



Memphis3.0

Future Land Use Categories



Overview

The Future Land Use (FLU) map is a vision for the future of Memphis. With the five-year update of the **Memphis 3.0 Comprehensive Plan**, the Future Land Use map and categories were updated to reflect input received through extensive community engagement including **42 workshops** across the **14 planning districts**. This document details the revisions made to the FLU categories as part of the update.

Overall Changes to Future Land Use

In addition to the map updates and detailed text changes, the following list reviews the broader updates to FLU:

- Text updates to every FLU category description
- The “Transitional Neighborhood” FLU categories have been removed.
- Future Road Consistency is a new aspect of the five-year update, to go partner with the newly added Future Road Use map. Therefore, no original text will be shown for any Future Road Consistency.

Definitions

Each Future Land Use category is described through the aspects in the list below. The definitions of the features follows the direction the Office of Comprehensive Planning staff used to revise each future land use category. This document will show both the original text from the 2019 plan and the revised text for the plan update.

- **Description & Intent:** Describes the typical, expected characteristics of places that this FLU category fosters. References the connection to and impact on other places, and include defining characteristics that differentiate it from similar FLU categories.
- **Applicability:** Describes the set of conditions that make the FLU designation appropriate to an area.
- **Performance Metric:** Trackable through census/city/county data or ongoing community engagement. Performance metrics have a clear connection to a decision that Division of Planning and Development can/could make.
- **Zoning Notes:** Identifies a limited range of zones that are consistent in broad patterns and a separate range of zones that are consistent as instances within a broader pattern. A broad application of the latter should be clearly identifiable as a separate FLU description.
- **Future Road Consistency:** Identifies which Future Road Types are consistent

Place Types Defined

- **Anchors**- walkable places that are supported by and connected to the surrounding neighborhoods.
- **Anchor Neighborhoods**- walkable neighborhoods that are connected to and support nearby Anchors.
- **Residential Neighborhoods**- residential neighborhoods that are not connected to an Anchor.
- **Corridors**- commercial corridors that are primarily supported by vehicle traffic along the road.
- **Special Uses**- places of employment and industry.
- **Parks and Civic Spaces**- places that the community wants to gather for a specific purpose.

