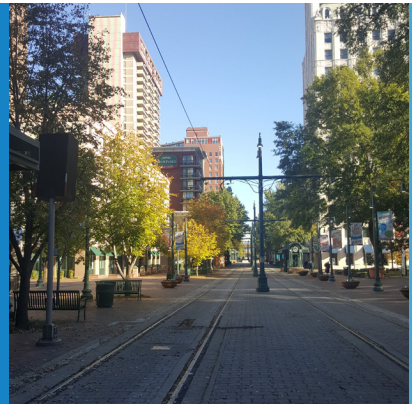
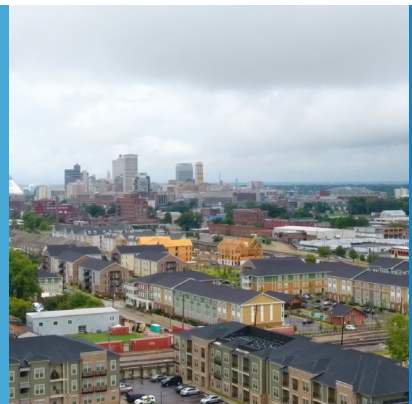
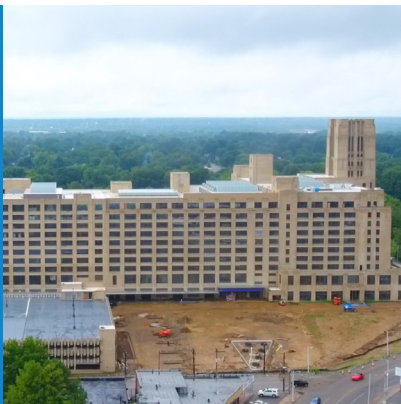


Memphis3.0



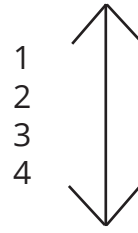
Five-Year Update: Zoning District Guide



About

Use this guide to learn more about the types of zoning governed by the Unified Development Code (UDC) in the City of Memphis, TN. For more detailed information, view the UDC online at Develop901.com. The zone types included in this booklet are listed in ascending order according to the level of intensity. An example is shown to the right.

Lower Intensity



Higher Intensity

Contents

- 3** Open Space
- 4** Conservation Agriculture
- 5** Parks
- 6** Residential - Low
- 7** Residential - Medium
- 8** Residential - 6 (H)
- 9** Residential Urban 1
- 10** Residential Urban 2
- 11** Residential Urban 3
- 12** Residential Urban 4
- 13** Residential/Work
- 14** Commercial Mixed Use 1
- 15** Commercial Mixed Use 2
- 16** Commercial Mixed Use 3
- 17** Main Street 1
- 18** Main Street 2
- 19** Mixed Use
- 20** Campus Master Plan
- 21** Employment
- 22** Industrial - Heavy

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view our
website





Zoning District Explanations

OS Open Space

- Land as permanent open space to meet the passive recreational needs of City and County that are compatible with surrounding land uses.



Compatible Land Use Categories

- Open Spaces & Natural Features (OSN)
- Map Color:

Examples





Zoning District Explanations

CA

Conservation Agriculture

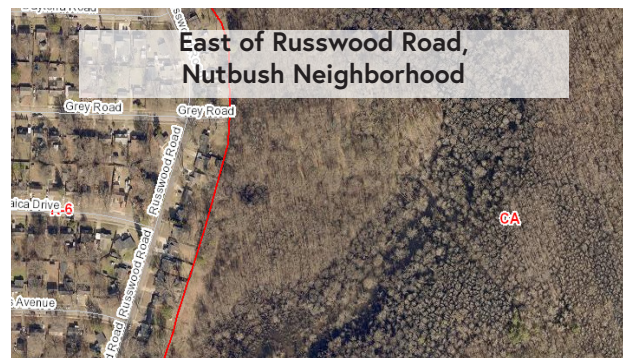
- Primarily preservation of agricultural spaces.
- Residential Uses Allowed.



Compatible Land Use Categories

- Open Space & Natural Features (OSN)
- Parks & Recreation Facilities (PR)

Examples





Zoning District Explanations

P Parks

- Primarily park spaces used for recreation and other community uses.



