

City of Memphis/Shelby County

# D E V E L O P M E N T C O D E

Division of Planning and Development

- 1.0 general provisions
- 2.0 districts
- 3.0 uses
- 4.0 special purpose districts
- 5.0 general development standards
- 6.0 natural resource protection
- 7.0 subdivision standards
- 8.0 administration
- 9.0 definitions

## M O D U L E 2 : D I S T R I C T S & U S E S

TECHNICAL REVIEW DRAFT

D U N C A N A S S O C I A T E S

October 2005

table of contents

**1.0 general provisions ..... 1-1**

- 1.1 Short Title ..... 1-1
- 1.2 Applicability..... 1-1
- 1.3 Purpose and Authority..... 1-1
- 1.4 Intent..... 1-1
- 1.5 Adopted Area Plans ..... 1-2
- 1.6 Previously Issued Permits ..... 1-2
- 1.7 Annexed Land ..... 1-2
- 1.8 Severability..... 1-2
- 1.9 District Conversion ..... 1-3

**2.0 districts ..... 2-1**

- 2.1 Zoning Districts..... 2-1
- 2.2 Planning Tiers..... 2-5
- 2.3 Building Types..... 2-6
- 2.4 Detached Residential Districts ..... 2-12
- 2.5 Multifamily Residential Districts..... 2-13
- 2.6 Mixed Residential Districts..... 2-14
- 2.7 Commercial Mixed Use Districts ..... 2-23
- 2.8 Planned Development Districts ..... 2-24
- 2.9 Measurements and Exceptions ..... 2-25

**3.0 uses ..... 3-1**

- 3.1 Use Index ..... 3-1
- 3.2 Use Categories..... 3-2
- 3.3 Residential Use Standards..... 3-23
- 3.4 Civic Use Standards..... 3-24
- 3.5 Commercial Use Standards ..... 3-25
- 3.6 Industrial Use Standards..... 3-29
- 3.7 Accessory Structures and Uses ..... 3-34
- 3.8 Temporary Uses..... 3-37
- 3.9 Commercial Mobile Communication Service Facilities ..... 3-38

**4.0 special purpose districts ..... 4-1**

- 4.1 Office Districts ..... 4-1
- 4.2 Commercial Districts ..... 4-1
- 4.3 Planned Development District ..... 4-4
- 4.4 Amenity Incentives ..... 4-7
- 4.5 Manufactured Home Park ..... 4-9
- 4.6 H-P and H-C Historic District Overlay Zones ..... 4-10
- 4.7 FP Flood Plain District..... 4-10
- 4.8 FW Floodway District ..... 4-14
- 4.9 H Hospital District..... 4-14
- 4.10 CU College and University District ..... 4-15
- 4.11 P Parking District..... 4-15
- 4.12 SMSD South Main Special District..... 4-15
- 4.13 South Central Business Improvement District (SCBID) ..... 4-21
- 4.14 Single Family Residential In-fill (R-S6 I) District..... 4-37
- 4.15 AHR Airport Height Regulation District ..... 4-38
- 4.16 Winchester Park - Special Pilot District (Win Park SPD) ..... 4-39
- 4.17 Residential Home Overlay (RH-O) District ..... 4-40
- 4.18 Fletcher Creek Drainage Basin (FCD) District ..... 4-41
- 4.19 Residential Corridor Overlay [City]..... 4-43
- 4.20 Residential Corridor Overlay [County]..... 4-44
- 4.21 Uptown District ..... 4-46

**5.0 general development standards ..... 5-1**

- 5.1 Regulations of General Applicability..... 5-1
- 5.2 Access and Circulation..... 5-2

|            |   |            |
|------------|---|------------|
| 5.3        | Off-Street Parking and Loading.....       | 5-3        |
| 5.4        | Landscape and Screening Regulations ..... | 5-10       |
| 5.5        | Signs.....                                | 5-19       |
| 5.6        | Outdoor Lighting.....                     | 5-49       |
| 5.7        | Outdoor Storage and Display.....          | 5-50       |
| <b>6.0</b> | <b>natural resource protection.....</b>   | <b>6-1</b> |
| 6.1        | Trees .....                               | 6-1        |
| 6.2        | Stormwater Management.....                | 6-2        |
| <b>7.0</b> | <b>subdivision standards.....</b>         | <b>7-1</b> |
| 7.1        | Design.....                               | 7-1        |
| 7.2        | Improvements.....                         | 7-11       |
| <b>8.0</b> | <b>administration.....</b>                | <b>8-1</b> |
| 8.1        | Review Bodies.....                        | 8-1        |
| 8.2        | Summary of Review Authority.....          | 8-5        |
| 8.3        | Common Review Procedures.....             | 8-7        |
| 8.4        | Text Amendment.....                       | 8-13       |
| 8.5        | Zoning Change.....                        | 8-14       |
| 8.6        | Planned Development Review.....           | 8-17       |
| 8.7        | Subdivision Review.....                   | 8-22       |
| 8.8        | Site Plan Review.....                     | 8-32       |
| 8.9        | Special Use Review.....                   | 8-34       |
| 8.10       | Temporary Use Review.....                 | 8-38       |
| 8.11       | Tree Removal.....                         | 8-39       |
| 8.12       | Sign Permit.....                          | 8-42       |
| 8.13       | Common Signage Plan.....                  | 8-43       |
| 8.14       | Certificate of Occupancy.....             | 8-44       |
| 8.15       | Local Historic District Designation.....  | 8-45       |
| 8.16       | Certificate of Appropriateness.....       | 8-47       |
| 8.17       | Demolition by Neglect.....                | 8-50       |
| 8.18       | Written Interpretations.....              | 8-53       |
| 8.19       | Administrative Adjustment.....            | 8-54       |
| 8.20       | Variance.....                             | 8-55       |
| 8.21       | Appeals.....                              | 8-57       |
| 8.22       | Nonconformities.....                      | 8-59       |
| 8.23       | Enforcement.....                          | 8-64       |
| <b>9.0</b> | <b>definitions.....</b>                   | <b>9-1</b> |
| 9.1        | Word Usage.....                           | 9-1        |
| 9.2        | Abbreviations.....                        | 9-1        |
| 9.3        | Defined Terms.....                        | 9-1        |