Place Type	Anchor Neighborhoods					
Map Color						
Land Use Designation	Anchor Neighborhood		Anchor Neighborhood - Mix of Building Types		Anchor Neighborhood - Urban	
	Original	Revised	Original	Revised	Original	Revised
Description & Intent	Walkable neighborhoods within a 5-10 minute walk of a Community Anchor. These neighborhoods are made up of single-unit and duplex housing	Walkable neighborhoods that are connected to a Community Anchor by a 5-10 minute walk. These neighborhoods are primarily made up of house-scale structures in a walkable and transit-oriented/supportive pattern.	Walkable neighborhoods within a 5-10 minute walk of a Community Anchor. These neighborhoods are made up of a mix of single-unit and multi-unit housing.	Walkable neighborhoods that are connected to one or more Community Anchors by a 5-10 minute walk. These neighborhoods are made up of a mix of house-scale and block scale structures in a walkable and transit-oriented/supportive pattern.	Walkable neighborhoods and mixed use districts within a 5-10 minute walk of a Citywide Anchor, consisting of block-scale buildings.	Walkable neighborhoods and mixed-use districts that are connected to one or more Citywide Anchors. These neighborhoods are made up of block-scale structures in a walkable and transit-oriented/supportive pattern.
Applicability	Places where existing single family neighborhoods can be strengthened through renovation, stabilization, and infill in a walkable and transit-oriented/supportive pattern	Places where primarily house-scale residential structures are present or appropriate to encourage through infill. The predominantly residential pattern can strengthen a connected Community Anchor.	Places where a mix of residential and mixed-use building types are present or appropriate to encourage through infill in a walkable and transit-oriented/supportive pattern.	Places where a mix of house-scale and block-scale residential and mixed-use building types are present or appropriate to encourage through infill. The mix of building types strengthens both the neighborhood and the Community Anchor.	Areas around Urban Core/ Downtown and Medical Districts and Institutional Campuses with large lots suitable for large block-scale infill and redevelopment.	Places where block-scale residential and mixed-use building types are present or appropriate to encourage through infill. The mix of neighborhood uses strengthens both the neighborhood and the Citywide Anchor.
Goals & Objectives	Preservation and stabilization of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services and jobs, building up not out.	Preservation and stabilization of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services and jobs, building up not out.	Preservation, stabilization, and/or intensification of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services and jobs, building up not out.	Preservation, stabilization, and/or intensification of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services and jobs, building up not out.	Support continued reinvestment and intensification of areas within walking distance to urban core and medical and educational anchors to support those anchors.	Support continued reinvestment and intensification of areas within walking distance to urban core and medical and educational anchors to support those anchors, building up not out.
Performance Metrics	Number of renovated housing units in anchor neighborhoods, number and type of infill housing units in anchor neighborhoods.	Number of renovated housing units in anchor neighborhoods, number and type of infill housing units in anchor neighborhoods.	Number of renovated housing units in anchor neighborhoods, number and type of infill housing units in anchor neighborhoods.	Number of renovated housing units in anchor neighborhoods, number and type of infill housing units in anchor neighborhoods.	Number of renovated housing units in anchor neighborhoods, number and type of infill housing units in anchor neighborhoods.	Number of renovated housing units in anchor neighborhoods, number and type of infill housing units in anchor neighborhoods.
Zoning Notes	Generally compatible with the following zone districts: R-15... RU-1, MDR in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings within anchor neighborhood areas, as appropriate, at the time of a small area plan.	Generally compatible with RN-1 and RN-2. Instances of RN-3, NS, EMU , and MS-1 can be appropriate. Consult zoning map and applicable overlays for current and effective regulations. Changes in zoning should reflect neighborhood engagement and current performance metrics.	Generally compatible with the following zone districts: RU-2, RU-3, RU-4, R-SD, R-R, MDR in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings within anchor neighborhood areas, as appropriate, at the time of a small area plan. Height calibration.	Generally compatible with RN-2, RN-3, NS, and MS-1. Instances of RN-1, RN-4, EMU , and MS-2 can be appropriate. Consult zoning map and applicable overlays for current and effective regulations. Changes in zoning should reflect neighborhood engagement, current performance metrics, and height calibration.	Generally compatible with the following zone districts: RU-2, RU-3, RU-4, R-SD, R-R, MDR in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings within anchor neighborhood areas, as appropriate, at the time of a small area plan. Height calibration.	Generally compatible with RN-4, EMU , MS-2, MS-3, and DD. Instances of RN-3 and MS-1 can be appropriate. Consult zoning map and applicable overlays for current and effective regulations. Changes in zoning should reflect neighborhood engagement, current performance metrics, and height calibration.
Future Road Consistency (NEW)	-	Generally compatible with Local Access and Connector type roads.	-	Generally compatible with Local Access and Connector type roads.	-	Generally compatible with Local Access and Connector type roads.