Compatible Land Use Categories

- Open Space & Natural Features (OSN)
- Parks & Recreation Facilities (PR)

Examples





Zoning District Explanations

RL Residential Single-Family Low

- Residential Uses.
- Civic Uses (Churches, Schools)



Compatible Land Use Categories

- Primarily Single-Unit Neighborhood (NS)
- Map Color:

Examples



Building Types



Woodchase Dr Avenue



Zoning District Explanations

R-M

Residential Single-Family – Middle

- Residential Uses.
- Civic Uses (Churches, Schools)



Compatible Land Use Categories

- Primarily Single-Unit Neighborhood (NS)
- Map Color:

Examples



Building Types



Single Family Homes



Single Family Homes



Single Family Homes



Zoning District Explanations

R-6 Residential Single Family-6 (H)



- Residential Uses.
- Civic Uses (Churches, Schools)

Compatible Land Use Categories

- Anchor Neighborhood - Mix of Building Types (AN-M)
- Anchor Neighborhood
Primarily Single Family (AN-S)
- Anchor - Neighborhood Crossing (A-NC)
- Map Color: 

Examples



Building Types



Churches



Single Family Homes



Cottage Style Homes



Zoning District Explanations

RU-1

Residential Urban 1

- Residential with a variety of housing types.
- Civic Uses (Churches, Schools)



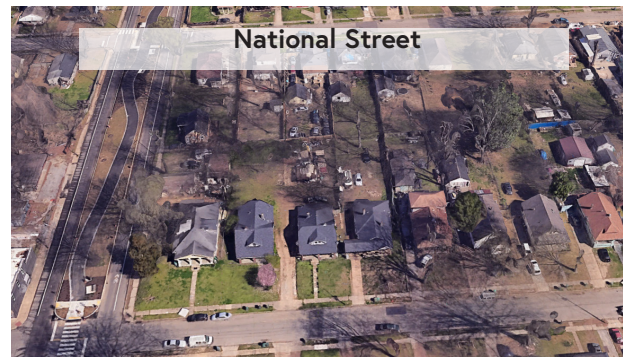
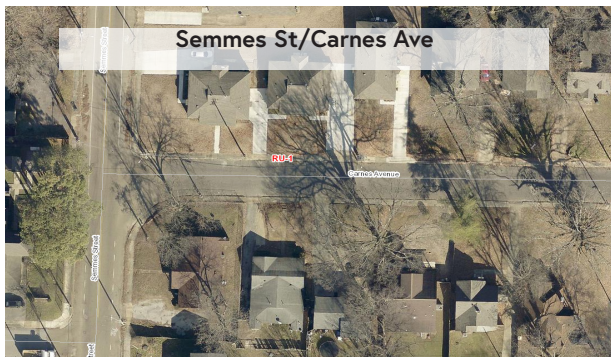
Compatible Land Use Categories

- Anchor Neighborhood Primarily Single Family (AN-S)
- Anchor Neighborhood Mix of Building Types (AN-M)
- Anchor - Neighborhood Crossing (A-NC)

• Map Color:



Examples



Building Types



Churches



Single Family Homes



Cottage Homes



Zoning District Explanations

RU-2

Residential Urban 2

- Residential with a variety of housing types, large homes, and townhouses.
- Civic Uses (Churches, Schools)



Compatible Land Use Categories

- Anchor Neighborhood Primarily Single Family (AN-S)
- Anchor Neighborhood Mix of Building Types (AN-M)
- Anchor - Neighborhood Crossing (A-NC)

Map Color:



Examples



Building Types



Single Family Detached
Homes



Townhomes



Large Homes



Zoning District Explanations

RU-3

Residential Urban 3

- Residential with a variety of housing types, large homes, townhouses, apartments.
- Civic Uses (Churches, Schools)



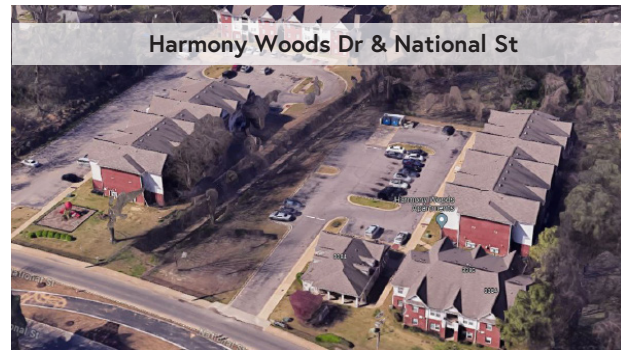
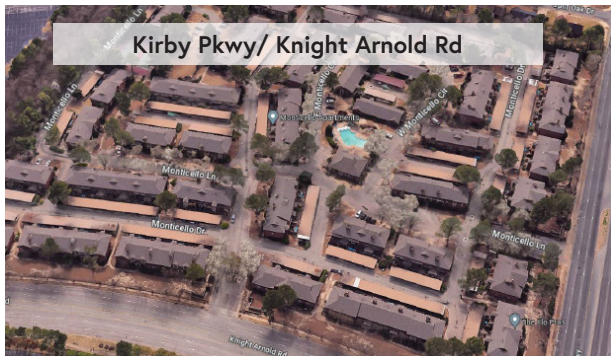
Compatible Land Use Categories