## 2.0 districts

### 2.1 ZONING DISTRICTS

To carry out the provisions of this development code within the jurisdiction of the City of Memphis and unincorporated Shelby County the following districts have been established.

#### 2.1.1 General

- A. For the planning tier in which each district may be implemented see 2.2.
- B. For building types permitted by district see 2.3.
- C. For dimensional standards by district see 2.4 through 2.8.
- D. For permitted uses in each district see 3.0.

#### 2.1.2 Base Districts

##### A. Detached Residential

The detached 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.

###### 1. Conservation Agriculture (C-A)

The C-A District is intended to conserve agricultural land and undeveloped natural amenities while preventing the encroachment of urban and other 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.

###### 2. Residential-Estate (R-E)

The R-E District is intended to accommodate the development of 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.

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

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 detached houses on individual lots or where such a land use pattern is desired in the future. Four single-family residential districts are established—R-15, R-10, R-8, and R-6—which are differentiated primarily on the basis of minimum lot area and setback requirements.

##### B. Multifamily Residential

###### 1. Multifamily Residential (RM-15, RM-30, RM-75)

The multifamily residential districts are intended to accommodate multifamily living at intensities compatible with the applicable planning tier. These districts should be applied in areas where the land-use pattern is predominately multifamily or where such a land use pattern is desired in the future. While the districts primarily accommodate residential uses, nonresidential uses that are compatible with residential neighborhoods are also allowed. Three multifamily residential districts are established—RM-15, RM-30, R-75—which are differentiated primarily on the basis of maximum density and height requirements.

##### C. Mixed Residential

The mixed residential districts are intended to accommodate a variety of housing opportunities at intensities compatible with the applicable planning tier and scale of the development. While the districts primarily accommodate residential uses, nonresidential uses that are compatible with residential neighborhoods are also allowed.

###### 1. Mixed Residential-Urban (R-U)

The R-U District is intended to accommodate the established pattern of existing neighborhoods within the urban planning tier. It is intended to encourage residential infill on single lots and small parcels, along with new development of larger tracts in patterns that mimic traditional development of the older portions of the community. Residential development options allow a variety of housing types on small lots ranging from single-family detached houses, to two-family and rowhouses at intensities compatible with existing development in the urban planning tier.

2. Mixed Residential-Suburban (R-S)

The R-S District is intended to accommodate new development within the suburban planning tier. Residential development options allow a variety of housing types on smaller lots ranging from single-family detached houses, to two-family and rowhouses at intensities compatible with existing development in the suburban planning tier.

**D. Commercial Mixed Use**

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 used opportunities.

1. Office-General (O-G)

The O-G District is intended to accommodate a broad range of professional office uses and a limited range of civic and professional services. The district is intended to be located along highways and adjacent to commercial uses to act as a buffer between higher intensity commercial uses and lower intensity residential uses.

2. Commercial-Neighborhood (C-N)

The C-N District is intended to accommodate small-scale retail, service and residential uses. It is intended to exhibit the physical characteristics of storefront-style shopping streets that are oriented to pedestrians. Commercial establishments should be accessible by pedestrians from surrounding neighborhoods, and of such a nature as to minimize conflicts with surrounding neighborhoods. The district is intended to be applied in compact nodes at the intersection of two or more streets or in a cohesive linear fashion along relatively narrow streets that have low traffic speeds and volumes.

3. Commercial-Community (C-C)

The C-C District is intended to accommodate a broad range of retail, service and residential uses, often in the physical form of shopping centers. Development in C-C District will generally be destination-oriented, with a large percentage of customers arriving by automobile. Therefore, development should be sited convenient to automotive traffic. Commercial establishments should be accessible by pedestrians from surrounding neighborhoods, and of such a nature as to minimize conflicts with surrounding neighborhoods

4. Commercial-Regional (C-R)

The C-R District is intended to accommodate a very board range of high intensity automotive-oriented retail and service uses that require highly visible and highly accessible locations with direct access to major streets. Typical uses in this district serve regional needs. Such activities generally require large land areas, do not cater directly to pedestrians, and require sufficient off-street parking. The permitted uses are generally uses not of a neighborhood or general commercial type, but serve large areas of the City and County.