Place Type	Residential Neighborhoods			
Map Color				
Land Use Designation	Low-Intensity Residential (previously Primarily Single-Unit Neighborhood)		High-Intensity Residential (previously Primarily Multifamily Neighborhood)	
	Original	Revised	Original	Revised
Description & Intent	Residential neighborhoods consisting primarily of single-unit houses that are not near a Community Anchor	Residential neighborhoods made up of house-scale structures and developments that are primarily connected to the city via personal vehicle.	Residential neighborhoods consisting primarily of multi-unit buildings that are not near a Community Anchor.	Residential neighborhoods are made up of house-scale and block-scale structures and developments that are primarily connected to the city via personal vehicle.
Applicability	Places that consist of single unit houses and are not physically connected through streets and paths to at least one Citywide or Community Anchor.	Places where a suburban pattern of development is presently connected by low-intensity road networks.	Places that consist primarily of multi-unit buildings and are not physically connected through streets and paths to at least one Citywide or Community Anchor.	Places where a suburban pattern of development is presently connected by high-intensity road networks or where a high-intensity road network is appropriate.
Goals & Objectives	Preservation/maintenance of existing single family housing stock and neighborhoods.	Preservation/maintenance of existing low-intensity neighborhood patterns and road networks.	Preservation/maintenance of existing multi-family housing.	Preservation/maintenance of existing high-intensity neighborhood patterns or road networks.
Performance Metrics	Stable/positive occupancy trends	Stable/positive occupancy trends, number of renovated housing units.	Stable/positive occupancy trends	Stable/positive occupancy trends, number of renovated housing units.
Zoning Notes	Generally compatible with the following zone districts: R-E, R-15, R-10, R-8, R-6 in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. Changes unlikely; may consider rezonings, as appropriate, at the time of a small area plan.	Generally compatible with R-S, RN-1, and RN-2. Instances of RN-3 or NS can be appropriate. Consult zoning map and applicable overlays for current and effective regulations. Changes in zoning should reflect neighborhood engagement and current performance metrics.	Generally compatible with the following zone districts: RU-3, RU4, RU-5, and R-MP in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. Changes unlikely; may consider rezonings, as appropriate, at the time of a small area plan.	Generally compatible with R-S, RN-1, RN-2, and RN-3. Instances of RN-4 , NS, or CG can be appropriate. Consult zoning map and applicable overlays for current and effective regulations. Changes in zoning should reflect neighborhood engagement and current performance metrics.
Future Road Consistency (NEW)	-	Generally compatible with Local Access, Connector, and Thoroughfare type roads.	-	Generally compatible with Connector and Thoroughfare type roads.

Place Type	Community Anchors					
Map Color						
Land Use Designation	Neighborhood Crossing		Neighborhood Main Street		Urban Main Street	
	Original	Revised	Original	Revised	Original	Revised
Description & Intent	Small, walkable mixed-use centers comprised of house-scale buildings embedded within otherwise residential neighborhoods.	Small, walkable mixed-use places comprised of house-scale buildings embedded within otherwise residential neighborhoods. Commercial and institutional uses are primarily neighborhood serving.	Walkable, mixed-use centers comprised of house-scale buildings, some of which may be attached, lining two facing blocks, sometimes extending for several adjacent blocks.	Walkable, mixed-use places comprised of house-scale or block-scale buildings, some of which may be attached, lining two facing blocks, sometimes extending for several adjacent blocks. Commercial and institutional uses are primarily neighborhood serving.	Walkable, vertically-mixed use centers comprised of multistory block-scale and house-scale buildings, most of which are attached, lining two facing blocks and extending for several adjacent blocks.	Walkable, vertically-mixed use places comprised of block-scale buildings, most of which are attached, lining two facing blocks, sometimes extending for several adjacent blocks. Commercial and institutional uses are both neighborhood and City serving.
Applicability	Small centers organized around an intersection where predominantly horizontal mix of uses and activities is present or appropriate as a low-intensity anchor for a surrounding neighborhood.	An intersection or small block within a residential neighborhood where a predominantly horizontal mix of uses and activities is present or appropriate as a low-intensity node of activity for a surrounding neighborhood.	Medium-sized centers stretching along a main street where a predominantly horizontal mix of uses and activities is present or appropriate as a moderate-intensity anchor for a surrounding neighborhood.	Corridors along a main street or a medium-sized center where a predominantly horizontal mix of uses and activities is present or appropriate as a moderate-intensity node of activity for surrounding neighborhoods.	Medium-sized centers stretching along a main street where a vertical mix of uses and activities is present or appropriate as a moderate to high-intensity anchor for a surrounding urban neighborhood.	Corridors along a main street or a medium-sized center where a predominantly vertical mix of uses and activities is present or appropriate as a moderate-intensity node of activity for surrounding neighborhoods.
Goals & Objectives	Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.	Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.	Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives	Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives	Support organization of services, amenities, opportunities, and housing choices in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives, nodal development of continuous commercial corridors.	Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives
Performance Metrics	Number of new businesses and services locating within NC anchors, rents.	Number of new businesses and services locating within NC anchors, rents.	Number of new businesses and services locating within NMS anchors, rents	Number of new businesses and services locating within NMS anchors, rents.	Number of new businesses and services locating within UMS anchors, rents	Number of new businesses and services locating within UMS anchors, rents.
Zoning Notes	Generally compatible with the following zone districts: RW and CMU-1 in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings within anchor neighborhood areas as appropriate, at the time of a small area plan. Additional analysis needed regarding where this zone is applied.	Generally compatible with MS-1 or NS. Instances of RN-1 and RN-2 can be appropriate. Consult zoning map and applicable overlays for current and effective regulations. Changes in zoning should reflect neighborhood engagement and current performance metrics.	Generally compatible with the following zone districts: MU, NC, CMU-1, CMU-2 with frontage requirements (MO District) in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings within anchor neighborhood areas as appropriate, at the time of a small area plan. Analysis to determine if minimum lot sizes and parking requirements are suitable to promote infill. Recommend embedding private frontage standards into zones	Generally compatible with NS, EMU , MS-1 or MS-2. RN-2, RN-3, RN-4, or MS-3 can be appropriate. Consult zoning map and applicable overlays for current and effective regulations. Changes in zoning should reflect neighborhood engagement and current performance metrics.	Generally compatible with the following zone districts: MU, NC, CMU-1, CMU-2 with frontage requirements (MO District) in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings within anchor neighborhood areas as appropriate, at the time of a small area plan. Analysis to determine if minimum lot sizes and parking requirements are suitable to promote infill. Recommend embedding private frontage standards into zones	Generally compatible with EMU , MS-2 and MS-3, RN-3, RN-4, MS-1, or DD can be appropriate. Consult zoning map and applicable overlays for current and effective regulations. Changes in zoning should reflect neighborhood engagement and current performance metrics.
Future Road Consistency (NEW)	-	Generally compatible with Local Access type roads.	-	Generally compatible with Local Access and Connector type roads.	-	Generally compatible with Local Access and Connector type roads.

