

2. Parking lots and garages shall be landscaped with Plate A-6, Plate A-7 (see Section 7.2.8), or an equivalent streetscape approved by the Division of Planning and Development (see Sub-Section 7.11). All other screening requirements in Chapter 4.6, Landscaping and Screening are also applicable to parking lots and garages.
3. The Land Use Control Board may approve modifications to any parking requirements in accordance with the Special Exception requirements (see Section 7.2.10).

### 7.2.5 Bluffview Residential (R-B) District

#### A. Boundaries

As indicated on the Zoning Map.

#### B. Purpose and Intent of District

##### 1. Building Objectives (Existing and New Construction):

- a. Retention of historic buildings.
- b. Preservation and restoration of historic elements.
- c. New design that is compatible with and enhances the unique architectural and historic character of the district.

##### 2. Land Use Objectives

To include a variety of land uses that are compatible with the existing buildings and complimentary to the unique architectural characteristics of the Loft Residential Area.

##### 3. Public Amenity Objective

- a. To provide an attractive and comfortable environment with public amenities that will reinforce the unique architectural characteristics of the Loft Residential Area.
- b. Encourage housing, first floor retail, and corner store type neighborhood commercial establishments indicative of mix-use districts. This variety of land uses will increase the level of street activity and encourage an “around-the-clock” presence of people. Encourage land uses that are pedestrian-oriented and do not require severe alterations to historic structures in order to accommodate autos.

#### C. Permitted Uses

##### 1. Residential

Single Family Detached Dwellings  
 Single family Attached Dwellings  
 Duplex Dwellings  
 Townhouse Dwellings  
 Multiple Family Dwellings  
 Accessory Dwelling Unit

##### 2. Additional Uses Permitted

Church  
 Park  
 Philanthropic Institution  
 Art or Photo Studio or Gallery  
 Bakery, Retail  
 Bank  
 Barber or Beauty Shop  
 Catering Establishment  
 Dry Cleaning Establishment  
 Dry Cleaning Pickup Station  
 Farmers Markets  
 Financial Services  
 Flower or Plant Store  
 Group Day Care Home  
 Child Care Center  
 Home Occupations  
 Music or Dancing Academy

Offices  
Parking Garage  
Personal Service Establishment (Does not include Adult Entertainment)  
Photo Finishing  
Public Building  
Restaurant, with or without Sales of Alcoholic Beverages  
Retail Sales  
Schools, Public or Private  
Tavern, Cocktail Lounge, Night Club (max. 4,000 sq. ft. in area)  
Veterinary Clinic (without Outdoor Boarding)

**3. Special Use Permit**

The following uses are subject to the approval of a Special Use Permit:  
Hotel, Bed and Breakfast

**D. Additional Requirements**

1. Adult Entertainment shall not be permitted.
2. Any building, structure, or use is subject to the landscaping requirements of Chapter 4.6, Landscaping and Screening.
3. Residential buildings may allow nonresidential uses, but only on the ground floor. Any nonresidential uses above the ground floor may be permitted subject to the approval of a Special Exception (see Section 7.2.10) by the Land Use Control Board.
4. All new buildings shall be a minimum of two stories.
5. A drive-thru window shall not be permitted.
6. Subject to the General Standards set forth in the "Site Plan Review Requirements" portion of Section 7.2.9, surface parking lots are not allowed unless as accessory to a principal use permitted in the R-B District or as approved by Special Exception (see Section 7.2.10).
7. All existing uses that are not in conformance with the requirements of the R-B District at the time of adoption shall be governed by Article 10, Nonconformities.
8. All new construction shall be subject to site plan review in accordance with the SCBID Site Plan Review Process and Criteria (see Section 7.2.9).

**E. Bulk Regulations**

1. Building Setbacks: Shall be subject to site plan review in accordance with the SCBID Site Plan Review Process and Criteria (see Section 7.2.9).
2. Maximum Density: None
3. Maximum Height: 8 stories or 90 feet. All new buildings shall have a minimum height of two stories and shall comply with Downtown Memphis Commission Design Review Board guidelines. Existing one-story buildings shall remain conforming buildings.

**F. Parking Requirements**

1. Any building, structure, or use is exempt from the off-street parking and loading requirements of Chapter 4.5 provided, however, that if off-street parking and loading are provided, they shall comply with the geometric requirements of Chapter 4.5.
2. Parking lots and garages shall be landscaped with Plate A-6, Plate A-7 (see Section 7.2.8), or an equivalent streetscape approved by the Division of Planning and Development (see Sub-Section 7.11). All other screening requirements in Chapter 4.6, Landscaping and Screening are also applicable to parking lots and garages.
3. The Land Use Control Board may approve modifications to any parking requirements in accordance with the Special Exception requirements (see Section 7.2.10).

**7.2.6 South Downtown Business Park (SDBP) District**

**A. Boundaries**

As indicated on the Zoning Map.