

MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE

Approved by the Shelby County Commission: August 9, 2010

Approved by the Memphis City Council: August 10, 2010

1.13.4 District Conversion

The zoning district names in effect prior to the effective date of this development code are converted as shown below.

NEW DISTRICTS		FORMER DISTRICTS
Open Districts		
P	Parks	NEW
OS	Open Space	NEW
FW	Floodway	FW
CA	Conservation Agriculture	AG
CIV	Civic	NEW
Residential Districts		
R-MP	Manufactured Home Park	R-MO
R-E	Residential – Estate	R-E
R-15	Residential Single-Family – 15	RS-15
R-10	Residential Single-Family – 10	RS-10
R-8	Residential Single-Family – 8	RS-8
R-6	Residential Single-Family – 6	RS-6, RS-6I
R-3	Residential Single-Family – 3	NEW
RU-1	Residential Urban – 1	R-D
RU-2	Residential Urban – 2	R-TH
RU-3	Residential Urban – 3	R-ML, R-MM
RU-4	Residential Urban – 4	R-MH
RU-5	Residential Urban – 5	NEW
Mixed Use Districts		
RW	Residential Work	O-L
OG	Office General	O-G
CMU-1	Commercial Mixed Use – 1	C-L, C-N, P
CMU-2	Commercial Mixed Use – 2	C-P
CMU-3	Commercial Mixed Use – 3	C-H
CBD	Central Business	CBD
CMP-1	Campus Master Plan – 1	CU, H
CMP-2	Campus Master Plan – 2	CU, H
Industrial Districts		
EMP	Employment	I-L
WD	Warehouse & Distribution	NEW
IH	Heavy Industrial	I-H
Special Purpose Districts		
SCBID	South Central Business Improvement	SCBID
U	Uptown	UPT
Overlay Districts		
-MO	Medical Overlay	-MO
-UDO	University Overlay	-UDO
-TO	Transitional Office Overlay	NEW
-RC	Residential Corridor Overlay	NEW
-H	Historic Overlay	H-P
-AP	Airport Overlay	AHR
-FP	Floodplain Overlay	FP
-FC	Fletcher Creek Overlay	FCD
-NC	Neighborhood Conservation Overlay	H-C
DELETED DISTRICTS		
R-HO	Residential Home Overlay	
Win Park SPD	Winchester Park Special Pilot District	

Article 2. Districts and Uses

2.1 DISTRICTS ESTABLISHED

To carry out the provisions of this development code within the jurisdiction of the City of Memphis and unincorporated Shelby County the following zoning districts have been established and are applied to property as set forth on the Zoning District Map (see Chapter 2.4).

Open Districts	
P	Parks
OS	Open Space
FW	Floodway
CA	Conservation Agriculture
CIV	Civic
Residential Districts	
R-MP	Manufactured Home Park
R-E	Residential – Estate
R-15	Residential Single-Family – 15
R-10	Residential Single-Family – 10
R-8	Residential Single-Family – 8
R-6	Residential Single-Family – 6
R-3	Residential Single-Family – 3
RU-1	Residential Urban – 1
RU-2	Residential Urban – 2
RU-3	Residential Urban – 3
RU-4	Residential Urban – 4
RU-5	Residential Urban – 5
Mixed Use Districts	
RW	Residential Work
OG	Office General
CMU-1	Commercial Mixed Use – 1
CMU-2	Commercial Mixed Use – 2
CMU-3	Commercial Mixed Use – 3
CBD	Central Business
CMP-1	Campus Master Plan – 1
CMP-2	Campus Master Plan – 2
Industrial Districts	
EMP	Employment
WD	Warehouse & Distribution
IH	Heavy Industrial
Special Purpose Districts	
SCBID	South Central Business Improvement
U	Uptown
Overlay Districts	
-MO	Medical Overlay
-UDO	University Overlay
-TO	Transitional Office Overlay
-RC	Residential Corridor Overlay
-H	Historic Overlay
-AP	Airport Overlay
-FP	Floodplain Overlay
-FC	Fletcher Creek Overlay
-NC	Neighborhood Conservation Overlay