Place Type	Citywide Anchors			
Map Color				
Land Use Designation	Urban Core/ Downtown		Medical & Institutional Campus	
	Original	Revised	Original	Revised
Description & Intent	Downtown is the walkable anchor for the City of Memphis. It is characterized by multi-story buildings with a vertical mix of uses and civic and institutional buildings that attract people from the entire region.	Downtown is the walkable anchor for the City of Memphis. It is characterized by multi-story buildings with a vertical mix of uses and civic and institutional buildings that attract people from the entire region.	Walkable hospital and university campuses that catalyze activity in adjacent mixed-use areas.	Hospital and university campuses that catalyze and influence activity and movement in surrounding areas.
Applicability	The Downtown Central Business District.	The Downtown Central Business District.	Large, contiguous hospital facilities and university campuses.	Large, contiguous hospital facilities and university campuses whose daily operations and activities generate an outsized influence on the daily activities in the surrounding area.
Goals & Objectives	Support continued reinvestment and intensification of the Downtown core, housing choices, and economic development.	Support continued reinvestment and intensification of the Downtown core, housing choices, and economic development.	Support continued growth and development of medical and educational anchors.	Support continued growth and development of medical and educational anchors.
Performance Metrics	Number and type of jobs, new square footage construction, new business starts, % increase in occupancy, increase in property values	Number of new businesses, services, and residential units locating within centers, rents.	Number and type of jobs, new square footage construction, new business starts, % increase in occupancy, increase in property values	Number and type of jobs, new square footage construction, new business starts, % increase in occupancy, increase in property values
Zoning Notes	Generally compatible with the following zone districts CBD and SE in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings within anchor neighborhood areas as appropriate, at the time of a small area plan. Analysis of existing frontage/setback standards to ensure good downtown form. Consider building envelope standards to provide more definition to height and bulk.	Generally compatible with DD and MS-3. Consult zoning map and applicable overlays for current and effective regulations. Changes in zoning should reflect City goals and current performance metrics.	Generally compatible with the following zone districts UH, MU, CMU-2, CMP-1, CMP-2, CMU-3 in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings within anchor neighborhood areas as appropriate, at the time of a small area plan.	Generally compatible with CMP and EMU. Consult zoning map and applicable overlays for current and effective regulations. Changes in zoning should reflect institutional goals and current performance metrics.
Future Road Consistency (NEW)	-	Generally compatible with Local Access and Connector type roads.	-	Generally compatible with Local Access, Connector, and Thoroughfare type roads.