5. Central Business (CBD)

The CBD District is intended to accommodate high-intensity office, employment and residential uses within the downtown core. 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. Industrial**

The industrial districts are intended to accommodate manufacturing, warehousing, wholesale and industrial uses, promote the economic viability of manufacturing and industrial uses, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas.

1. Business Park (B-P)

The B-P District is intended to accommodate office, research and development, light manufacturing and processing uses, and campus like developments, such as hospitals, colleges and universities, allowing for clustering opportunities that help improve overall efficiency. District regulations encourage originality and flexibility in design to ensure that the development is properly related to its site and to surrounding s development patterns. Limited commercial uses are allowed, however, such uses are primarily for the convenience of employees or users of the district.

2. Industrial-Light (I-L)

The I-L District is intended to accommodate low-impact manufacturing and industrial users. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial districts. The regulations of this district are intended to prohibit the use of land for industries, that by their nature, may create some nuisance to surrounding properties.

3. Warehouse Distribution (W-D)

The W-D 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.

4. Industrial-Heavy (I-H)

The I-H district is intended to accommodate high-impact manufacturing and industrial 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 or commercial districts.

F. Planned

[To be inserted]

2.1.3 Special Purpose Districts

[To be inserted]

#### 2.1.4 Interpretation of District Boundaries

##### A. Zoning Map Incorporated

The boundaries of the zoning districts are established and shown on the "City of Memphis and Shelby County Zoning District Map" and may be cited and referred to as the "Zoning Map." The Zoning Map is hereby made part of this development code. All notations, references and other information shown shall have the same force and effect as if fully set forth or described in this development code. The Zoning Map shall be properly attested and kept on file by the Planning Director.

##### B. Omitted Land

It is the intent of this development code that the entire area of the City of Memphis and Shelby County, except any incorporated territory outside the Memphis City limits, including all land and water areas, rivers, streets, alleys, railroads and other rights of way, be included in the districts established by this development code. Any area not shown on the Zoning Map as being included in any such district shall be classified in the C-A District.

##### C. Rules of Interpretation

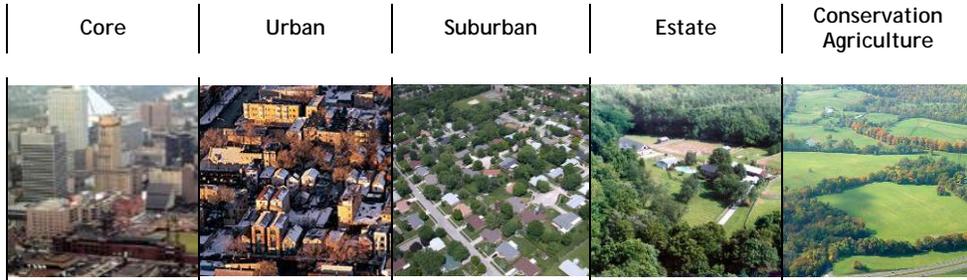
In the event that any uncertainty exists with respect to the intended boundaries of the districts as shown on the Zoning Map, the following shall apply:

1. An application for a Zoning Map interpretation shall be submitted to the Board of Adjustment by filing a copy of the application with the Planning Director. The application shall contain sufficient information to enable the Board of Adjustment to make the necessary interpretation.
2. The Board of Adjustment is authorized to interpret the Zoning Map and to pass motion upon disputed questions of lot lines or district boundary lines and similar questions. If such questions arise in the context of an appeal from a decision of the Planning Director, they shall be handled as provided in 8.21, Appeals.
3. Where uncertainty exists as to the boundaries of any district shown on the Zoning Map, the following rules shall apply:
  - i. The district boundaries are the center lines of the streets, alleys, waterways and rights-of-way, unless otherwise indicated. Where designation of a boundary line on the Zoning Map coincides with the location of a street, alley, waterway or right-of-way, the center line of the street, alley, water way or right-of-way shall be construed to be the boundary of such district.
  - ii. Where the district boundaries do not coincide with the location of streets, alleys, waterways and rights-of-way but do coincide with lot lines, such lot lines shall be construed to be the boundaries of such district.
  - iii. Where the district boundaries do not coincide with the location of streets, alleys, waterways and rights-of-way or lot lines, the district boundary shall be determined by the use of the scale shown on the Zoning Map.
  - iv. In any subdivided property, the district lines on the Zoning Map made shall be determined by use of the scale shown on the Zoning Map.
  - v. Where the district boundaries are not otherwise shown, and where the property has been or may be divided into blocks and lots, the district boundaries shall be construed to be the lot lines, and where the districts designated on the Zoning Map made a part of this article are bounded approximately by lot lines, the lot lines shall be construed to be the boundary of the district unless the boundaries are otherwise indicated on the Zoning Map.

