



# Memphis3.0



## LAND USE CATEGORIES GUIDE





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# Housing/Building Types

## Residential



Apartments



Single-Family Detached



Townhome



Single Family - Duplex  
Avalon Neighborhood



3-4 Family Home



3-4 Family Home



Cottage Court



Garden Apartment



Accessory Dwelling Unit



## Land Use Categories

**Anchor  
Neighborhood:  
Primarily Single Unit**

Map Color:



Abbreviation:

AN-S



## Anchor Neighborhood: Primarily Single Unit

Primarily Single-Unit Anchor Neighborhoods are characterized by house scale buildings between one and three stories high. A mixture of detached and semi-detached homes fills this residential designation around the anchor location, mostly consisting of single-family homes or duplexes. These neighborhoods are located within a 10-minute walk of the anchor, making residential more accessible for pedestrians to anchor amenities.

## 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.

## Applicability

Places where existing single family neighborhoods can be strengthened through renovation, stabilization, and infill in a walkable and transit-oriented/supportive pattern.



## Land Use Categories

**Anchor  
Neighborhood:  
Mix of Building Types**

Map Color:



Abbreviation:

AN-M



### Anchor Neighborhood: Primarily Single Unit

Mix of Building Types Anchor Neighborhoods are a combination of one to three-story house-scale buildings with building scale large home and apartments of up to four stories close to anchors and along corridors. In these neighborhoods is a mix of attached, semi-detached, and detached residential, all located within a 10-minute walk from the anchor destination. Any mixed-use is along corridors, allowing shopping destinations to connect between mixed-use and residential neighborhoods.

### Description/Intent

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.

### Applicability

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.



## Land Use Categories

Anchor  
Neighborhood:  
Urban

Map Color:



Abbreviation:

AN-U



## Anchor Neighborhood-Urban

Urban Anchor Neighborhoods are destinations for public and private amenities that are within walking distance to a Citywide Anchor. Most buildings are between three and seven stories with an occasional high rise and are a mixture of attached and unattached. The scale of buildings is largely at the block level with some multiplex footprints, making an Anchor Neighborhood - Urban a diverse living and shopping community surrounding a local anchor. Green space may be interspersed to provide community common space.

## Description/Intent

Walkable residential and mixed-use districts within a 5-10 minute walk of a Citywide Anchor, consisting of block-scale buildings.

## Applicability

Areas around Urban Core/Downtown and Medical Districts and Institutional Campuses with large lots suitable for large blockscale infill and redevelopment.



## Land Use Categories

### Primarily Single-Unit Neighborhood

Map Color:



Abbreviation:

NS



## Primarily Single-Unit Neighborhood

Primarily Single-Unit Neighborhoods are located greater than a halfmile outside of any anchor destination. These neighborhoods contain mostly detached, house scale residences, serving mostly single-family style living. This is considered the typical suburban community that is not as walkable or accessible from an anchor.

## Description/Intent

Residential neighborhoods consisting primarily of single-unit houses that are not near a Community Anchor.

## 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.



# Land Use Categories

## Primarily Multifamily Neighborhood

Map Color:



Abbreviation:

NM



## Primarily Multifamily Neighborhood

Multifamily Neighborhoods are characterized by their house and block size buildings that are a combination of attached, detached and semiattached homes. These neighborhoods are major residential hubs that consist of apartment complexes and condominiums, and located greater than a 10-minute walk outside of the closest anchor.

## Description/Intent

Residential neighborhoods consisting primarily of multi-unit buildings that are not near a Community Anchor.

## Applicability

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.



# Land Use Categories

## Anchor - Neighborhood Crossing

Map Color:



Abbreviation:

A-NC



## Anchor - Neighborhood Crossing

Neighborhood Crossing anchors are characterized by primarily detached house-scale buildings anchored by community institutions. Neighborhood Crossings provide convenient services to the surrounding residential neighborhoods in which they are embedded, allowing neighbors to walk or bike there. A neighborhood crossing can serve as a destination where neighbors rub elbows, and when thriving, can contribute to community character and identity.

## Description/Intent

Small, walkable mixed-use centers comprised of housescale buildings embedded within otherwise residential neighborhoods.

## 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.



Neighborhood scale retail/cafe



Neighborhood Crossing Block



Block Scale Residential Ground Floor Retail



# Land Use Categories

Anchor - Neighborhood  
Main Street

Map Color:



Abbreviation:

A-NMS



## Anchor - Neighborhood Main Street

Neighborhood Main Street anchors are characterized by attached and detached mixed-use buildings that line the perimeter of the block along a street and may span several adjacent blocks. Neighborhood Main Streets provide retail and services to the surrounding neighborhoods. They serve as walkable or bikeable destinations where community members can meet multiple daily needs in a single trip. When thriving, they are nodes of activity that enliven a neighborhood.

### Description/Intent

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.

### Applicability

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.



