

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

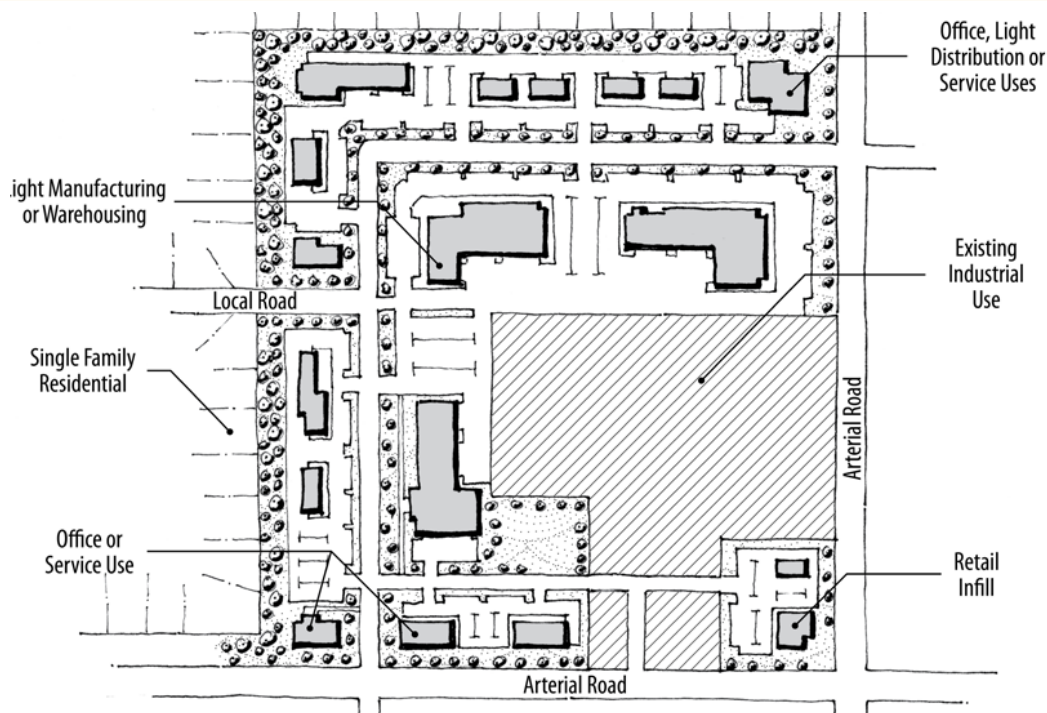
General Standards

- ☐ 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 Characteristics

- ☐ 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



Note: This information is a summary of the Comprehensive Plan designation and Unified Development Code standards. Please see those documents for complete information.

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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).

