

Sample Use(s)

- ❑ Single-family detached residential

General Standards

- ❑ Up to three dwellings per acre
- ❑ 8,000 (R-4) to 12,000 (R-2) square-foot minimum property sizes
- ❑ 35-foot maximum building height

Design Considerations

- ❑ Residential developments should consider existing and planned surrounding uses, including residential and non-residential areas, in a way that encourages compatible development patterns, character, and appearances.
- ❑ Where appropriate, incorporate and enhance significant natural features as site amenities and/or design elements.
- ❑ Appropriately address the critical issues of site layout that influence a compatible and integrated neighborhood character, including, but not limited to, vehicular access, pedestrian connectivity, building orientations, and common spaces.
- ❑ Limit street connections off major roadways, including highways, principle arterials, and other designated mobility corridors, to mitigate development impacts on the roadway system.
- ❑ Strategically locate common and open spaces and site amenities to encourage and support pedestrian activity.
- ❑ Encourage safe and secure common and open spaces by avoiding dead areas, unusable spaces, dark areas, and hidden corners. Provide public and neighborhood views for casual monitoring of common spaces and facilities.

Site Pattern



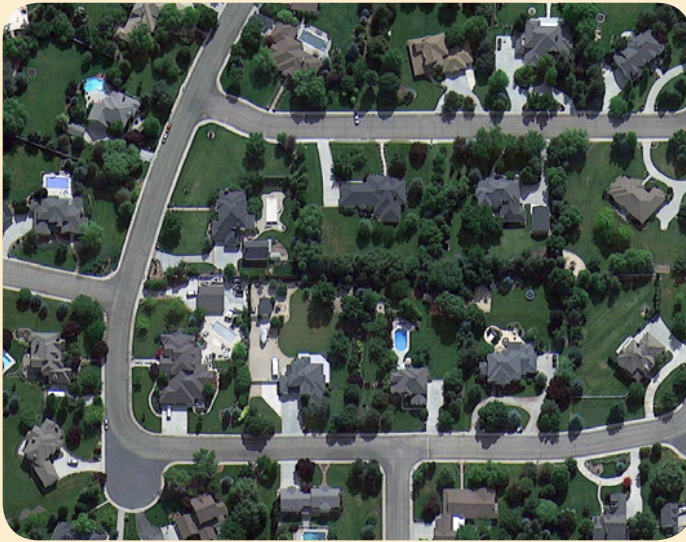
Note: This information is a summary of the Comprehensive Plan designation and Unified Development Code (UDC). Please see the Comprehensive Plan and UDC for more information. Zoning district listed above do not always directly correlate with the Future Land Use Map designation. When determining appropriate zoning of a property, the transition from existing, adjacent zoning designations, as well as future anticipated land use should be considered.

LOW DENSITY RESIDENTIAL

FUTURE LAND USE MAP DESIGNATION

VISUAL REFERENCE

The images below are examples only. They represent some of the site and building design elements desired within this future land use designation, but may not necessarily represent all elements required under the Comprehensive Plan, UDC, or other policy documents.



“ Allow for the development of single-family homes on large lots where urban services are provided. Uses may include single-family homes at gross densities of three dwelling units or less per acre. Density bonuses may be considered with the provision of public amenities such as open space, pathways, or land dedicated for public services (City of Meridian Comprehensive Plan).



MEDIUM DENSITY RESIDENTIAL

FUTURE LAND USE MAP DESIGNATION

GENERAL INFORMATION	
Map Color	<div></div> Zoning R-4 R-8 TN-R
Sample Use(s)	<div></div> Single-family detached residential, Single-family attached residential, and Duplexes
General Standards	<div><div></div> 3 to 8 dwellings per acre</div> <div><div></div> 4,000 (R-8) to 8,000 (R-4) square foot minimum property sizes</div> <div><div></div> 35-foot maximum building height</div> <div><div></div> Design Review required for some uses; see Architectural Standards Manual</div>
Design Considerations	<div><div></div> Residential developments should orient to surrounding uses, including residential and non-residential areas, in a way that encourages compatible development patterns, character, and appearances.</div> <div><div></div> Where appropriate, incorporate and enhance significant natural features as site amenities and/or design elements.</div> <div><div></div> Appropriately address the critical issues of site layout that influence a compatible and integrated neighborhood character, including, but not limited to, vehicular access, pedestrian connectivity, building orientations, and common spaces.</div> <div><div></div> Limit street connections for residential developments off major roadways, including highways, principle arterials, and other designated mobility corridors, to mitigate development impacts on the roadway system.</div> <div><div></div> Site entryways, primary circulation patterns, and connections to adjacent uses should appear and function like complete streets rather than oriented to accommodate only vehicles.</div> <div><div></div> Strategically locate common and open spaces and site amenities to encourage and support pedestrian activity.</div>

Site Pattern



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MEDIUM DENSITY RESIDENTIAL

FUTURE LAND USE MAP DESIGNATION

VISUAL REFERENCE

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“ Allow smaller lots for residential purposes within City limits. Uses may include single-family homes at gross densities of three to eight dwelling units per acre. Density bonuses may be considered with the provision of public amenities such as open space, pathways, or land dedicated for public services (City of Meridian Comprehensive Plan).



