

Land Use Settings

MIXED-USE LAND USE SETTINGS

Goals for Mixed-Use Development

- To provide a condition that requires more than one land use type for the same project
- To provide a process that allows more innovative design, placement, and function of structures
- To conserve open space and agricultural land
- To discourage uses that are not compatible with each other and surrounding land uses
- To provide opportunities for affordable housing
- To provide opportunities for Transit-Oriented Development
- To beautify the community in a cohesive design
- To create efficiencies in resource use

Mixed-Use Setting

Mixed-Use development includes a variety of project types: **Limited Light Industrial, Industrial Parks, Business Parks, Commercial, Residential, Business Parks, Planned-Unit Developments, Master Planned Communities, Specific Plan Areas, or other mixed development.** The developments should contain a harmonious architectural vernacular while providing a variety of options. The size and scale can vary. Compatibility with other developments within proximity is required. Developments could consist of combined uses in a single building or occupy a single site with integrated land uses that have significant functional interrelationships and a coherent physical design. A "single site" may include contiguous parcels or multiple structures on one parcel.

Characteristics of Mixed-Use Development Land Use

Developments could integrate retail, professional office, residential, recreation, hotels, plazas, live/work, civic, employment, entertainment, open space, etc. with direct, safe, and convenient connections. Developments should be vibrant, interesting, and scaled appropriately.

Nampa's Mixed-Use Components

Mixed Use developments contain several elements that make them livable and desirable:

- A variety of housing types and pricing levels, including 'affordable' or 'attainable'
- A neighborhood marketplace with a mix of commercial/services
- Central gathering areas
- Transit-Oriented Development
- Access to recreational elements, pathways, and open space
- A complete transportation/street system
- Aesthetically pleasing streetscapes and landscaping
- High-quality design and architectural interest
- Business Parks



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Residential Mixed Use

Residential Mixed-Use districts that are planned to specifically include both residential and non-residential uses. The range of nonresidential uses, and the development density of residential uses in a Residential Neighborhood Mixed-Use district will vary depending on the size of the district and the type and intensity of the surrounding development. Not every building in a Residential Neighborhood Mixed-Use district needs to include both residential and non-residential components, but both types of land uses will be accommodated within the district. Residential Neighborhood Mixed-Use districts must be planned to provide a suitable residential environment with private, semi-private and public spaces located throughout the development. For higher density cluster housing, additional open space with park-like elements will be required. Housing types could be **single-family detached, live/work units, multi-plex units in a village setting, high-density residential with retail/commercial street-level storefronts below, artist studios**, etc. Commercial units could include **storefront commercial with a loft, neighborhood-scale building with live units above, alleyway nooks, restaurants or cafés with street seating/fireplace**, etc.

Residential Neighborhood Mixed Use Design Principles

- A variety of housing types, densities and well-planned designs placed in a manner that is aesthetically and functionally pleasing. Special consideration for making each development fit within the surrounding neighborhoods, while giving it a unique sense of place.
- An interconnecting circulation system that is convenient for automobiles, pedestrians, and transit.
- Ample open space with park elements and pedestrian access for all residents within the development.
- Developments near transportation corridors to allow for transit-oriented development.
- Designs elements such as landscaping, street furnishings, art and other accouterments.



Community Mixed Use

Community Mixed-Use districts include development that is planned to specifically include commercial uses with a focus on providing communitywide needs and services. These areas should be sited along major transportation corridors and include public transportation access wherever feasible. Land uses in this land use setting should be transitioning to Community Mixed-Use type of development.

Community Mixed Use Design Principles

- Located on major transportation corridors, arterials, collectors, and gateways.
- Developments will have interconnected circulation systems with convenient and easily interpreted access and egress for automobiles, pedestrians, and public transportation
- High-Density Residential in a Planned Unit Development, Master Planned Community or Specific Plan Area is encouraged
- Housing should be well-designed; include streetscape, plazas and landscape elements that are scaled appropriately; be open and inviting, well lit, and connected
- Requires performance, architectural and engineering standards for all developments

- Can include commercial retail, large grocery stores, box stores, hotels, services for apartment-dwellers, live/work, recreation, employment centers with various business operations, commercial or light industrial/industrial business park/business park land uses with an emphasis on office and workshop facilities with minimal yards, business campuses, etc.
- Land uses located on gateway corridors will have commercial elements oriented to the corridor and require design review.
- Land Uses that are located on major transportation corridors, arterials and collector streets are complementary to the intended character of the corridor and subject to a higher standard of street presence, including landscape buffers, building treatments, screened fencing requirements, etc.