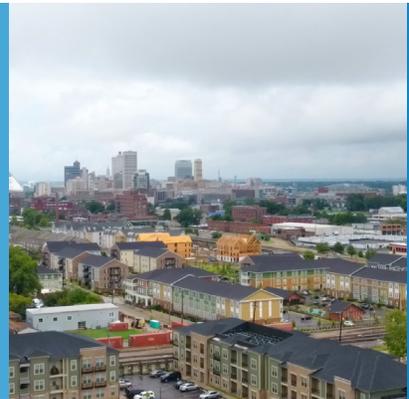


# Memphis3.0



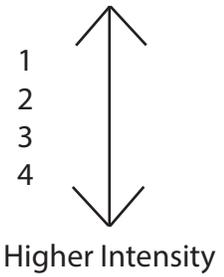
## Five-Year Update: Zoning District Guide



## 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](http://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



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# 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)

## Examples





# Zoning District Explanations

## CA

### Conservation Agriculture

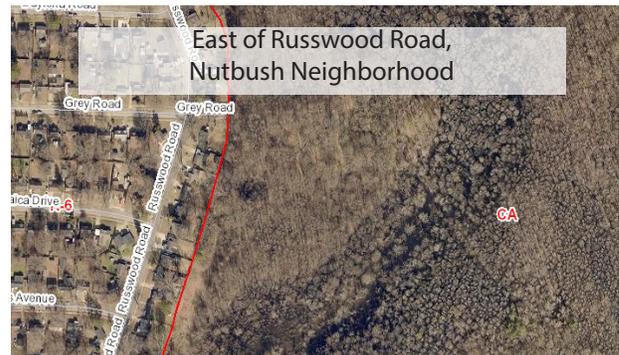
- Primarily preservation of agricultural spaces.
- Residential Uses Allowed.



### 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

## R-8 R-10 R-15 Suburban Residential Single Family



- Single Family Residential Use
- Civic Uses (Churches, Schools)
- Large Lot Sizes

### Compatible Land Use Categories

- Primarily Single Family
- Anchor Neighborhood Primarily Single Family (AN-S)

## Examples



Hester Road



Old Orchard Cove Candlewood Cove

## Building Types



Churches



Single Family Homes



# Zoning District Explanations

## R-6 Residential Single Family



- Single Family Residential Use
- Civic Uses (Churches, Schools)
- Small to Medium Lot Sizes

### Compatible Land Use Categories

- Primarily Single Family
- Anchor Neighborhood Single Family (AN-S)

Primarily

## Examples



## Building Types



Churches



Single Family Homes



Cottage Style Homes



# Zoning District Explanations

## RU-1

### Residential Urban 1

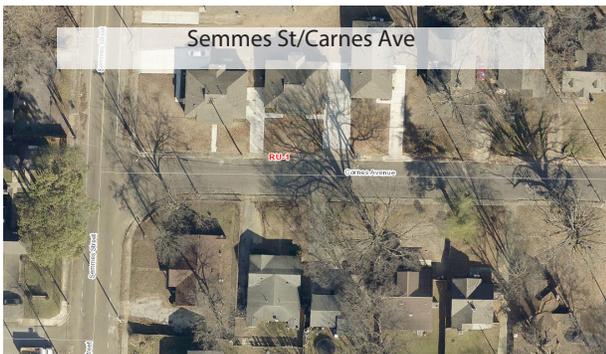
- Residential with a variety of housing types.
- Civic Uses (Churches, Schools)



#### Compatible Land Use Categories

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

## 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)

## Examples



## Building Types



Single Family Detached Homes



Townhomes



Large Homes



# Zoning District Explanations

## RU-3

### Residential Urban 3

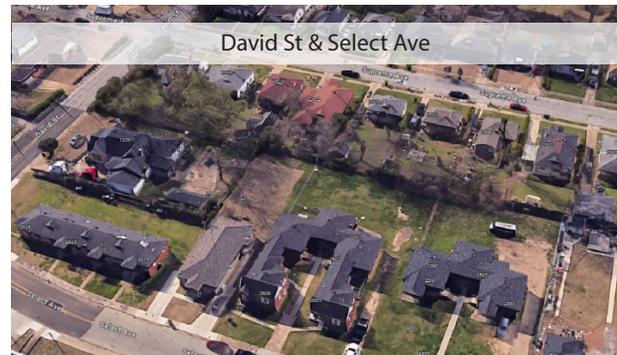
- Residential with a variety of housing types, large homes, townhouses, apartments.
- Civic Uses (Churches, Schools)