2.2 PLANNING TIERS

2.2.1 Planning Tiers by District

To carry out the provisions of this development code, the City of Memphis and unincorporated area Shelby County is divided into planning tiers as set forth below. Districts are permitted only in planning tiers that effectively match the character of surrounding development and the district intent statement.



|       |   |   |   |   |   |
|-------|---|---|---|---|---|
| C-A   |   |   |   |   | ■ |
| R-E   |   |   |   | ■ |   |
| R-15  |   | □ | □ |   |   |
| R-10  |   | □ | □ |   |   |
| R-8   |   | ■ | □ |   |   |
| R-6   |   | ■ | □ |   |   |
| R-S   |   |   | ■ |   |   |
| R-U   |   | ■ |   |   |   |
| RM-15 |   | ■ | ■ |   |   |
| RM-30 | ■ | ■ |   |   |   |
| RM-75 | ■ | ■ |   |   |   |
| O-G   | ■ | ■ | ■ |   |   |
| C-N   |   | ■ | ■ | ■ |   |
| C-C   |   | ■ | ■ | ■ |   |
| C-R   |   | ■ | ■ |   |   |
| CBD   | ■ |   |   |   |   |
| B-P   |   | ■ | ■ |   |   |
| I-L   | ■ | ■ | ■ |   |   |
| W-D   |   | ■ | ■ |   |   |
| I-H   |   | ■ | ■ |   | ■ |
| PD-   | ■ | ■ | ■ | ■ | ■ |

■ Applies to New and Existing Development □ Applies to Existing Development Only

2.3 BUILDING TYPES

2.3.1 Building Types by District

In order to allow for a common building terminology and provide dimensional standards, the following building types are established and allowed by district in the table below.

| BUILDING TYPES         | C-A | R-E | R-15 | R-10 | R-8 | R-6 | R-S | R-U | RM-15 | RM-30 | RM-75 | O-G | C-N | C-C | C-R | CBD | B-P | I-L | W-D | I-H |   |
|------------------------|-----|-----|------|------|-----|-----|-----|-----|-------|-------|-------|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|
| Single-Family Detached | ■   | ■   | ■    | ■    | ■   | ■   | ■   | ■   |       |       |       |     |     |     |     |     |     |     |     |     |   |
| Zero Lot Line          |     |     |      |      |     |     | □   | □   |       |       |       |     |     |     |     |     |     |     |     |     |   |
| Bungalow/Cottage       |     |     |      |      |     |     | □   | □   |       |       |       |     |     |     |     |     |     |     |     |     |   |
| Semi-Attached          |     |     |      |      |     |     | □   | □   |       |       |       |     |     |     |     |     |     |     |     |     |   |
| Two-Family             |     |     |      |      |     |     | □   | □   |       |       |       |     |     |     |     |     |     |     |     |     |   |
| Large Home             |     |     |      |      |     |     | □   | □   | ■     |       |       |     |     |     |     |     |     |     |     |     |   |
| Multiplex              |     |     |      |      |     |     | □   | □   | ■     |       |       |     |     |     |     |     |     |     |     |     |   |
| Rowhouse               |     |     |      |      |     |     | □   | □   | ■     | ■     | ■     | ■   | ■   | ■   | ■   | ■   | ■   |     |     |     |   |
| Stacked Rowhouse       |     |     |      |      |     |     | □   | □   | ■     | ■     | ■     | ■   | ■   | ■   | ■   | ■   | ■   |     |     |     |   |
| Apartment              |     |     |      |      |     |     |     |     | ■     | ■     | ■     | ■   | ■   | ■   | ■   | ■   | ■   |     |     |     |   |
| Corner Store           |     |     |      |      |     |     | □   | □   |       |       |       |     |     |     |     |     |     |     |     |     |   |
| Commercial House       |     |     |      |      |     |     | □   | □   |       | ■     |       | ■   | ■   | ■   | ■   |     |     |     |     |     |   |
| Office                 |     |     |      |      |     |     |     |     |       |       |       | ■   | ■   | ■   | ■   | ■   | ■   |     |     |     |   |
| Shopfront              |     |     |      |      |     |     | □   | □   |       |       |       |     | ■   | ■   | ■   | ■   | ■   |     |     |     |   |
| Large Format Retail    |     |     |      |      |     |     |     |     |       |       |       |     |     | ■   | ■   | ■   |     |     |     |     |   |
| Outparcel              |     |     |      |      |     |     |     |     |       |       |       |     |     | ■   | ■   |     |     |     |     |     |   |
| Office Warehouse       |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     | ■   | ■   |     |     |   |
| Warehouse/Distribution |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     | ■   |     |   |
| Industrial             |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     | ■   | ■   |   |
| Civic                  | ■   | ■   | ■    | ■    | ■   | ■   | ■   | ■   | ■     | ■     | ■     | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■ |
| Open Lot               | ■   | ■   | ■    | ■    | ■   | ■   | ■   | ■   | ■     | ■     | ■     | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■ |
| Parking Garage         |     |     |      |      |     |     |     |     | ■     | ■     | ■     | ■   |     | ■   | ■   | ■   | ■   | ■   |     |     |   |
| Vehicle Service        |     |     |      |      |     |     |     |     |       |       |       |     | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■   |   |
| Gas Station            |     |     |      |      |     |     |     |     |       |       |       |     | ■   | ■   | ■   | ■   |     |     |     |     |   |
| Unique                 | ■   | ■   | ■    | ■    | ■   | ■   | ■   | ■   | ■     | ■     | ■     | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■ |