2.2 DISTRICT INTENT STATEMENTS

2.2.1 Open Districts

A. Parks (P)

1. The P District is intended to create, preserve and enhance publicly owned parkland as permanent space to meet the active recreational needs of City and County residents.
2. The P District is intended to provide for both improved and unimproved parkland. Activities may include, but are not limited to, structures or other active, player-oriented facilities such playgrounds, recreational fields, ball-fields, sport courts, dog parks and associated accessory facilities such as parking areas and restrooms.
3. The district is also intended to accommodate buildings of a public nature such as museums, libraries, police, fire or EMS stations provided such uses shall not exceed ten percent of the lot area.

B. Open Space (OS)

1. The OS District is intended to create, preserve, and enhance land as permanent open space to meet the passive recreational needs of City and County that are compatible with surrounding land uses.
2. Property in the OS District may be under public or private ownership. All property within the district must be unoccupied or predominately unoccupied by buildings or other impervious surfaces. Unoccupied or predominately unoccupied by buildings or other impervious surfaces means that not more than five percent of the area of any land is occupied by such surfaces.

C. Floodway (FW)

The FW District is intended to allow specified uses that will not create flood hazards and which will not be unduly damaged, if flooded. The uses and regulations allowed shall be consistent with the provisions of federal laws and administrative regulations.

D. Conservation Agriculture (CA)

The CA District is intended to conserve agricultural land and undeveloped natural amenities while preventing the encroachment of incompatible land uses on farm land and other undeveloped areas. The types, area and intensity of land uses in this district are designed to encourage and protect agricultural uses and the conservation of undeveloped areas.

E. Civic (CIV)

The CIV District is intended to provide for civic uses that serve the surrounding neighborhoods or produce intensive civic activities that do not readily assimilate into other zoning districts.

2.2.2 Predominantly Residential Districts

The residential districts are intended to create, maintain and promote a variety of housing opportunities for individual households and to maintain the desired physical character of existing neighborhoods. While the districts primarily accommodate residential uses, nonresidential uses that are compatible with residential neighborhoods are also allowed.

A. Manufactured Home Park (R-MP)

The R-MP District permits manufactured, modular and mobile homes in manufactured home parks. This district is provided to ensure a suitable living environment in manufactured home parks and to ensure the compatibility of such developments with adjacent property.

B. Residential-Estate (R-E)

The R-E District is intended to accommodate low density single-family detached houses on individual lots. This district should be applied in areas where the land-use pattern is predominately single-family detached houses on large individual lots or where such a land use pattern is desired in the future. New R-E Districts are generally located no closer than 2,000 feet from a CMU-1, CMU-2, or CMU-3 district.

C. Residential Single-Family (R-15, -10, -8, -6, -3)

The single-family residential districts are intended to accommodate single-family detached houses on individual lots. These districts should be applied in areas where the land-use pattern is predominately single-family residential or where such a land use pattern is desired in the future. Five single-family residential districts are established—R-15, R-10, R-8, R-6, and R-3—which are differentiated primarily on the basis of minimum lot area and setback requirements.

1. Residential Single Family – 15 (R-15)

New R-15 districts are generally located at least 1,500 to 2,000 feet from a CMU-1, CMU-2, CMU-3 or CBD district.

2. Residential Single Family – 10 (R-10)

New R-10 districts are generally located at least 1,500 to 2,000 feet from a CMU-1, CMU-2, CMU-3 or CBD district.

3. Residential Single Family – 8 (R-8)

New R-8 districts are generally located at least 1,000 to 1,500 feet from a CMU-1, CMU-2, CMU-3 or CBD district.

4. Residential Single Family – 6 (R-6)

New R-6 districts are generally located in an infill or redevelopment location where similar lot sizes are part of the original fabric of development. Additionally, R-6 districts should have a shared street network with and are generally located at least 500 to 1,000 feet from a CMU-1, CMU-2, CMU-3, or CBD district.