#### Compatible Land Use Categories

- Multifamily Neighborhood (NM)
- Anchor Neighborhood Mix of Building Types (AN-M)

## 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

- Multifamily Neighborhood (NM)
- Anchor Neighborhood Mix of Building Types (AN-M)

## 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)
- Primarily Single Unit Neighborhood (NS)

## Building Types



Neighborhood Scale Services



Neighborhood Scale Retail



Live/Work



# Zoning District Explanations

## CMU-1

### Commercial Mixed Use 1

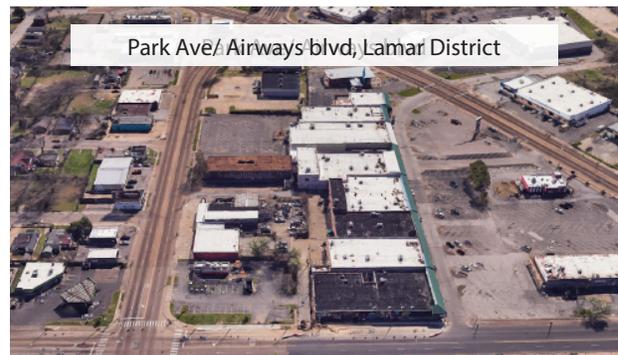
- Neighborhood-serving commercial, office, and employment uses.
- Residential uses encouraged above the ground floor.
- Auto-oriented uses not suitable.
- Max Height: 48 feet (1-4 Stories)



### Compatible Land Use Categories

- Anchor Neighborhood - Mix of Building Types (AN-M)
- Anchor - Neighborhood Crossing (AN-C)
- Low Intensity Commercial & Services (CSL)
- Neighborhood Commercial (CSN)

## 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 Main Street (A-NMS)
- Low Intensity Commercial & Services (CSL)
- High Intensity Commercial & Services (CSH)

## Examples



## Building Types



Auto Oriented Uses



Mid Sized Offices



Medium Intensity Retail and Services



# Zoning District Explanations

## CMU-3

### Commercial Mixed Use 3

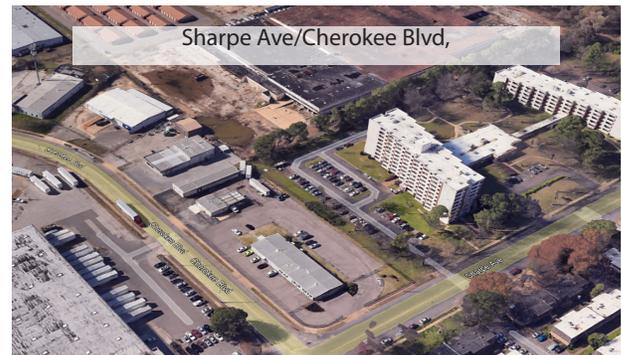
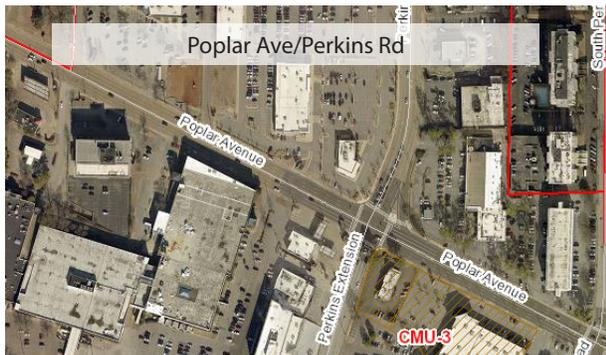
- High-intensity commercial, office, and employment uses for a regional area.
- Highly visible and accessible locations with arterial road access.
- Residential uses allowed on the ground floor; upper-story units encouraged.
- Max Height: 75 Feet (1-7 Stories)



### Compatible Land Use Categories

- Anchor Neighborhood - Mix of Building Types (AN-M)
- High Intensity Commercial & Services (CSH)

