



Mixed Use Neighborhood (MUN)

Mixed Use Neighborhoods are built on large, previously undeveloped, or forested land on the outskirts of the city but within the Urban Growth Boundary, or on large vacant sites within developed areas. These neighborhoods include centrally located civic, institutional, and commercial uses like shops, pharmacies, restaurants, offices, schools, and libraries that can be easily accessed by residents living in the surrounding homes. Non-residential uses should be located within a 15-minute walking distance of all residential uses.

Transportation infrastructure should support and encourage safe walking, biking, rolling, and riding transit. The mix of housing types envisioned in Mixed Use Neighborhoods should be at a high density, with a variety of heights, and price ranges to serve a diversity of needs. Green space and recreation should be integrated throughout the residential and non-residential parts of the neighborhoods in the form of playgrounds, parks, trees, and forested areas.

Conservation design should be used when sensitive environmental features are present on the site. Buildings should be clustered close together on the least sensitive portions of the site to protect and preserve streams, wetlands, floodplains, natural heritage areas, steep slopes, open space corridors, and trees.

Specific Place Type Policies:

Policy 171 on page 175 *“Development in the Mixed Use Neighborhood Place Type should include a mix of residential and non-residential uses and a mix of housing types and sizes. Non-residential uses should be located within a 15-minute walking distance of all residential uses. Residential uses should be provided at a variety of price points, with a portion being housing that is accessible to those with low incomes.” (D)*