5. Residential Single Family – 3 (R-3)

Residential Single Family – 3 (R-3) New R-3 districts are generally located in an infill or redevelopment location where similar lot sizes are part of the original fabric of development. Additionally, R-3 districts should have a shared street network with and are generally located at least 500 feet from a CMU-1, CMU-2, CMU-3, or CBD district.

D. Residential Urban Districts (RU-1, -2, -3, -4, -5)

The residential urban districts are intended to accommodate development where the land-use pattern is predominately urban in character or where such a land use pattern is desired in the future. The RU- districts are intended to provide for a variety of housing opportunities at intensities compatible with surrounding land uses. The districts are intended to encourage residential infill on single lots and small tracts as well as new development on larger tracts in traditional urban patterns that mimic established portions of surrounding neighborhoods. The RU-districts allow a limited set of corner commercial uses subject to performance measures.

1. Residential Urban – 1 (RU-1)

Residential development in the RU-1 District allows a variety of housing types including single-family detached (conventional, side yard house, cottage) and single-family attached (semi-attached, two-family). New RU-1 districts should have a shared street network with and are generally located at least 500 to 1,000 feet from a CMU-1, CMU-2, CMU-3, or CBD district or at are least 500 to 1,000 feet from an arterial.

2. Residential Urban – 2 (RU-2)

Residential development in the RU-2 District allows a variety of housing types including single-family detached (conventional, side yard house, cottage), single-family attached (semi-attached, two-family, townhouse), and multifamily (large home, stacked townhouse). New RU-2 districts should have a shared street network with and are generally located at least 500 to 1,000 feet from a CMU-1, CMU-2, CMU-3, or CBD district or are least 500 to 1,000 feet from an arterial.

3. Residential Urban – 3 (RU-3)

Residential development in the RU-3 District allows a variety of housing types including single-family detached (conventional, side yard house, cottage), single-family attached (semi-attached, two-family, townhouse), and multifamily (large home, stacked townhouse, apartment). New RU-3 districts are generally located in an infill or redevelopment location where similar lot sizes are part of the original fabric of development. Additionally, RU-3 districts should have a shared street network with and are generally located at least 500 feet from a CMU-1, CMU-2, CMU-3, or CBD district or are within 500 feet of an arterial.

4. Residential Urban – 4 (RU-4)

Residential development in the RU-4 District allows a variety of housing types including single-family attached (townhouse) and multifamily (large home, stacked townhouse, apartment). New RU-4 districts are generally located in an infill or redevelopment location where similar housing types are part of the original fabric of development. Additionally, RU-4 districts should have a shared street network with and are generally located within 500 feet of a CMU-3, or CBD district or are within 500 feet of an arterial.

5. Residential Urban – 5 (RU-5)

Residential development in the RU-5 District allows for higher intensity multifamily housing types as well as some corner commercial uses with an emphasis on live/work. New RU-5 districts are generally located in an infill or redevelopment location where similar housing types are part of the original fabric of development. Additionally, RU-5 districts should have a shared street network with and are generally located within 500 feet of a CMU-3, or CBD district or are within 500 feet of an arterial.

2.2.3 Mixed Use Districts

A. Residential Work (RW)

The RW District is intended to provide appropriate areas for new and existing development that incorporates both small-scale residential and office uses within close proximity to one another and adjacent neighborhoods. The district is also intended to provide for live/work opportunities where people can live and work in the same physical space. The district can also be used as a transition between arterials or more intense commercial areas and established residential neighborhoods. Typical uses contain up to 4,000 square feet of floor area.

B. Office General (OG)

The OG District is intended to accommodate a range of more intense professional office uses and a limited range of civic, residential and commercial service uses. The district is intended to be located along freeways and adjacent to commercial uses to act as a buffer between higher intensity commercial and lower intensity residential.