Low-rise mixed-use zone : Broad Avenue



Low-rise mixed-use zone : Overton Square



Low-rise mixed-use zone : Cooper Young



# Land Use Categories

## Anchor - Urban Main Street

Map Color:



Abbreviation:

A-UMS



## Anchor - Urban Main Street

Urban Main Street anchors are characterized by attached mixed-use buildings that span multiple blocks along a street. An Urban Main Street provides retail and services to surrounding neighborhoods in a pedestrian-friendly environment, making it possible to accomplish several errands in a single trip. An Urban Main Street is a center of activity and supports a shared sense of community.

## 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.

## 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.



Mid-rise Mixed use zone : Highland Row



# Land Use Categories

## Anchor - Urban Center

Map Color:



Abbreviation:

A-UC



## Anchor - Urban Center

Urban Center anchors are characterized by attached buildings that continue for multiple blocks along a street. An Urban Center includes a vertical mix of uses, featuring civic and cultural institutions that serve many neighborhoods or the entire city and which may anchor the center. An Urban Center is a destination for walkable retail, service, and leisure, but accessible from across the city by multiple modes of transportation. Green space may be interspersed to provide community common space.

## Description/Intent

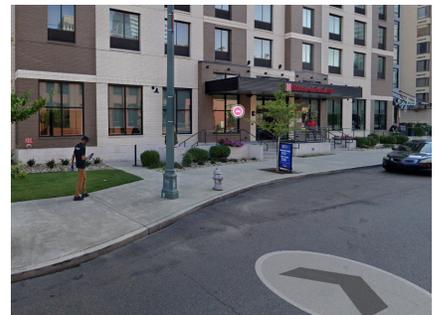
Walkable, vertically-mixed use centers comprised of multistory block-scale and house-scale buildings, most of which are attached, lining two facing blocks and extending for several adjacent blocks.

## 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.



Sports and Entertainment District on Union Ave (facing Eastward)



Pedestrian Frontage



# Land Use Categories

Anchor - Urban Core/  
Downtown

Map Color:



Abbreviation:

A-DT



## Anchor - Urban Core/Downtown

Downtown is the anchor for the City of Memphis. It is characterized by mid and high-rise mixed-use buildings placed close to the sidewalk to create a thriving pedestrian environment which is supported by high quality streetscapes and public spaces. Downtown is a Citywide destination where people work, live, shop, and play. It is accessible from across the City by multiple modes of transportation. Green space may be interspersed to provide community common space.

## 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.

## Applicability

The Downtown Central Business District.





## Land Use Categories

### Anchor - Medical & Institutional Campus

Map Color:



Abbreviation:

A-C



## Anchor - Medical & Institutional Campus

Medical and Institutional Campus anchors are characterized by a mix of building types and sizes that primarily serve a single institutional use and may include supportive uses and activities. These anchors are walkable places that catalyze activity in adjacent mixed-use anchors and provide a transition of building form and scale where they are adjacent to residential neighborhoods. These areas are accessible from across the city by multiple modes of transportation. Green space may be interspersed to provide community common space.

## Description/Intent

Walkable hospital and university campuses that catalyze activity in adjacent mixed-use areas.

## Applicability

Large, contiguous hospital facilities and university campuses.





# Land Use Categories

## Neighborhood Commercial & Services

Map Color:



Abbreviation:

CSN



## Neighborhood Commercial & Services

Neighborhood Commercial and Service areas consist of primarily detached house-scale buildings and low-rise buildings that may be accessible by foot or by car. These service areas may be adjacent to anchors or embedded in neighborhoods and may be located at an intersection or along a corridor, spanning no more than a few blocks.

## Description/Intent

Neighborhood Commercial and Service areas typically not associated with anchors. These areas may include neighborhood oriented commercial uses such as retail sales and services, offices, restaurants, groceries, and other similar uses.

## Applicability

Neighborhood intersections or corridors not suitable or appropriate for intensification.





# Land Use Categories

## Low Intensity Commercial & Services

Map Color:



Abbreviation:

CSL



## Low Intensity Commercial & Services

Low Intensity Commercial and Service areas consist of low-rise buildings accessible mainly by a car and can encompass up to 5 acres of land for one building. These service areas are outside of the anchor boundary and are usually located along a corridor or within its own area of multiple commercial and service amenities.

## Description/Intent

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, groceries, restaurants, funeral services, small-scale recreation, and social service institutions.

## Applicability

Low intensity, auto-oriented corridors not suitable or appropriate for intensification.



Mixed Use Development :  
Highland St



Limited Manufacturing Use :  
Poplar Plaza



Low to Medium Intensity Commercial  
and Service areas : Summer Ave



# Land Use Categories

## High Intensity Commercial & Services

Map Color:



Abbreviation:

CSH



## High Intensity Commercial & Services

High Intensity Commercial and Service areas are similar to low intensity areas in that they also attract residents from near and far for various commercial businesses and can service greater than a 3-mile radius. These areas are auto-oriented and located outside of anchors. Building sizes can vary in height, but have a much greater floor footprint with often more leasable space than low intensity areas, and often will not be suitable for future intensification of the area.