MED-HIGH DENSITY RESIDENTIAL

FUTURE LAND USE MAP DESIGNATION

GENERAL INFORMATION

Map Color



Zoning

R-8 | R-15 | TN-R

Sample Use(s)

- ❑ Single-family attached residential, Townhouses, Condominiums, and Multi-family

General Standards

- ❑ 8 to 15 dwellings per acre
- ❑ 2,400 (R-15) to 4,000 (R-8) square foot minimum property sizes
- ❑ 35-foot (R-8) to 40-foot (R-15) maximum building height
- ❑ Design Review required; see Architectural Standards Manual

Design Considerations

- ❑ Residential developments should orient to surrounding uses, including residential and non-residential areas, in a way that encourages compatible development patterns, character, and appearances.
- ❑ Where appropriate, incorporate and enhance significant natural features as site amenities and/or design elements.
- ❑ Appropriately address the critical issues of site layout that influence a compatible and integrated neighborhood character, including, but not limited to, vehicular access, pedestrian connectivity, building orientations, and common spaces.
- ❑ Limit street connections for residential developments off major roadways, including highways, principle arterials, and other designated mobility corridors, to mitigate development impacts on the roadway system.
- ❑ Appropriately use setbacks or bring buildings up close to roadways to establish a uniform street presence and support a contiguous pedestrian environment. Orient primary building façades toward roadways and provide walkways that connect entrances.
- ❑ Where possible, coordinate the placement of common spaces and site amenities with adjacent properties to encourage integrated developments and support community connectivity.

Site Pattern



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MED-HIGH DENSITY RESIDENTIAL

FUTURE LAND USE MAP DESIGNATION

VISUAL REFERENCE

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“ These are relatively compact areas within the context of larger neighborhoods and are typically located around or near mixed use commercial or employment areas to provide convenient access to services and jobs for residents (City of Meridian Comprehensive Plan).



HIGH DENSITY RESIDENTIAL

FUTURE LAND USE MAP DESIGNATION

GENERAL INFORMATION

Map Color



Zoning

R-15 | R-40

Sample Use(s)

- Duplexes, Multi-family, Townhouses, and other residences above retail or office

General Standards

- 15 to 40 dwellings per acre
- 1,200 (R-40) to 2,400 (R-15) square-foot minimum property sizes
- 40-foot (R-15) to 60-foot (R-40) maximum building height
- Design Review required; see Architectural Standards Manual

Design Considerations

- Residential developments should orient to surrounding uses, including residential and non-residential areas, in a way that encourages compatible development patterns, character, and appearances.
- Locate buildings to establish an appropriate development character that enhances the compatibility and attractiveness of the site, adjacent uses, and neighborhood.
- Where provided, parking should be located toward the interior of the site and integrate with buildings and common spaces.
- Appropriately address the critical issues of site layout that influence a compatible and integrated neighborhood character, including, but not limited to, vehicular access, pedestrian connectivity, building orientations, and common spaces.
- Limit street connections for residential developments off major roadways, including highways, principle arterials, and other designated mobility corridors, to mitigate development impacts on the roadway system.
- Where possible, coordinate the placement of common spaces and site amenities with adjacent properties to encourage integrated developments and support community connectivity.

Site Pattern



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HIGH DENSITY RESIDENTIAL

FUTURE LAND USE MAP DESIGNATION

VISUAL REFERENCE

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“ Development might include duplexes, apartment buildings, townhouses, and other multi-unit structures. A desirable project would consider the placement of parking areas, fences, berms, and other landscaping features to serve as buffers between neighboring uses (City of Meridian Comprehensive Plan).



COMMERCIAL

FUTURE LAND USE MAP DESIGNATION

GENERAL INFORMATION

Map Color



Zoning

C-N | C-C | C-G

Sample Use(s)

- Retail, wholesale, service and ancillary office uses, as well as appropriate public uses such as government offices.

General Standards

- Standards vary greatly by zoning type. See Unified Development Code, Chapter 2 Article B for specific standards related to use, building heights, parking, setbacks, landscape buffers, and more.
- Design Review required; see Architectural Standards Manual

Design Considerations

- Anticipate the addition of future transit systems to the transportation network and plan for the integration of appropriate transit facilities and infrastructure.
- Limit direct vehicular access off major roadways, including highways, principal arterials, and other designated mobility corridors, to mitigate development impacts on the roadway system.
- Provide pedestrian and vehicular connections that link adjacent uses and circulation patterns, including buildings, public spaces, parking areas, roadways, sidewalks, and pathways.
- Locate buildings to establish an appropriate development character that enhances the compatibility and attractiveness of the site, buildings, and surrounding uses.
- Locate parking toward the interior of the site and integrate parking areas to establish an attractive built environment that provides accessibility to public spaces and buildings.
- Building designs should appropriately address building scale, mass, and form, and the use of materials, architectural elements, and details to ensure a compatible and aesthetic contribution to the built environment.

Site Pattern



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COMMERCIAL

FUTURE LAND USE MAP DESIGNATION

VISUAL REFERENCE

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“Within this land use category, specific zones may be created to focus commercial activities unique to their locations. These zones may include neighborhood commercial uses focusing on specialized service for residential areas adjacent to that zone (City of Meridian Comprehensive Plan).”