C. Commercial Mixed Use (CMU-)

The commercial mixed use districts are intended to accommodate retail, service and commercial uses and to ensure that commercial-zoned areas are compatible with the character of existing neighborhoods. While the districts primarily accommodate commercial uses, apartments and upper-story residential are allowed in order to promote live-work and mixed use opportunities. To provide for additional housing choice, single-family detached is permitted in the CMU- districts. The CMU- districts are not intended to provide for areas exclusively dominated by any one particular use but provide for neighborhoods that successfully integrate several types of compatible uses together.

1. Commercial Mixed Use – 1 (CMU-1)

The CMU-1 District is intended to provide for neighborhood serving commercial, office, and employment uses. Residential uses are encouraged above the ground floor. Compatible nonresidential uses should be located within walking distance to the established residential neighborhoods they are designated to serve. Auto-oriented uses are not appropriate in this district. Typical retail uses vary from 1,000 to 15,000 square feet of ground floor area.

2. Commercial Mixed Use – 2 (CMU-2)

The CMU-2 District is intended to provide for commercial, office, and employment uses that serve through traffic as well as surrounding neighborhoods. Residential uses are allowed on the ground floor but upper story units are encouraged. Typical centers may include anchor tenants up to 80,000 square feet of ground floor area. Uses in this district are intended to be located within convenient traveling distance from the multiple neighborhoods they are designated to serve.

3. Commercial Mixed Use – 3 (CMU-3)

The CMU-3 District is intended to accommodate a very board range of high intensity commercial, office and employment uses that require highly visible and highly accessible locations with direct access to arterials. Residential uses are allowed on the ground floor but upper story units are encouraged. Typical uses in this district serve regional needs. The permitted uses are generally uses not of a neighborhood or general commercial type, but serve large areas of the City and County.

D. Central Business (CBD)

The CBD District is intended to accommodate high-intensity office, employment and residential uses within downtown. The district regulations recognize and support downtown's role as a center of regional importance and as a primary hub for business, communications, office, living, government, retail, cultural, educational, visitor accommodations, and entertainment. The district promotes vertical mixed-use (residential/nonresidential) projects that contain active ground-floor uses.

E. Campus Master Plan (CMP-)

The campus master plan districts are intended to accommodate office, research and development, residential, light manufacturing and processing uses and other campus-like developments, such as hospitals, colleges and universities, allowing for clustering opportunities that help improve overall efficiency. Limited retail, restaurant and commercial uses are allowed, however, such uses are primarily for the convenience of employees or users of the campus.

1. Campus Master Plan – 1 (CMP-1)

The CMP-1 District is intended to accommodate new development where the land-use pattern is predominately urban in character. New development should be urban in character with an emphasis on compact, vertical, pedestrian-oriented, mixed use development that fit seamlessly into the built environment. Landscaping requirements are reduced and buildings are pulled up much closer to the street.

2. Campus Master Plan – 2 (CMP-2)

The CMP-2 District is intended to accommodate new development where the land-use pattern is predominately suburban in character or where such a land use pattern is desired in the future. New development should be suburban in character with an emphasis on low-rise buildings that blend flawlessly into the natural environment. Landscaping requirements are significant and development patterns are characterized by deep, gracious setbacks.

2.2.4 Predominantly Industrial Districts**A. Employment (EMP)**

The EMP District is intended to accommodate office, light manufacturing, research and development, warehousing, wholesale, processing and commercial uses in order promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

B. Warehouse Distribution (WD)

The WD District is intended to accommodate a broad range of office/warehouse, warehouse/distribution and wholesale uses. The district is intended to recognize the high traffic volume and 24-hour nature of these uses.

C. Industrial-Heavy (IH)

The IH district is intended to accommodate high-impact manufacturing, industrial or other uses, including extractive and waste-related 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.

2.2.5 Special Purpose Districts

See Article 7.

2.2.6 Overlay Districts

See Article 8.