- Anchor Neighborhood Primarily Single Family (AN-S)
- Anchor Neighborhood Mix of Building Types (AN-M)
- Anchor - Neighborhood Crossing (A-NC)

- Map Color:



Examples



Building Types



Apartments



Quadplex



Live/Work



Zoning District Explanations

RU-4

Residential Urban 4

- Residential with a variety of housing types, large homes, townhouses, apartments.
- Civic Uses (Churches, Schools)



Compatible Land Use Categories

- Anchor Neighborhood Primarily Single Family (AN-S)
- Anchor Neighborhood Mix of Building Types (AN-M)
- Anchor - Neighborhood Crossing (A-NC)

Examples



Building Types



Large Apartments



Live/Work



Multi-Family Residences



Zoning District Explanations

RW Residential Work

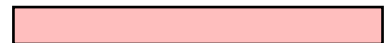
- Residential uses.
- Neighborhood scale commercial.
- Provides live/work opportunities.



Compatible Land Use Categories

- Anchor Neighborhood - Primarily Single Family (AN-S)
- Anchor Neighborhood - Mix of Building Types (AN-M)

- Map Color:



Building Types



Neighborhood Scale Services



Neighborhood Scale Retail



Live/Work



Zoning District Explanations

CMU-1

Commercial Mixed Use 1

- Neighborhood-serving commercial, office, and employment uses.
- Residential uses encouraged above the ground floor.
- Auto-oriented uses not suitable.
- Max Height: 48 feet (1-4 Stories)



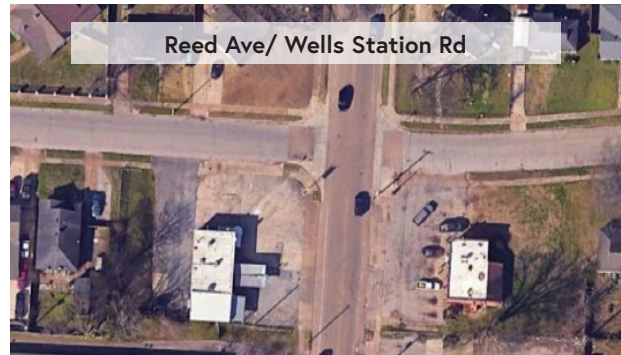
Compatible Land Use Categories

- Anchor Neighborhood - Mix of Building Types (AN-M)
- Anchor - Neighborhood Crossing (AN-C)
- Anchor - Neighborhood Main Street (A-NMS)
- Low Intensity Commercial & Services (CSL)

• Map Color:



Examples



Building Types



Low Intensity Retail or
Services



Restaurants



Small Office/
Live/Work



Zoning District Explanations

CMU-2 Commercial Mixed Use 2



- Provides commercial, office, and employment uses for through traffic and surrounding neighborhoods.
- Residential uses allowed on the ground floor; upper-story units encouraged.
- Serves multiple neighborhoods within traveling distance.
- Max Height: 75 Feet (1-6 Stories)

Compatible Land Use Categories

- Anchor Neighborhood - Mix of Building Types (AN-M)
- Neighborhood Crossing (A-NC)
- Neighborhood Main Street (A-NMS)
- Low Intensity Commercial & Services (CSL)
- High Intensity Commercial & Services (CSH)
- Map Color: 

Examples



Building Types



Auto Oriented Uses



Mid Sized Offices



Medium Intensity Retail and Services

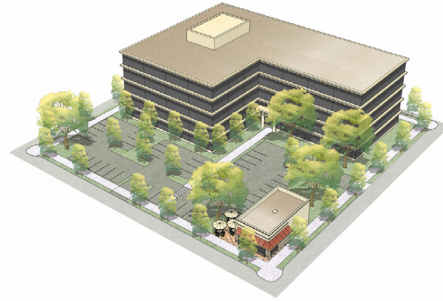


Zoning District Explanations

CMU-3

Commercial Mixed Use 3

- High-intensity commercial, office, and employment uses for a regional area.
 - Highly visible and accessible locations with arterial road access.
 - Residential uses allowed on the ground floor; upper-story units encouraged.
 - Max Height: 75 Feet (1-7 Stories)
- Compatible Land Use Categories**
- Anchor Neighborhood - Mix of Building Types (AN-M)
 - Neighborhood Crossing (A-NC)
 - Neighborhood Main Street (A-NMS)
 - Low Intensity Commercial & Services (CSL)
 - High Intensity Commercial & Services (CSH)
 - Map Color: 