## 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

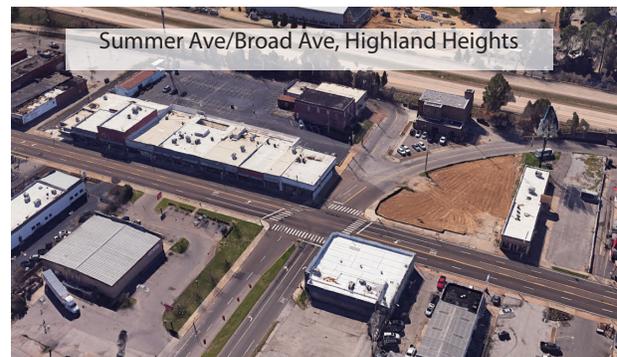
- Neighborhood-serving commercial, office, and employment uses.
- Residential uses encouraged above the ground floor.
- Auto-oriented uses not suitable.
- Max Height: 48 feet (1-4 Stories)



### Compatible Land Use Categories

- Anchor - Neighborhood Main Street (A-NMS)

## Examples



## Building Types



Neighborhood scale retail/cafeteria  
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

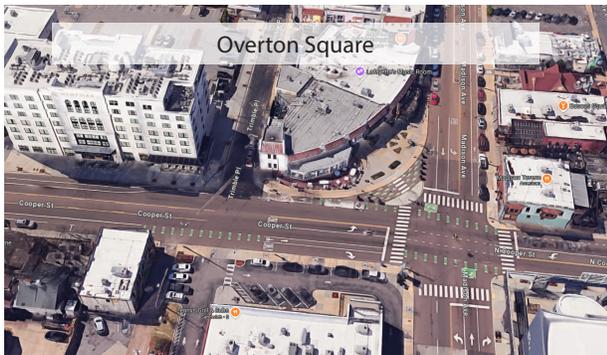
- Neighborhood-serving commercial, office, and employment uses.
- Residential uses encouraged above the ground floor.
- Auto-oriented uses not suitable.
- Max Height: 75 feet (1-7 Stories)



### Compatible Land Use Categories

- Anchor Urban Main Street (A-NMS)
- Anchor Urban Center (A-UC)

## Examples



Overton Square



Sports and Entertainment District on Union Ave

## Building Types



Mid-rise main street:  
Overton Square



Mid Rise Buildings with  
Ground Floor Retail/Services



South Main Street



# Zoning District Explanations

## CMP

### Campus Master Plan

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



### Compatible Land Use Categories

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

## Examples



St Jude Children's Hospital



University of Memphis Campus

## Building Types



Mix of Clustered Structures



# Zoning District Explanations

## EMP Employment

- Office, light manufacturing, research and development, warehousing, wholesale.
- 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)

## Examples



Warehouses north of Jackson Ave/Macon Rd



Post Office Warehouse, Lamar District

## Building Types



Manufacturing



Office



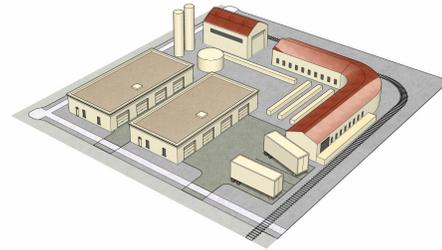
Warehouse



# 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.



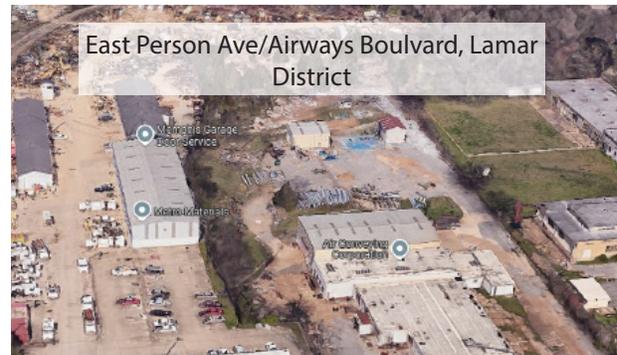
### Compatible Land Use Categories

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

## Examples



President's Island



East Person Ave/Airways Boulevard, Lamar District

## Building Types



Manufacturing Facility on Chelsea Ave



Industrial Facility on Riverside



Riviana Factory in South Memphis