Unified Development Code



Key: Blank Cell = Not Permitted ■ = Permitted □ = Special Use Approval + = Special Use Approval – Significant Neighborhood Structure

USE CATEGORY	PRINCIPAL USE	P	OS	FW	CA	CIV	R-MP	R-E	R-15	R-10	R-8	R-6	R-3	RU-1	RU-2	RU-3	RU-4	RU-5	R-W	OG	CMU-1	CMU-2	CMU-3	CBD	CMP-1	CMP-2	EMP	WD	IH	Use Standard	
Medical Facility (see 2.9.3D)	Blood Plasma Donation Center																				■	■	■	■	■	■	■				
	Medical or Dental Laboratory								+	+	+	+	+	+	+	+	+	+	+	+	■	■	■	■	■	■	■	■			
	Pharmacy																				■	■	■	■	■	■	■				
	Hospital					□															□			■	■	■	■				
	Medical, Dental or Chiropractic Clinic/Office, massage therapy, or outpatient surgery center								+	+	+	+	+	+	+	+	+	+	+	■	■	■	■	■	■	■	■				
Park/Open Area (see 2.9.3E)	All parks and open areas, except as listed below:	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
	Cemetery, Mausoleum, Columbarium, Memorial Park				□	□																■	■	■						2.6.2D	
	Game Preserve, Wildlife Management Area, Refuge, Animal Sanctuary			□	□																										
	Recreation Field, without lights	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
	Recreation Field, with lights	□		□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	2.6.2E	
	Reservoir, Control Structure, Water Supply, Water Well	■	■	□	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
Passenger Terminal (see 2.9.3F)	Airport, Heliport, Airline Terminal			□																							□	■	■	2.6.2F	
	Bus, Train Passenger Terminal																							■	■		□	■			
	Taxicab Dispatch Station, Limousine Service																					□	■	■			■	■	■		
	Multimodal Facility																						■	■			■	■	■		
Place of Worship (see 2.9.3G)	All places of worship				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		2.6.2G
Social Service Institution (see 2.9.3H)	All social service institutions					□																□	□	□							
Utilities (see 2.9.3I)	All minor utilities		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
	All major utilities																										□		■		
	Amateur Radio Operator Tower (65 feet or less)			□	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	2.6.2H
	Communication towers			□	□	□														□	□	□	□	□	□			□	□		
	CMCS tower and facilities			□	■	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	■	■	2.6.2I
COMMERCIAL																															
Indoor Recreation (see 2.9.4A)	All indoor recreation, except as listed below:																				■	■	■	■	■	■	■	■			
	Adult-oriented establishment																										■		■	2.6.3A	
	Athletic, tennis, swim or health club																				■	■	■	■	■	■	■	■			
	Bar, Tavern, Cocktail Lounge, Nightclub																				□	□	■	■	■					2.6.3B	
	Convention Center					■																		□	■	□	□				
	Lodge, Membership Club				□	■		□	□	□	□	□	□	□	□	□	□	□	□	□	□	■	■	■	■						
Office (see 2.9.4B)	Indoor Shooting Range																						□	□	□			■			
	All offices, except as listed below:								+	+	+	+	+	+	+	+	□	□	□	■	■	■	■	■	■	■	■	■	■	□	
	Radio, TV, or Recording Studio					■			+	+	+	+	+	+	+	+	+	+	+	■	■	■	■	■	■	■	■	■	■		2.6.3C
Overnight Lodging (see 2.9.4C)	Bed and Breakfast													□	□	□	□	□	■	□	■	■	■	■	□	□					
	Hotel or Motel																			□			□	□	□	□	□			2.6.3D	
	Youth Hostel																						□	□	□	□	□				



Key: Blank Cell = Not Permitted ■ = Permitted □ = Special Use Approval + = Special Use Approval – Significant Neighborhood Structure