Examples



Building Types



High Intensity Retail and
Services



Large Offices or
Office Complexes



Auto Oriented Uses



Zoning District Explanations

MS-1 Neighborhood Main Street-1

- Neighborhood-serving commercial, office, and employment uses.
- Residential uses encouraged above the ground floor.
- Auto-oriented uses not suitable.
- Max Height: 48 feet (1-4 Stories)



Compatible Land Use Categories

- Anchor - Neighborhood Main Street (A-NMS)



Examples



Building Types



Neighborhood scale
retail/caf 
Cooper Young



Low-rise main street:
Broad Avenue



Block Scale Residential,
Ground Floor Retail
The Citizen, Midtown



Zoning District Explanations

MS-2 Main Street 2

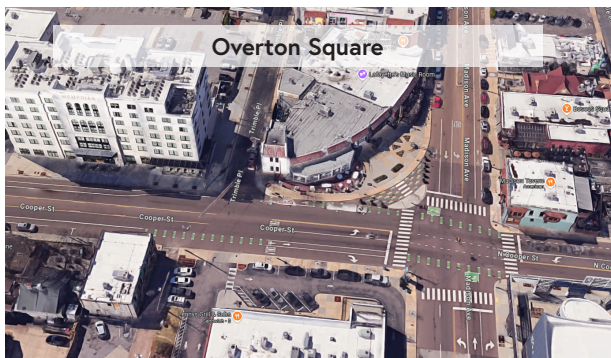
- Neighborhood-serving commercial, office, and employment uses.
- Residential uses encouraged above the ground floor.
- Auto-oriented uses not suitable.
- Max Height: 75 feet (1-7 Stories)



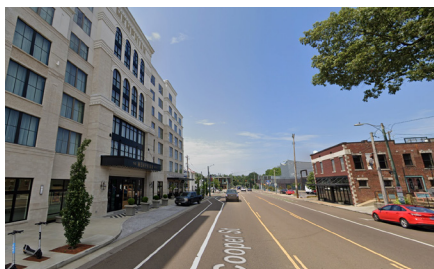
Compatible Land Use Categories

- Anchor Urban Main Street (A-NMS)
- Anchor Urban Center (A-UC)
- Map Color: 

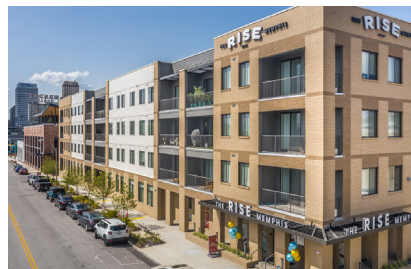
Examples



Building Types



Mid-rise main street:
Overton Square



Mid Rise Buildings with
Ground Floor Retail/Services



South Main Street



Zoning District Explanations

MU Mixed Use

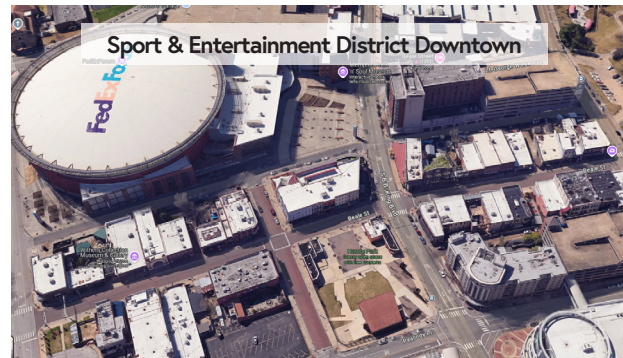
- Neighborhood-serving commercial, office, and employment uses.
- Residential uses encouraged above the ground floor.
- Auto-oriented uses not suitable.
- Max Height: 75 feet (1-7 Stories)