FUTURE LAND USE MAP DESIGNATION

GENERAL INFORMATION

Map Color



Zoning

L-O

Sample Use(s)

- Professional Office, Personal Services, Offices & Technology Resource Centers, and Daycares. Ancillary commercial uses may be considered (particularly within research and development centers or technological parks).

General Standards

- See Unified Development Code, Chapter 2 Article B for specific standards related to use, building heights, parking, setbacks, landscape buffers, and more.
- Design Review required; see Architectural Standards Manual

Design Considerations

- Design surface parking as an integrated and attractive element of the built environment that promotes pedestrian comfort and safety and adds to the aesthetic character of developments, in addition to accommodating vehicular uses.
- Where appropriate, incorporate and arrange on-street parking to produce traffic calming effects for adjacent pedestrian environments and roadways.
- Design public and open spaces as destinations within individual developments and mixed-use areas that provide places for recreation, social gathering, and other pedestrian activities.
- Integrate landscaping to establish a consistent appearance and aesthetic character for developments and buffers.
- Design building façades that express architectural character and incorporate the use of design principles to unify developments and buildings, and relate to adjacent and surrounding uses.
- Buildings with façades that face multiple roadways and/ or public spaces should use consistent material combinations, quality, and detailing to unify the building design.

Site Pattern



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OFFICE

FUTURE LAND USE MAP DESIGNATION

VISUAL REFERENCE

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“ This designation will provide opportunities for low-impact business areas. These would include offices, technology and resource centers; ancillary commercial uses may be considered, particularly within research and development centers or technological parks (City of Meridian Comprehensive Plan).



INDUSTRIAL

FUTURE LAND USE MAP DESIGNATION

GENERAL INFORMATION

Map Color



Zoning

I-L, I-H

Sample Use(s)

- ❑ Light industrial uses may include warehouses, storage units, light manufacturing, and incidental retail and offices uses.
- ❑ Heavy industrial uses may include processing, manufacturing, warehouses, storage units, and industrial support activities.

General Standards

- ❑ Standards vary greatly by zoning type, see Unified Development Code, Title 11, Section 2, Article C for specific standards. Restrictions include use, building height, parking, setbacks, and more.
- ❑ Street landscape buffers (in feet) are the following: Local (10), Collector (20), Arterial (25), Entryway corridor (35), Interstate (50).
- ❑ Landscape buffer to residential uses (in feet): I-L (25), I-H (40).

Design Considerations

- ❑ Limit direct vehicular access off major roadways, including highways, principal arterials, and other designated mobility corridors, to mitigate development impacts on the roadway system.
- ❑ Provide clearly defined building entries and connect them to roadways, pedestrian walkways, public spaces, transit facilities, parking, and adjacent uses.
- ❑ Locate parking toward the interior of the site and integrate parking areas to establish an attractive built environment that provides accessibility to public spaces and buildings.
- ❑ Locate site services, building utilities, and mechanical equipment to enhance the attractiveness of the built environment and minimize impacts on adjacent uses.
- ❑ The design and layout of internal site parking should avoid long, unbroken parking bays. Divide parking bay lengths with crossing travel lanes at approximately 300-foot intervals.

Site Pattern



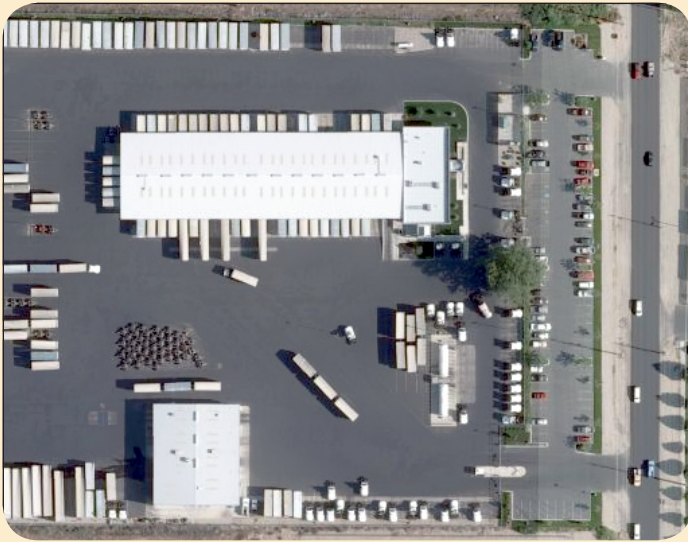
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INDUSTRIAL

FUTURE LAND USE MAP DESIGNATION

VISUAL REFERENCE

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“ Light industrial uses may include warehouses, storage units, light manufacturing, and incidental retail and offices uses. Heavy industrial uses may include processing, manufacturing, warehouses, storage units, and industrial support activities. In all cases, screening, landscaping, and adequate access should be provided (City of Meridian Comprehensive Plan).



FUTURE LAND USE MAP DESIGNATION

GENERAL INFORMATION

Map Color



Zoning

O-T

Sample Use(s)

- ❑ Offices, retail and lodging, theatres, restaurants, and service retail. Residential uses could include reuse of existing buildings, new construction of multi-family residential over ground floor retail or office uses.