Place Type	Corridors					
Map Color	Urban Center		Low Intensity Commercial & Services		High Intensity Commercial & Services	
Land Use Designation	Urban Center		Low Intensity Commercial & Services		High Intensity Commercial & Services	
	Original	Revised	Original	Revised	Original	Revised
Description & Intent	Walkable, vertically-mixed use centers comprised of multistory block-scale and house-scale buildings, most of which are attached, lining two facing blocks and extending for several adjacent blocks.	Mixed-use developments comprised of house-scale and block-scale buildings, most of which are attached, in a walkable and transit-oriented/supportive district. Urban Centers, while internally walkable, are primarily connected to the city via high-intensity road networks.	Low Intensity Commercial and Service areas typically not associated with anchors. These areas may include neighborhood supporting commercial uses such as retail sales and services, offices, restaurants, funeral services, small-scale recreation, and social service institutions.	Corridors or centers of neighborhood serving commercial uses such as retail sales and services, offices, restaurants, funeral services, small-scale recreation, and social service institutions that are primarily visited by personal vehicle.	High Intensity Commercial and Service areas typically not associated with anchors. These areas may include commercial uses that serve a larger trade area; this may include large-scale retail, self-storage, vehicle sales, leasing and repair, water-oriented services, lodging, indoor recreation, and social service institutions.	Corridors or centers of neighborhood and regional serving commercial uses such as retail sales and services, offices, restaurants, funeral services, small-scale recreation, and social service institutions that are primarily visited by personal vehicle
Applicability	Medium-sized centers stretching along a main street where a vertical mix of uses and activities is present or appropriate as a moderate to high-intensity anchor for a surrounding urban neighborhood.	Medium- to large-sized centers connected to a major corridor where a predominantly vertical-mix of uses and activities is present or appropriate to encourage.	Low intensity, auto-oriented corridors not suitable or appropriate for intensification.	Low intensity, auto-oriented corridors that connect multiple neighborhoods.	High intensity, auto-oriented corridors not suitable or appropriate for further intensification.	High intensity, auto-oriented corridors that connect multiple neighborhoods and the broader region.
Goals & Objectives	Support organization of services, amenities, opportunities, and housing choices in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives, nodal development of continuous commercial corridors.	Support organization of services, amenities, and opportunities, focusing investment toward areas that support plan goals and objectives	Improved development patterns along auto-oriented commercial corridors, revitalization	Improved development patterns along auto-oriented commercial corridors, revitalization	Maintenance of larger-scale commercial centers where viable.	Improved development patterns along auto-oriented commercial corridors, revitalization
Performance Metrics	Number of new businesses and services, housing infill, office, jobs locating within A-UC anchors, rents.	Number of new businesses, services, and residential units locating within centers, rents.	% increase in occupancy, increase in property values	% increase in occupancy, increase in property values	% increase in occupancy, increase in property values	% increase in occupancy, increase in property values
Zoning Notes	Generally compatible with the following zone districts: MU, CMU-3 and CMU-2 with frontage requirements (MO District), CMP-1, SE in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings within anchor neighborhood areas as appropriate, at the time of a small area plan. Analysis to check that minimum lot sizes and parking requirements are suitable to promote infill in all applicable zones. Recommend embedding private frontage standards into zones. Height calibration.	Generally compatible with RN-4 , MS-1, MS-2, and MS-3. Consult zoning map and applicable overlays for current and effective regulations. Changes in zoning should reflect development needs and performance metrics.	Generally compatible with the following zone districts: CMU-1 without frontage requirements, OG, SDBP in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings, as appropriate, at the time of a small area plan.	Generally compatible with NS and CG. Instances of EMU can be appropriate. Consult zoning map and applicable overlays for current and effective regulations. Changes in zoning should reflect current performance metrics.	Generally compatible with the following zone districts: CMU-2, CMU-3 without frontage requirements, C-G in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings, as appropriate, at the time of a small area plan	Generally compatible with CG and CR. Instances of EMU or LI can be appropriate. Consult zoning map and applicable overlays for current and effective regulations. Changes in zoning should reflect current performance metrics.
Future Road Consistency (NEW)	-	Generally compatible with Connector and Thoroughfare type roads.	-	Generally compatible with Local Access and Thoroughfare type roads.	-	Generally compatible with Thoroughfare type roads.