■ Permitted Building Type    □ Permitted Building Type in an Open Space or Amenity Subdivision (see also 2.6)

## 2.3.2 Building Types Defined

---



### Single-Family Detached

A residential building containing one dwelling unit located on a single lot with private yards on all four sides.

---



### Zero Lot Line

A residential building containing one dwelling unit located on a single lot with private yards on three sides. The building has only a single side yard comprising the equivalent of the two side yards of a single-family detached house.

---



### Bungalow/Cottage

A small residential one-story single-family detached building containing one dwelling unit located on a single lot with private yards on all sides.

---



### Semi-Attached

A residential building with two attached dwelling units located on two lots that share a common wall along the lot line.

---



### Two-Family

A residential building with two attached dwelling units located on a single lot or parcel (often called a duplex). The units may be located on separate floors or side-by-side.

---



### Large Home

A residential building three to eight attached dwelling units consolidated into a single structure. A large home is located on a single lot, and contains common walls. The building looks like a single-family detached building, with a single entrance. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units.



### Multiplex

A residential building with three to eight attached dwelling units, consolidated into a single structure. A multiplex is typically on a single lot, and contains common walls. Each unit has its own external entrance. A multiplex may be more than one story in height, however, units are not vertically mixed.



### Rowhouse

A commercial or residential building with three to eight attached units consolidated into a single structure. Each unit is separated by a common wall. A rowhouse is more than one story in height, however, units are not vertically mixed. Each unit has its own external entrance.



### Stacked Rowhouse

A mixed use building with six to sixteen units separated by common walls, each with an upper and lower unit, consolidated in a single structure. Each unit has its own external entrance.



### Apartment

A residential building containing three or more dwelling units sharing common walls and separate units by floor. The building often shares a common entrance.



**Corner Store**

A small mixed use commercial building located on a corner lot, often in or abutting a residential district. A corner store may include a residential unit on the upper floor.



**Commercial House**

A commercial building designed with architectural features derived from residential construction, or a residential building housing a commercial use.



**Office**

A commercial building designed to contain professional office uses. The building often shares a common entrance.



**Shopfront**

A mixed use commercial building intended primarily for the retail use, including restaurant activity. A group of shopfronts can be combined to form a shopping center. Ground floor spaces should be flexible enough to accommodate a variety of retail and office uses. Upper stories may be used for offices or residential apartments. Shopfronts should be constructed with the pedestrian in mind.



**Large Format Retail**

A commercial building designed to contain single retail operations or substantial size. The building provides a single entrance, and pedestrian access to the building occurs from adjacent parking areas.



### Outparcel

A commercial building often designed to contain retail or restaurant uses. The building is sited with large format retail buildings or shopfront buildings to form a retail center. Outparcels sit on a separate lot, normally along the major street edge of the center.



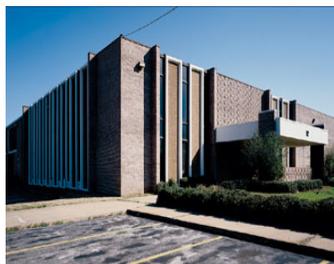
### Office Warehouse

An industrial building designed to allow shared space for office or showroom purposes attached to a warehouse. An office warehouse building often contains multiple tenants, each with offices in one portion of the space, with a warehouse in the remainder of the space.



### Warehouse/Distribution

An industrial building designed to contain warehousing or distribution uses. The building and site include significant areas for loading, often associated with the storage or trucking and logistics industry.



### Industrial

An industrial building designed to contain industrial uses.



### Civic

A civic building designed to contain civic uses. The building is often sited in key locations that emphasize its importance in the community. Civic buildings often do not follow the traditional setback patterns in the area, providing green space or gathering places instead.



**Open Lot**

An open lot with no building, or a modest accessory building associated with the use. An open lot is in active use (not vacant), and provides for uses dominated by outdoor activity. An open lot may include civic or commercial uses.



**Parking Garage**

A mixed use or single use building designed to contain parking for vehicles. The building may be a stand-alone parking use, or may include retail, office or residential uses wrapped around the parking core.



**Vehicle Service**

A commercial building designed to contain vehicle uses. The building often includes multiple bay doors for the servicing of vehicles.



**Gas Station**

A commercial building designed to provide convenience retail along with fuel sales.

**Unique**

A building that does not fit the building types outlined above due to its unique characteristics. Dimensional standards shall be established on a case-by-case basis for unique buildings. [Process ?]