General Standards

- ❑ Development in Old Town will be reviewed in accordance with Destination Downtown and the Downtown Meridian Street Cross-section Master Plan
- ❑ Pedestrian amenities are emphasized in Old Town.
- ❑ Minimum number of stories for new construction is two (2)

Design Considerations

- ❑ Building design should enhance public and urban spaces, articulate an urban form, and provide human and pedestrian scale.
- ❑ Design building façades that define and articulate an appropriately scaled street presence to maintain contiguous pedestrian environments and support public spaces.
- ❑ Building designs should enhance public, common, and urban spaces, articulate aesthetic character, and provide pedestrian scale elements and details.
- ❑ Incorporate visual and physical distinctions in the building design between lower and upper stories that enhance urban building forms, articulate façades, and integrate pedestrian and human scale.
- ❑ Place parking primarily behind or to the side of buildings and public spaces and away from block corners and major roadways.
- ❑ Limit direct vehicular access off major roadways to maintain the continuity of pedestrian environments, streetscapes, and the urban character.

Site Pattern



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OLD TOWN

FUTURE LAND USE MAP DESIGNATION

VISUAL REFERENCE

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“ Sample uses include offices, retail and lodging, theatres, restaurants, and service retail for surrounding residents and visitors. A variety of residential uses are also envisioned and could include reuse of existing buildings, new construction of multi-family residential over ground floor retail or office uses (City of Meridian Comprehensive Plan).



Mixed Use (GENERAL)

FUTURE LAND USE MAP DESIGNATION

GENERAL INFORMATION

Map Color



Zoning

- Varies by mixed use type - see the relevant cut sheet and or Comprehensive plan text for each mixed use type

Sample Use(s)

- In general, the purpose of mixed use designations is to provide for a combination of compatible land uses within a close geographic area that allows for easily accessible services for residents and workers.
- Mixed use areas tend to have higher floor area ratios (less area devoted to parking), open space, and interconnected vehicular and pedestrian networks.

General Standards

- The intent of mixed use designations are to promote developments that offer functional and physical integration of land uses while allowing developers a greater degree of design and use flexibility.
- This cut sheet covers general mixed use requirements. There are five sub-categories of the Mixed Use designation that are used throughout the City, each with additional and more specific requirements: Neighborhood, Community, Regional, Interchange, and Non-Residential. See the relevant cut sheet and/or Comprehensive Plan text for each specific mixed use type for further information.

Neighborhood Centers

- Neighborhood Centers (N.C.) are a land use overlay for certain mixed use areas within the City. These mixed use designations have special emphasis and importance on providing access to neighborhood supportive services. See the Comprehensive Plan for specific guidance on Neighborhood Center overlays, which varies by mixed use type.

Site Pattern



Note: This information is a summary of the Comprehensive Plan text. Please see the Comprehensive Plan for more information. When determining appropriate zoning of a property, the transition from existing, adjacent zoning designations, as well as future anticipated land use should be considered.

MIXED USE (GENERAL)

FUTURE LAND USE MAP DESIGNATION

GENERAL INFORMATION

Changes to Land Use

- For proposed Future Land Use map changes, from a non-mixed use designation to a mixed use land use, see the "Future Land Use Map Changes" handout.

Design Considerations

- Residential densities should be a minimum of six dwellings/acre.
- Where feasible, higher density and/or multi-family residential development will be encouraged, especially for projects with the potential to serve as employment destination centers and when the project is adjacent to US 20/26, SH-55, SH-16 or SH-69.
- A conceptual site plan for the entire mixed use area should be included in the application.
- In developments where multiple commercial and/or office buildings are proposed (not residential), the buildings should be arranged to create some form of common, usable area, such as a plaza or green space.
- The site plan should depict a transitional use and/or landscaped buffering between commercial and existing low- or medium-density residential development.
- A mixed use project should include at least three types of land uses. Exceptions may be granted for smaller sites on a case-by-case basis.
- Community-serving facilities or public safety facilities are expected in larger mixed use developments.
- Supportive and proportional public and/or quasi-public spaces are expected.
- All mixed use projects should be directly accessible to neighborhoods within the section by both vehicles and pedestrians.
- Street sections consistent with the Ada County Highway District Master Street Map are required within the Unified Development Code.

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MIXED USE NEIGHBORHOOD (MU-N)

FUTURE LAND USE MAP DESIGNATION

GENERAL INFORMATION

Map Color



Zoning

TN-R | TN-C | L-O | C-N | R-8 | R-15

Sample Use(s)

- Townhouses, multi-family developments, neighborhood grocer, drug stores, coffee/sandwich/ice-cream shops, vertically integrated buildings, live-work spaces, dry cleaner/laundromat, salons/spas, daycares, neighborhood-scale professional offices, medical/dental clinics, gift shops, schools, parks, churches, clubhouses, public uses, and other appropriate neighborhood-scale uses.