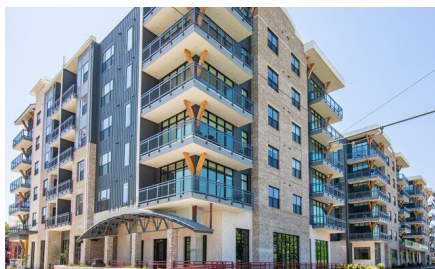
Compatible Land Use Categories

- Anchor Urban Center (A-UC)
- Anchor Urban Core (A-DT)

Examples



Building Types



Apartments in Downtown



Block Scale Buildings



Downtown Mixed Use

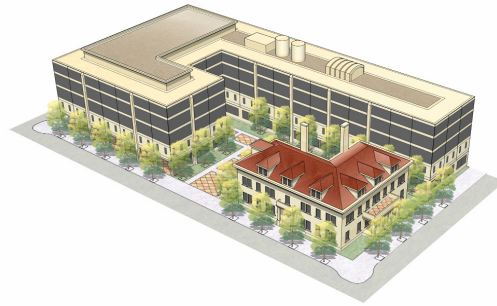


Zoning District Explanations

CMP

Campus Master Plan

- Campus-like developments, such as hospitals, colleges and universities.
- Residential and commercial uses.



Compatible Land Use Categories

- Anchor - Medical & Institutional Campus (A-C)
- Public & Quasi-Public Buildings & Uses (PQP)

Examples



Building Types



Mix of Clustered Structures



Zoning District Explanations

EMP Employment

- Office, light manufacturing, research and development, warehousing, whole-sale.
- Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.



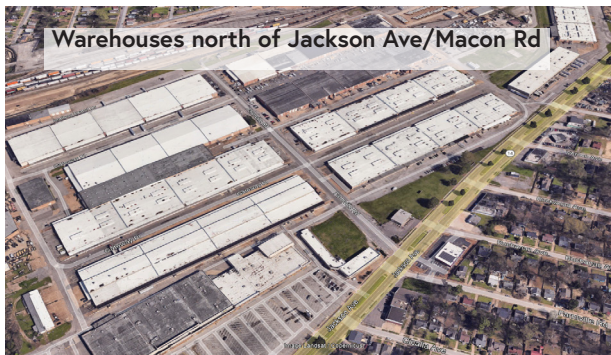
Compatible Land Use Categories

- Industrial-Flex (IF)

• Map Color:



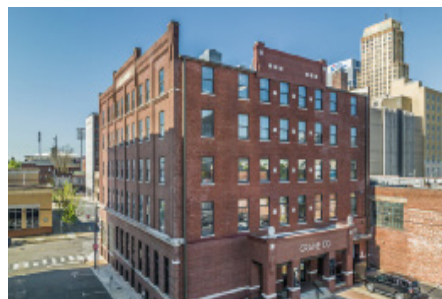
Examples



Building Types



Manufacturing



Office



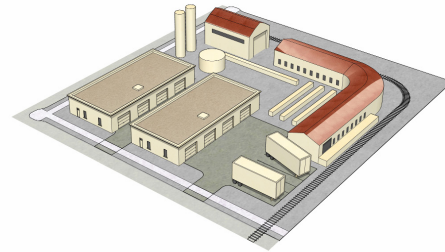
Warehouse



Zoning District Explanations

IH Industrial-Heavy

- High-impact manufacturing, industrial or other uses, that by their nature create some nuisance, and which are not properly associated with or are compatible with nearby residential districts or other less intense mixed use or industrial districts.



Compatible Land Use Categories

- Industrial (I)
- Industrial Flex (IF)
- Transportation & Logistics Facilities (TL)

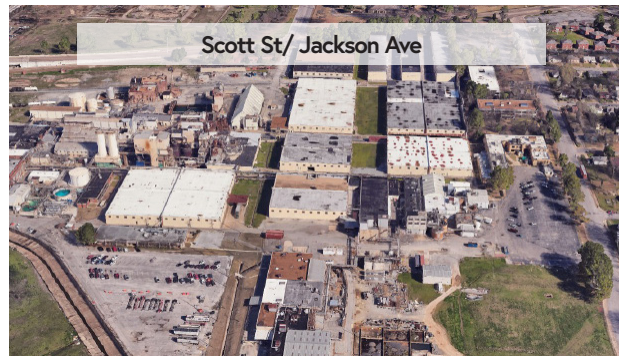
• Map Color:



Examples



President's Island



Scott St/ Jackson Ave

Building Types



Manufacturing Facility on
Chelsea Ave



Industrial Facility on
Riverside



Riviana Factory in South
Memphis