2.4 DETACHED RESIDENTIAL DISTRICTS

[see Residential Dimensional Standards ]

2.5 MULTIFAMILY RESIDENTIAL DISTRICTS

[see Residential Dimensional Standards ]

## 2.6 MIXED RESIDENTIAL DISTRICTS

### 2.6.1 General

#### A. Residential Subdivision Types

Three types of residential development patterns are permitted in the R-S and R-U districts as set forth below.

##### 1. Conventional Subdivision

Conventional subdivision is a pattern of residential development that provides a majority of property owners with substantial yards on their own property. Conventional subdivisions are permitted in the R-S and R-U districts (see 2.6.2).

##### 2. Open Space Subdivision

Open space residential subdivisions trade conventional minimum lot area and dimensions for additional common open space. An open space residential subdivision shall be a sufficient size to ensure adequate common open space can be incorporated into the subdivision design. Open space subdivisions are permitted in the R-S District (see 2.6.3).

##### 3. Amenity Subdivision

Amenity subdivisions trade even smaller lot sizes (with smaller yards) for additional common open space. An amenity subdivision allows additional density provided certain enhancements are incorporated into the design of the subdivision. Amenity subdivisions are permitted in the R-S and R-U districts (see 2.6.4).

#### B. Ownership of Development Site

The development site to be subdivided may be held in single and separate ownership or in multiple ownership. If held in multiple ownership, however, the site shall be developed according to a single plan with common authority and common responsibility.

#### C. Alternative Compliance

Where an applicant chooses not to meet the requirements of this section based on an alternative design, the Land Use Control Board staff may approve such alternative provided that the design meets or exceeds the intent of the standards of this section and does not exceed the district density.

#### D. Development Standards

Applicants utilizing the open space or amenity subdivision option shall meet all applicable development standards as set forth in 5.0, General Development Standards, 6.0, Natural Resource Protection, and 7.0, Subdivision Standards. Applicants shall comply with all other provisions in this development code and all other applicable laws.

2.6.2 Conventional Subdivision Dimensional Standards

Conventional subdivision in the R-S and R-U districts shall follow the dimensional standards below.

| <b>R-S</b>               | SF<br>Detached |  |  |  |  |  |  |
|--------------------------|----------------|--|--|--|--|--|--|
| <b>Tract (min)</b>       |                |  |  |  |  |  |  |
| Area (acres)             | --             |  |  |  |  |  |  |
| Density (max units/acre) | 5              |  |  |  |  |  |  |
| Open space (See 2.6.5)   | --             |  |  |  |  |  |  |
| Water/wastewater         | Required       |  |  |  |  |  |  |
| <b>Parcel (min)</b>      |                |  |  |  |  |  |  |
| Area per unit (sq. ft.)  | --             |  |  |  |  |  |  |
| Unit width (ft.)         | --             |  |  |  |  |  |  |
| <b>Lot (min)</b>         |                |  |  |  |  |  |  |
| Lot area (sq. ft.)       | 22,000         |  |  |  |  |  |  |
| Lot width (ft.)          | 120            |  |  |  |  |  |  |
| Building coverage (max)  | 30%            |  |  |  |  |  |  |
| <b>Yards (min ft.)</b>   |                |  |  |  |  |  |  |
| Front                    | 50             |  |  |  |  |  |  |
| Side (interior)          | 15             |  |  |  |  |  |  |
| Side (total)             | 30             |  |  |  |  |  |  |
| Side (street)            | 20             |  |  |  |  |  |  |
| Rear                     | 40             |  |  |  |  |  |  |
| <b>Height (max ft.)</b>  | 35             |  |  |  |  |  |  |

**Additional Standards**

| <b>R-U (Under 10 Acres)</b> | SF<br>Detached | Zero Lot<br>Line | Bungalow/<br>Cottage | Semi-<br>Attached | Two-<br>Family |  |  |
|-----------------------------|----------------|------------------|----------------------|-------------------|----------------|--|--|
| <b>Tract (min)</b>          |                |                  |                      |                   |                |  |  |
| Area (max. acres)           | 10             | 10               | 10                   | 10                | 10             |  |  |
| Density (max units/acre)    | 5              | 5                | 5                    | 5                 | 5              |  |  |
| Open space (See 2.6.5)      | --             | --               | --                   | --                | --             |  |  |
| Water/wastewater            | Required       | Required         | Required             | Required          | Required       |  |  |
| <b>Parcel (min)</b>         |                |                  |                      |                   |                |  |  |
| Area per unit (sq. ft.)     | --             | --               | --                   | 2,500             | 2,500          |  |  |
| Unit width (ft.)            | --             | --               | --                   | --                | --             |  |  |
| <b>Lot (min)</b>            |                |                  |                      |                   |                |  |  |
| Lot area (sq. ft.)          | 3,000          | 3,000            | 2,500                | 2,500             | 5,000          |  |  |
| Lot width (ft.)             | 30             | 30               | 25                   | 25                | 50             |  |  |
| Building coverage (max)     | 50%            | 50%              | 50%                  | 50%               | 50%            |  |  |
| <b>Yards (min ft.)</b>      |                |                  |                      |                   |                |  |  |
| Front (with street access)  | 20             | 20               | --                   | --                | 20             |  |  |
| Front (with alley access)   | 15             | 15               | 15                   | 15                | 15             |  |  |
| Side (interior)*            | 5              | 0                | 3                    | 5                 | 5              |  |  |
| Side (total)                | 10             | 10               | 6                    | --                | 10             |  |  |
| Side (street)               | 10             | 10               | 6                    | 10                | 10             |  |  |
| Rear                        | 15             | 15               | 15                   | 15                | 15             |  |  |
| <b>Height (max ft.)</b>     | 35             | 35               | 25                   | 35                | 35             |  |  |

**Additional Standards**

\* Contextual setback (equal to neighbors) if less than district.