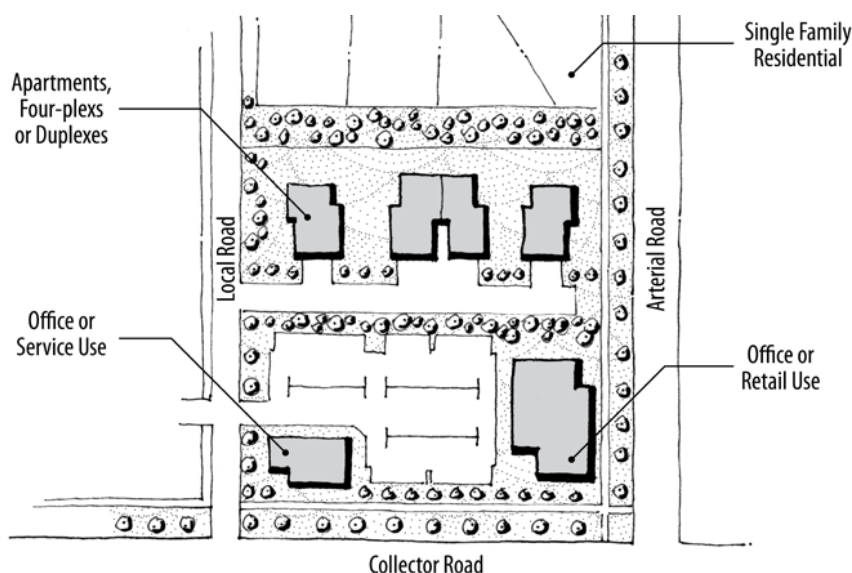
General Standards

- Comply with general Mixed Use restrictions provisions related to density, conceptual site plan development, landscape buffers, mix of land use types, open space, and more. See also Architectural Standards Manual.
- Maximum building size limited to 20,000 square-feet; integrated mixed use and public school sites may be larger.
- Residential uses should comprise a minimum of 40% of the development area at densities ranging from 6 to 12 units/acre.
- Non-residential buildings should be proportional to and blend in with residential buildings.
- 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 counts towards this requirement.

Design Considerations

- Residential developments should orient to surrounding uses, including residential and non-residential areas, in a way that encourages compatible development patterns, character, and appearances.
- Appropriately address the critical issues of site layout that influence a compatible and integrated neighborhood character, including, but not limited to, vehicular access, pedestrian connectivity, building orientations, and common spaces.
- Limit street connections for residential developments off major roadways, including highways, principle arterials, and other designated mobility corridors, to mitigate development impacts on the roadway system.

Site Pattern



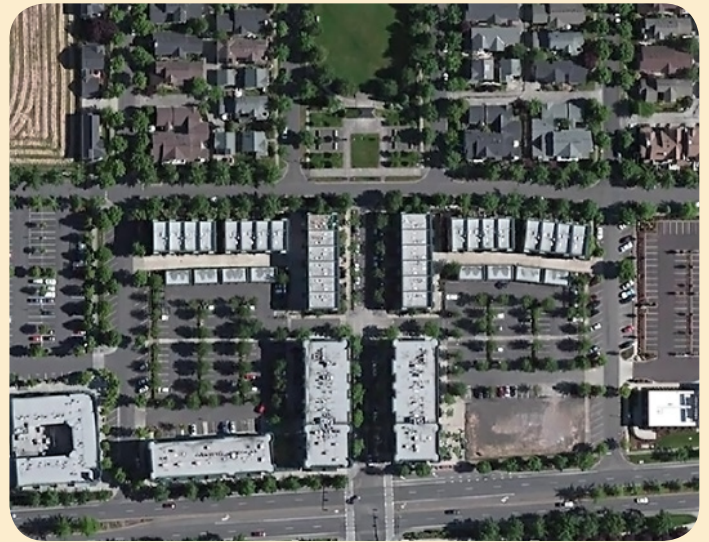
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Mixed Use Neighborhood (MU-N)

FUTURE LAND USE MAP DESIGNATION

VISUAL REFERENCE

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“Land uses in these areas should be primarily residential with supporting non-residential services. Non-residential uses in these areas tend to be smaller scale and provide a good or service that people typically do not travel far for (approximately one mile) and need regularly. Employment opportunities for those living in the neighborhood are encouraged (City of Meridian Comprehensive Plan).”



Mixed Use Community (MU-C)

FUTURE LAND USE MAP DESIGNATION

GENERAL INFORMATION

Map Color



Zoning

TN-R | TN-C | C-C | L-O | R-15 | R-40

Sample Use(s)

- Personal and professional offices, schools, parks, residential above retail or office, higher density residential dwellings, community grocer, clothing stores, garden centers, hardware stores, restaurants, banks, drive-thru facilities, auto service station, retail shops, and other appropriate community-serving uses.

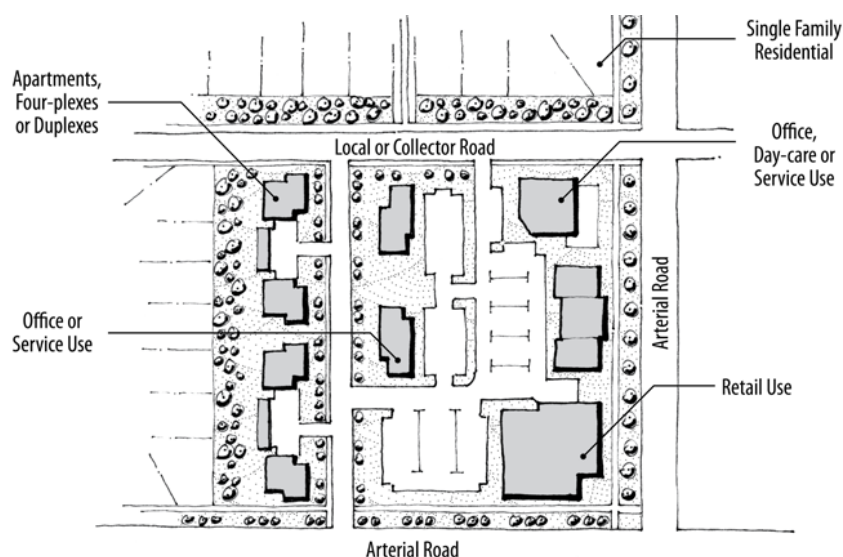
General Standards

- Comply with general Mixed Use provisions related to density, conceptual site plan development, landscape buffers, mix of land use types, open space, and more. See also Architectural Standards Manual.
- Maximum building size limited to 30,000 square-feet; integrated mixed use, public school sites, and community grocery stores may be larger.
- Have a mix of land use types.
- Residential uses should comprise a minimum of 20% of the development area at densities ranging from 6 to 15 units/acre.
- 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 counts towards this requirement.