Place Type	Parks and Civic Spaces					
Map Color						
Land Use Designation	Open Space & Natural Features		Public & Quasi-Public Buildings & Uses		Parks & Recreation Facilities	
	Original	Revised	Original	Revised	Original	Revised
Description & Intent	Wildlands, waterways, and natural features with a focus on preservation and occasional opportunities for passive recreation. Conservation Agriculture.	Wildlands, waterways, and natural features with opportunities for passive recreation and conservation agriculture that do not see regular public use.	Civic buildings, schools, religious institutions, community facilities, plazas and other gathering spaces.	Civic buildings, schools, religious institutions, and community facilities that encourage consistent public access.	Public parks and active recreation facilities managed by the Division of Parks and Neighborhoods, other government agency, or nonprofit by contract.	Public parks and active recreation facilities managed by the Division of Parks and Neighborhoods, other government agency, or nonprofit by contract, that see regular public use.
Applicability	Wildlands, waterways, and natural features.	Wildlands, waterways, natural features, and conservation agriculture.	Civic buildings, schools, churches, community facilities	Civic buildings, schools, religious institutions, and community facilities that encourage consistent public access and are not otherwise a part of a Community Anchor.	Public parks and recreation spaces managed by the Division of Parks and Neighborhoods, other government agency, or nonprofit by contract	Public parks and recreation spaces managed by the Division of Parks and Neighborhoods, other government agency, or nonprofit by contract
Goals & Objectives	Preservation, restoration, and maintenance of natural habitat, flood control, environmental stewardship, passive recreation	Preservation, restoration, and maintenance of natural habitat, flood control, environmental stewardship, passive recreation	Institutional uses contributing to anchors, anchor neighborhoods, residential communities, contributions to civic space framework	Institutional uses contributing to anchors, anchor neighborhoods, residential communities, contributions to civic space framework	Active and passive recreation, greening, stewardship, increased accessibility to open space, increased open space/Memphian ratio	Active and passive recreation, greening, stewardship, increased accessibility to open space, increased open space/Memphian ratio
Performance Metrics	Per capita open space acreage, open space proximity, permeable surfaces, water quality, air quality	Per capita open space acreage, open space proximity, permeable surfaces, water quality, air quality	NA	Diversity and stability of institutional uses.	Per capita parks acreage, parks proximity, design quality and utilization	Per capita parks acreage, parks proximity, design quality and utilization
Zoning Notes	Generally compatible with the following zone districts: OS, FW, CA in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. Changes unlikely; may consider rezonings, as appropriate, at the time of a small area plan. Analysis to understand how uses like wind farms, solar farms, stormwater facilities, community gardens/CSAs, apiaries, timber harvesting, or other similar uses are integrated into these zones.	Generally compatible with CA, PO and FW. Consult zoning map and applicable overlays for current and effective regulations. Changes in zoning should reflect current performance metrics.	Generally compatible with the following zone districts: CIV, CBD (compatible only in the greater downtown area) in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. Changes unlikely; may consider rezonings, as appropriate, at the time of a small area plan.	Generally compatible with CA, R-S, RN-1, RN-2, RN-3, RN-4, NS, MS-1, MS-2, MS-3, DD, CMP, CG, CR, and EMU. Consult zoning map and applicable overlays for current and effective regulations. Changes in zoning should reflect community engagement and be a part of a broader neighborhood change in zoning.	Generally compatible with the following zone districts: P and R-15 in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. Changes unlikely; may consider rezonings, as appropriate, at the time of a small area plan.	Generally compatible with PO. Can be compatible with any zoning district. Consult zoning map and applicable overlays for current and effective regulations. Changes in zoning should reflect community engagement and be a part of a broader neighborhood change in zoning.
Future Road Consistency (NEW)	-	Generally compatible with Local Access, Connector, and Thoroughfare type roads.	-	Generally compatible with Local Access, Connector, and Thoroughfare type roads.	-	Generally compatible with Local Access, Connector, and Thoroughfare type roads.