2.6.3 Open Space Subdivision Dimensional Standards

Open space subdivision in the R-S District shall follow the dimensional standards below.

| R-S<br>Tract               | Area (min)     |                  | Density (max)        |                   | Open Space (min) |               |           | Water/Wastewater |                     |
|----------------------------|----------------|------------------|----------------------|-------------------|------------------|---------------|-----------|------------------|---------------------|
|                            | 10             |                  | 5                    |                   | 35%              |               |           | Required         |                     |
|                            | SF<br>Detached | Zero Lot<br>Line | Bungalow/<br>Cottage | Semi-<br>Attached | Two-<br>Family   | Large<br>Home | Multiplex | Rowhouse         | Stacked<br>Rowhouse |
| <b>Parcel (min)</b>        |                |                  |                      |                   |                  |               |           |                  |                     |
| Area per unit (sq. ft.)    | --             | --               | --                   | 4,000             | 4,000            | 2,500         | 2,500     | 2,500            | 2,500               |
| Unit width (ft.)           | --             | --               | --                   | --                | --               | --            | --        | 16               | 16                  |
| <b>Lot (min)</b>           |                |                  |                      |                   |                  |               |           |                  |                     |
| Lot area (sq. ft.)         | 8,000          | 8,000            | 4,000                | 4,000             | 8,000            | --            | --        | --               | --                  |
| Lot width (ft.)            | 50             | 50               | 35                   | 35                | 50               | --            | --        | --               | --                  |
| Building coverage (max)    | --             | --               | 35%                  | 35%               | 35%              | 35%           | 35%       | 35%              | 35%                 |
| <b>Yards (min ft.)</b>     |                |                  |                      |                   |                  |               |           |                  |                     |
| Front (with street access) | 20             | 20               | 20                   | 20                | 20               | --            | --        | --               | --                  |
| Front (with alley access)  | 15             | 15               | 15                   | 15                | 15               | 15            | 15        | 3-10             | 3-10                |
| Side (interior)            | 5              | 0                | 5                    | 5                 | 5                | 5             | 5         | --               | --                  |
| Side (total)               | 10             | 10               | 10                   | --                | 10               | 10            | 10        | --               | --                  |
| Side (street)              | 10             | 10               | 10                   | 10                | 10               | 10            | 10        | 10               | 10                  |
| Rear                       | 20             | 20               | 20                   | 20                | 20               | 20            | 20        | 20               | 20                  |
| <b>Height (max ft.)</b>    | 35             | 35               | 25                   | 35                | 35               | 35            | 35        | 35               | 35                  |

**Additional Standards**

[Building separation equal to total side yards where no underlying lots are platted. Fire-proof construction required under 10 feet of separation]

[Yards are associated with buildings, not units.]

2.6.4 Amenity Subdivision Dimensional Standards

Amenity subdivision in the R-S and R-U Districts shall follow the dimensional standards below.

| <b>R-S</b>                 | Area (min)  |          | Density (max)    |               | Open Space (min) |            |           | Water/Wastewater |                  |
|----------------------------|-------------|----------|------------------|---------------|------------------|------------|-----------|------------------|------------------|
| Tract                      | 10          |          | 5                |               | 50%              |            |           | Required         |                  |
|                            | SF Detached | Zero Lot | Bungalow/Cottage | Semi-Attached | Two-Family       | Large Home | Multiplex | Rowhouse         | Stacked Rowhouse |
| <b>Parcel (min)</b>        |             |          |                  |               |                  |            |           |                  |                  |
| Area per unit (sq. ft.)    | --          | --       | --               | 4,000         | 4,000            | 2,500      | 2,500     | 2,500            | 2,500            |
| Unit width (ft.)           | --          | --       | --               | --            | --               | --         | --        | 16               | 16               |
| <b>Lot (min)</b>           |             |          |                  |               |                  |            |           |                  |                  |
| Lot area (sq. ft.)         | 6,000       | 6,000    | 4,000            | 4,000         | 8,000            | --         | --        | --               | --               |
| Lot width (ft.)            | 45          | 45       | 35               | 35            | 50               | --         | --        | --               | --               |
| Building coverage (max)    | --          | --       | 35%              | 35%           | 35%              | 35%        | 35%       | 35%              | 35%              |
| <b>Yards (min ft.)</b>     |             |          |                  |               |                  |            |           |                  |                  |
| Front (with street access) | 20          | 20       | 20               | 20            | 20               | --         | --        | --               | --               |
| Front (with alley access)  | 15          | 15       | 15               | 15            | 15               | 15         | 15        | 3-10             | 3-10             |
| Side (interior)            | 5           | 0        | 5                | 5             | 5                | 5          | 5         | --               | --               |
| Side (total)               | 10          | 10       | 10               | --            | 10               | 10         | 10        | --               | --               |
| Side (street)              | 10          | 10       | 10               | 10            | 10               | 10         | 10        | 10               | 10               |
| Rear                       | 20          | 20       | 20               | 20            | 20               | 20         | 20        | 20               | 20               |
| <b>Height (max ft.)</b>    | 35          | 35       | 25               | 35            | 35               | 35         | 35        | 35               | 35               |