## Description/Intent

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.

## Applicability

High intensity, auto-oriented corridors not suitable or appropriate for further intensification.



Office/Business Parks :  
International Drive



Low Impact Industrial Use :  
Microdistillery on South Front St



Limited Manufacturing :  
Print shop on Poplar Avenue



# Land Use Categories

## Open Space & Natural Features

Map Color:



Abbreviation:

OSN



# Open Space & Natural Features

Open Spaces and Natural Features are mainly natural features with a focus on preservation and sometimes allow for passive recreation, such as wildlands, wetlands, or waterways. These lands mainly perform environmental functions that allow for natural wildlife and ecological interactions to occur, therefore, necessitating conservation practices when applicable.

## Description/Intent

Wildlands, waterways, and natural features with a focus on preservation and occasional opportunities for passive recreation. Conservation Agriculture.

## Applicability

Wildlands, waterways, and natural features.



Farm



Passive Recreation



Watershed



# Land Use Categories

## Public & Quasi-Public Buildings & Uses

Map Color:



Abbreviation:

PQP



## Public & Quasi-Public Building & Uses

Public and Quasi-Public Building areas are public buildings used for recreation or as an institution, such as schools, churches, community center, libraries, and civic buildings. These places are easily accessible by foot or automobile and have formal access points that address the street. Public and/or recreational buildings and spaces may be temporary uses.

## Description/Intent

Civic buildings, schools, religious institutions, community facilities, plazas and other gathering spaces.

## Applicability

Civic buildings, schools, churches, community facilities.



Community Center



Religious Institution



School



# Land Use Categories

## Parks & Recreational Facilities

Map Color:



Abbreviation:

PR



## Parks & Recreational Facilities

Parks and Recreational Facilities are designated public spaces that are meant to be walkable with forms of active and passive recreation. These areas usually contain formal access points from the street and can be any size up to a regional park.

## Description/Intent

Public parks and active recreation facilities managed by the Division of Parks and Neighborhoods, other government agency, or nonprofit by contract.

## Applicability

Public parks and recreation spaces managed by the Division of Parks and Neighborhoods, other government agency, or nonprofit by contract.



Park



Recreation



Greenway



# Land Use Categories

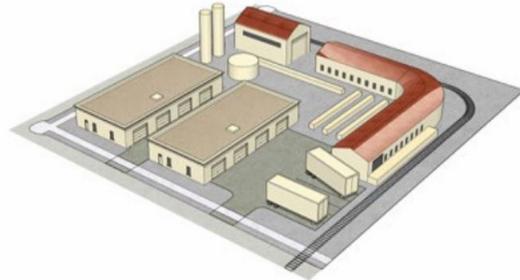
## Industrial

Map Color:



Abbreviation:

I



## Industrial

Industrial areas are primarily higher intensity forms that are not suitable next to neighborhoods. These active areas are located on land where it is productive for the continued existence of high impact manufacturing and would not need to change to another usage. Industrial areas are usually located alongside highways and thus are majorly accessed by cars, trucks, and freight infrastructure.

## Description/Intent

Higher intensity industrial areas.

## 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.



Manufacturing



Railroad Yards



Warehouse



# Land Use Categories

## Industrial Flex

Map Color:



Abbreviation:

IF



## Industrial Flex

Industrial Flex land allows for mixed-use, which makes this land versatile for development and employment as it is also not on conservation lands or floodplain. This area is lower intensity manufacturing, usually at the scale of one to three stories and can be located next to residential neighborhoods due to their low emissions of sound, light and air pollution.

## Description/Intent

Lower intensity industrial areas with a mix of uses and building scales that are generally compatible with nearby neighborhoods.

## Applicability

Suitable for light manufacturing, service, light industrial, compatibility with adjacent neighborhoods.



Manufacturing



Office



Warehouse



# Land Use Categories

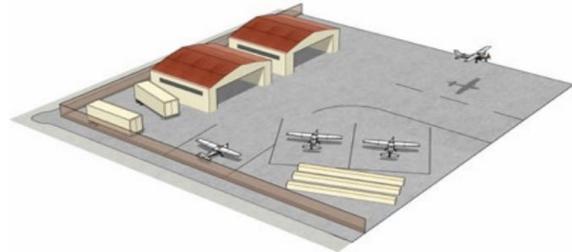
## Transportation & Logistics Facilities

Map Color:



Abbreviation:

TL



## Transportation & Logistics Facilities

These land areas are known for their transportation and logistics employment services, such as airports, ports, railyards, and other freight uses. These facilities usually require large areas of land and are mainly accessible by highways. Transportation and Logistics Facilities generate a large amount of regional employment due to the needs of varying skill levels and involve dispersal of goods regularly.

## Description/Intent

Airports, ports, railyards, and other traffic-generating uses that require significant space for staging and maneuvering activities.

## Applicability

Warehousing, logistics, transportation, and storage.



Airport



Railroad Yards



Warehouse and Distribution