Design Considerations

- Residential developments should orient to surrounding uses, including residential and non-residential areas, in a way that encourages compatible development patterns, character, and appearances.
- Appropriately address the critical issues of site layout that influence a compatible and integrated neighborhood character, including, but not limited to, vehicular access, pedestrian connectivity, building orientations, and common spaces.
- Limit street connections for residential developments off major roadways, including highways, principle arterials, and other designated mobility corridors, to mitigate development impacts on the roadway system.

Site Pattern



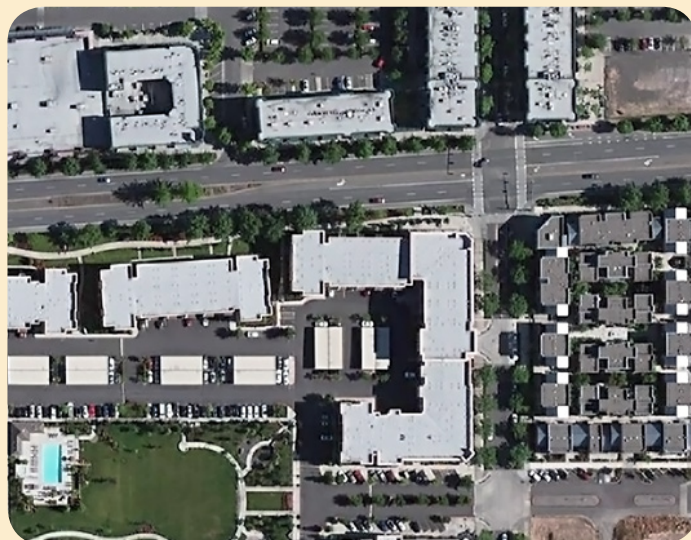
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Mixed Use Community (MU-C)

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“ Non-residential buildings in these areas have a tendency to be larger than in Mixed Use — Neighborhood areas, but not as large as in Mixed Use — Regional 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 (City of Meridian Comprehensive Plan).



MIXED USE NON-RESIDENTIAL (MU-NR)

FUTURE LAND USE MAP DESIGNATION

GENERAL INFORMATION

Map Color



Zoning

C-G | C-C | L-O | I-L | I-H | M-E | H-E

Sample Use(s)

- Employment centers, professional offices, flex buildings, warehousing, industry, storage facilities and retail, and other appropriate non-residential uses

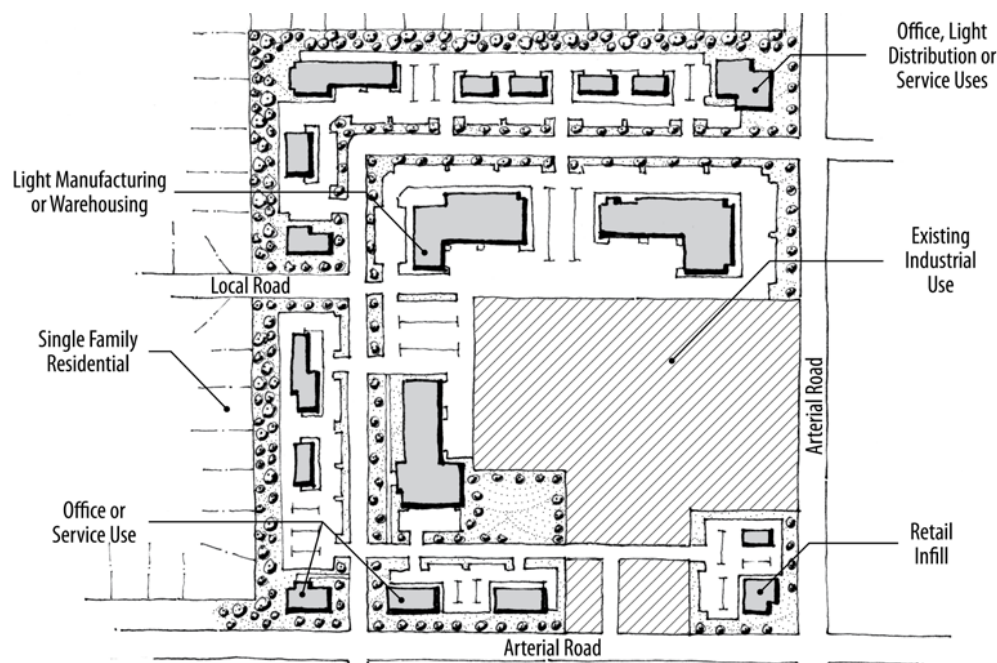
General Standards

- Provisions include pedestrian and vehicle access, building layout, transition to residential uses, and more. See also Architectural Standards Manual and Pathways Master Plan.
- No new residential uses will be permitted.
- Development is not required to comply with the general guidelines for development in all Mixed Use areas.
- All developments should have a mix of at least two types of land uses.
- Where mixed use developments are phased, a conceptual site plan for the entire mixed use area is encouraged.