Place Type	Special Use Areas					
Map Color						
Land Use Designation	Industrial		Industrial Flex		Transportation & Logistics	
	Original	Revised	Original	Revised	Original	Revised
Description & Intent	Higher intensity industrial areas	Areas where a higher intensity of industrial activity can greatly impact the surrounding places.	Lower intensity industrial areas with a mix of uses and building scales that are generally compatible with nearby neighborhoods.	Areas where lower intensity industrial activity and a mix of uses and building scales are compatible with nearby neighborhoods.	Airports, ports, railyards, and other traffic-generating uses that require significant space for staging and maneuvering activities.	Airports, ports, railyards, and other traffic-generating uses that require significant space for staging and maneuvering activities.
Applicability	Single-use heavy and light industrial uses that are not suitable for adjacency to neighborhoods and are located on parcels of a size that is appropriate for continued productive use. "High impact" manufacturing.	Areas with existing infrastructure appropriate for high impact manufacturing that are not adjacent to residential neighborhoods.	Suitable for light manufacturing, service, light industrial, compatibility with adjacent neighborhoods	Areas where a pattern of industrial or high-intensity vehicle activity meets a pattern of residential neighborhoods.	Warehousing, logistics, transportation, and storage	Areas where an existing or planned network of freight roads or rail, or freight ports, are conducive to supporting logistics oriented activity such as warehousing, transportation, and storage.
Goals & Objectives	Preservation/maintenance of manufacturing/industrial jobs where suitable, protection of neighborhoods from impactful uses and activities	Preservation/maintenance of manufacturing/industrial jobs where suitable, protection of neighborhoods from impactful uses and activities	Evolution of single use industrial zones into mixed-use environments that are compatible with adjacent neighborhoods	Evolution of single use industrial zones into mixed-use environments that are compatible with adjacent neighborhoods	Continued preservation, maintenance, and intensification where appropriate job centers related to transportation and logistics	Continued preservation, maintenance, and intensification where appropriate job centers related to transportation and logistics
Performance Metrics	Number and type of jobs, new square footage construction, new business starts, rents, redevelopment of existing industrial space, % increase in occupancy, increase in property values	Number and type of jobs, new square footage construction, new business starts, rents, redevelopment of existing industrial space, % increase in occupancy, stability of property values	Number and type of jobs, new square footage construction, new business starts, rents, redevelopment of existing industrial space, % increase in occupancy, increase in property values	Number and type of jobs, new square footage construction, new business starts, rents, redevelopment of existing industrial space, % increase in occupancy, increase in property values	Number and type of jobs, new square footage construction, new business starts, rents, redevelopment of existing industrial space	Number and type of jobs, new square footage construction, new business starts, rents, redevelopment of existing industrial space
Zoning Notes	Generally compatible with the following zone districts: IH in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings, as appropriate, at the time of a small area plan to limit the use of this district specifically to noxious and/or incompatible high-intensity industrial uses	Generally compatible with HI and LI. Instances of CR can be appropriate. Consult zoning map and applicable overlays for current and effective regulations. Changes in zoning should limit the use of this district specifically to noxious and/or incompatible high-intensity industrial uses,	Generally compatible with the following zone districts: EMP, IH in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider establishing Industrial mixed-use zones or CMUzones that can accommodate compatible production-oriented facilities related to neighborhoods, using EMP more specifically to certain kinds of development (at the time of a small area plan).	Generally compatible with EMU. Instances of NS and LI can be appropriate. Consult zoning map and applicable overlays for current and effective regulations. Changes in zoning should favor an appropriate transition to adjacent residential areas.	Generally compatible with the following zone districts: WD, IH* in accordance with Form and characteristics listed below Consult zoning map and applicable overlays for current and effective regulations. May want to consider zoning specifically for transportation and logistics facilities.	Generally compatible with LI and CR. Instances of HI and CG can be appropriate. Consult zoning map and applicable overlays for current and effective regulations. Changes in zoning should favor an appropriate transition to adjacent residential areas.
Future Road Consistency (NEW)	-	Generally compatible with Local Access and Thoroughfare type roads.	-	Generally compatible with Local Access, Connector, and Thoroughfare type roads.	-	Generally compatible with Local Access and Thoroughfare type roads.