USE CATEGORY	PRINCIPAL USE	P	OS	FW	CA	CIV	R-MP	R-E	R-15	R-10	R-8	R-6	R-3	RU-1	RU-2	RU-3	RU-4	RU-5	R-W	OG	CMU-1	CMU-2	CMU-3	CBD	CMP-1	CMP-2	EMP	WD	IH	Use Standard	
Outdoor Recreation (see 2.9.4D)	All outdoor recreation, except as listed below:			□																		□	■							2.6.3E	
	Golf Course, Country Club, Clubhouse	■		□	□			□	□	□	□	□	□	□	□	□	□	□					■							2.6.3E	
	Horse Stables, Riding Academy, Equestrian Center	□			■																		■							2.6.3E	
	Outdoor Shooting Range	□			□																		■					■		2.6.3E	
	Stadium or Arena, Commercial Amphitheater																						■	■						2.6.3E	
Outdoor Advertising Sign (see 2.9.4E)	Permanent Off-Premise Advertising Sign																						■				■				
Parking, Commercial (see 2.9.4F)	All commercial parking																			□		□	■	□	□	□	■	■			
Restaurant (see 2.9.4G)	All restaurants, except as listed below:								+	+	+	+	+	+	+	+	+	□			■	■	■	■	■	□	□	■		■	2.6.3F
	Restaurant with sale of alcoholic beverages, Brew Pub								+	+	+	+	+	+	+	+	+	+			■	■	■	■	■	□	□	■		■	2.6.3G
	Restaurant, Drive-in																					□	■	■	■	■	□	□	■		■
Retail Sales & Service (see 2.9.4H)	All retail sales and service, except as listed below:								+	+	+	+	+	+	+	+	+	+				■	■	■	■			■			
	Animal Hospital, Veterinary Clinic, Pet Clinic				□				+	+	+	+	+	+	+	+	+	+				■	■	■	■			■			2.6.3H
	Animal Boarding, Animal Shelter, Kennel, Doggy Day Care				□				+	+	+	+	+	+	+	+	+	+				■	■	■	■			■			2.6.3H
	Art or photo studio, gallery								+	+	+	+	+	+	□	□	□	□	□	■	■	■	■	■	■	■	■	■			2.6.3I
	Bakery, retail								+	+	+	+	+	+	+	+	+	+				■	■	■	■	■	□	□	■		
	Barber or beauty shop								+	+	+	+	+	+	+	+	+	+	+	■	■	■	■	■	■	■	□	□	■		
	Convenience store with gas pumps, Gas station																					■	■	■	■	□	□	■			2.6.3J
	Convenience store without gas pumps														□	□	□	□	□	□		■	■	■	■	□	□	■			2.6.3K
	Catering establishment, small-scale								+	+	+	+	+	+	+	+	+	+	+				■	■	■	■			■		
	Cleaning establishment , small-scale								+	+	+	+	+	+	+	+	+	+	+				■	■	■	■			■		
	Cleaning, pickup station								+	+	+	+	+	+	□	□	□	□	□	□		■	■	■	■			■			2.6.3L
	Farmers Market				□	□																■	■	■	■			■			
	Greenhouse or Nursery, Commercial			□	□				+	+	+	+	+	+	+	+	+	+	+				■	■	■			■			
	Payday loans and title loan establishments																				□	□		□			■		■	2.6.3M	
	Post Office					■			+	+	+	+	+	+	+	+	+	+	+		■	■	■	■		□	□	■			
	Pawnshop								+	+	+	+	+	+	+	+	+	+	+				□	□	□		□	□		■	
	Retail Sales Outdoor (vendor)			□																		□	□	□	□						2.6.3N
	Tattoo, Palmist, Psychic or Medium																						□	■	■			■		■	
	Vehicle parts and accessories																						■	■	■			■			
Self-Service Storage (see 2.9.4I)	Warehouse, self-service, mini-storage																					□	□				■	■	■	2.6.3O	
	Warehouse, indoor multi-story																				■	■	■	■			■	■	■	2.6.3O	

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Unified Development Code