Design Considerations

- In developments where multiple commercial and/or office buildings are proposed, the buildings should be arranged to create some form of common, usable area, such as a plaza or green space.
- A transitional use is encouraged on the perimeter of the MU-NR areas between any existing or planned residential development.
- All retail and service commercial components of projects should be directly accessible to neighborhoods within the section by both vehicles and pedestrians.
- Reduce and mitigate the impacts from proposed developments on adjacent sites as appropriate and compatible with planned and anticipated land uses and development character.

Site Pattern



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MIXED USE NON-RESIDENTIAL (MU-NR)

FUTURE LAND USE MAP DESIGNATION

VISUAL REFERENCE

The images below are examples only. They represent some of the site and building design elements desired within this future land use designation, but may not necessarily represent all elements required under the Comprehensive Plan, UDC, or other policy documents.



“ The purpose of this designation is to set-aside 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 waste water treatment plant and where there are mining, heavy industrial or other hazardous operations (City of Meridian Comprehensive Plan).



MIXED USE REGIONAL (MU-R)

FUTURE LAND USE MAP DESIGNATION

GENERAL INFORMATION

Map Color



Zoning

TN-C | C-G | R-15 | R-40 | M-E

Sample Use(s)

- Retail shops, grocery stores, residential above commercial or office, high density residential, restaurants, entertainment uses, major employment centers, clean industry, and other appropriate regional-serving uses.

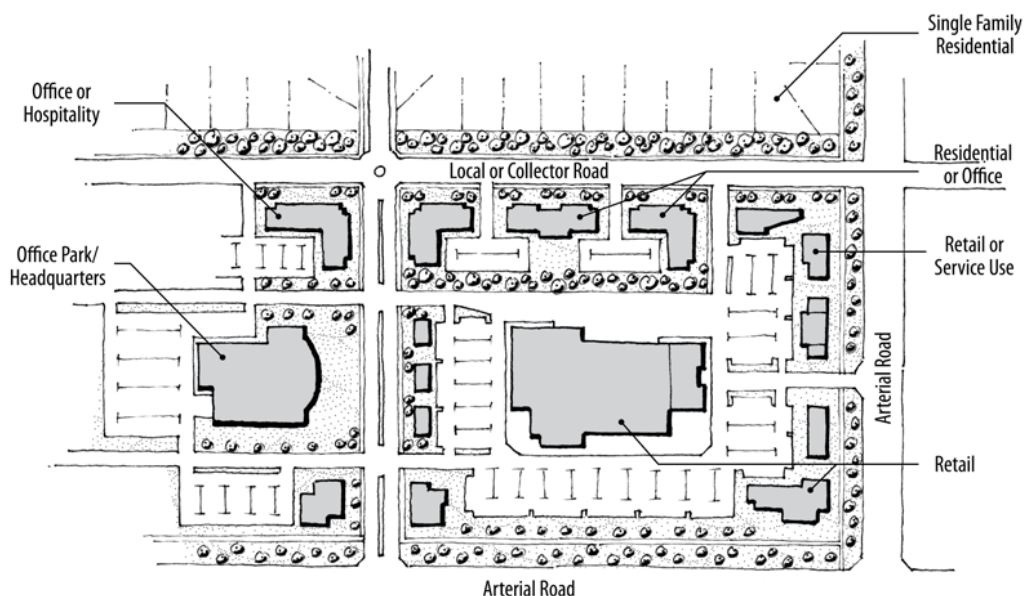
General Standards

- Comply with general Mixed Use restrictions. See also Design Manual and Pathways Master Plan.
- Residential uses should comprise a minimum of 10% of the development area.
- Retail commercial use should comprise no more than 50% of the development area. Coverage bonuses may be available for public and quasi-public open space and recreation areas.

Design Considerations

- Establish blocks that are compatible with the urban framework and street network. Where appropriate, enhance or restore existing blocks configurations.
- Limit direct vehicular access off major roadways to maintain the continuity of pedestrian environments, streetscapes, and the urban character.
- Provide pedestrian connections that establish contiguous pedestrian networks throughout the urban environment.
- Strategically locate public and urban spaces to encourage pedestrian activity, enhance the attractiveness of the community, and create landmarks that add character and identity to urban environments.
- Design surface parking as an integrated and attractive element of the urban environment that promotes pedestrian comfort and safety.
- Shade pedestrian walkways and parking, including stalls and drive aisles, with the appropriate type and class of trees, and arrange tree plantings in configurations that will provide shade for at least 50 percent of parking surfaces at mature growth.

Site Pattern



Note: This information is a summary of the Comprehensive Plan designation. Please see the Comprehensive Plan for more information. Zoning district listed above do not always directly correlate with the Future Land Use Map designation. When determining appropriate zoning of a property, the transition from existing, adjacent zoning designations, as well as future anticipated land use should be considered.

MIXED USE REGIONAL (MU-R)

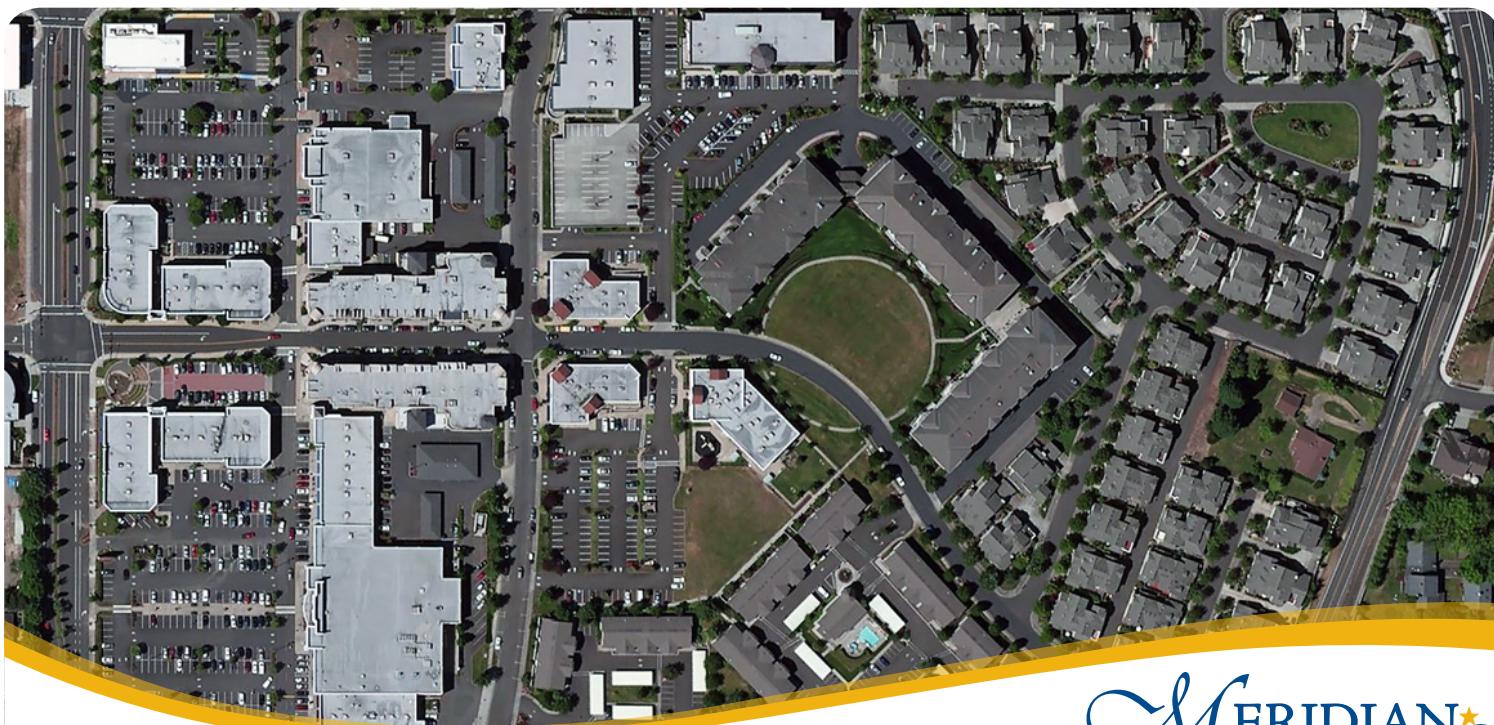
FUTURE LAND USE MAP DESIGNATION

VISUAL REFERENCE

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“The intent is to integrate a variety of uses together, including residential, and to avoid predominantly single use developments such as a regional retail center with only restaurants and other commercial uses. Developments should be anchored by uses that have a regional draw with the appropriate supporting uses (City of Meridian Comprehensive Plan).”



MIXED USE INTERCHANGE (MU-I)

FUTURE LAND USE MAP DESIGNATION

GENERAL INFORMATION

Map Color



Zoning

US 20-26: L-O, M-E

Ustick Rd: R-2, R-4, R-8, L-O

Sample Use(s)

- US 20-26 Area: Commuter services, technology/research, business parks, limited office
- Ustick Area: Civic uses, low-medium density residential, light retail (limited access)

General Standards

- Not intended for high volume retail or uses that are better suited in neighborhood centers or commercial areas
- Protect existing and future interchange efficiency from high traffic-generating uses that compound congestion and increase access conflicts

Design Considerations

- Vehicular access points are prohibited near interchange ramps. Future uses should be planned to integrate with a frontage/backage road type circulation system.
- Any new development at or near MU-I areas should promote a nodal development pattern where buildings are clustered, off-street parking is screened in the rear of the parcel, and where practical, development is interconnected with adjoining parcels.
- MU-I areas are gateways into the City and as such, buildings, landscaping, and other design features should reflect Meridian's heritage, quality, and character.
- Design of the SH-16/20-26 interchange and the adjoining land uses must give special consideration to the more scenic and environmentally sensitive area on the north side of US 20-26. More intensive land uses should be located on the south side of US 20-26.
- MU-I at Ustick Road, west of SH-16 should minimize retail and auto-oriented services and transition rapidly from the interchange to a more rural lower density character.

Site Pattern



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