**Additional standards**

| <b>R-U</b>                 | Area (min)  |          | Density (max)    |               | Open Space (min) |            |           | Water/Wastewater |                  |
|----------------------------|-------------|----------|------------------|---------------|------------------|------------|-----------|------------------|------------------|
| Tract                      | 10          |          | 12               |               | 15%              |            |           | Required         |                  |
|                            | SF Detached | Zero Lot | Bungalow/Cottage | Semi-Attached | Two-Family       | Large Home | Multiplex | Rowhouse         | Stacked Rowhouse |
| <b>Parcel (min)</b>        |             |          |                  |               |                  |            |           |                  |                  |
| Area per unit (sq. ft.)    | --          | --       | --               | 2,500         | 2,500            | 2,500      | 2,500     | 2,500            | 2,500            |
| Unit width (ft.)           | --          | --       | --               | --            | --               | --         | --        | 16               | 16               |
| <b>Lot (min)</b>           |             |          |                  |               |                  |            |           |                  |                  |
| Lot area (sq. ft.)         | 3,000       | 3,000    | 2,500            | 2,500         | 5,000            | --         | --        | --               | --               |
| Lot width (ft.)            | 30          | 30       | 25               | 25            | 50               | --         | --        | --               | --               |
| Building coverage (max)    | 50%         | 50%      | 50%              | 50%           | 50%              | 50%        | 50%       | 50%              | 50%              |
| <b>Yards (min ft.)</b>     |             |          |                  |               |                  |            |           |                  |                  |
| Front (with street access) | 20          | 20       | --               | --            | 20               | --         | --        | --               | --               |
| Front (with alley access)  | 15          | 15       | 15               | 15            | 15               | 15         | 15        | 0-10             | 0-10             |
| Side (interior)            | 5           | 0        | 3                | 5             | 5                | 5          | 5         | --               | --               |
| Side (total)               | 10          | 10       | 6                | --            | 10               | 10         | 10        | --               | --               |
| Side (street)              | 10          | 10       | 6                | 10            | 10               | 10         | 10        | 10               | 10               |
| Rear                       | 15          | 15       | 15               | 15            | 15               | 20         | 20        | 20               | 20               |
| <b>Height (max ft.)</b>    | 35          | 35       | 25               | 35            | 35               | 35         | 35        | 35               | 35               |

**Additional standards**

## 2.6.5 Open Space Requirements

### A. Applicability

1. Open space is an integral part of both open space and amenity subdivisions. The minimum open space requirements for each subdivision type and each zoning district are set forth below. No additional open space shall be required on the tract, except where otherwise required by state or federal law. In the case that a subdivision is being developed in phases, the amount of open space shall be computed separately for each phase, but may be combined with existing open space in earlier phases to create a larger uniform area.
2. The governing bodies reserve the right to refuse to accept public dedication of open space used to meet the requirements of this section. The location of the proposed open space, its suitability for recreational use, and any adopted recreational or open space plans shall be considered in determining whether to accept dedication. The decision shall be made by the governing bodies in approval of preliminary subdivision plans or special use permits, or by the Planning Director in approval of site plans. Any decision of the Planning Director relative to this section may be appealed to the governing bodies.

### B. Open Space Subdivision

All development implementing the open space subdivision option shall provide open space equal to 35 percent of the total tract area as either public or private open space.

### C. Amenity Subdivision

1. In the R-S District, development implementing the amenity subdivision option shall provide open space equal to 50 percent of the total tract area as either public or private open space.
2. In the R-U District, development implementing the amenity subdivision option shall provide open space equal to 15 percent of the total tract area as either public or private open space.

### D. Open Space Priority

In allocating land for open space in the R-S District, the following hierarchy of primary and secondary open space shall be employed. This hierarchy shall not apply in the R-U District.

#### 1. Primary Open Space

The following are considered primary open space areas and shall be included within the open space, unless the applicant demonstrates that this provision would constitute an unusual hardship and is counter to the purposes of this development code:

- i. The 100-year floodplain;
- ii. Stream buffer areas required along each side of all perennial and intermittent streams;
- iii. Slopes above 25 percent of at least 10,000 square feet contiguous area;
- iv. Jurisdictional wetlands under federal law (Section 404) that meet the definition applied by the Army Corps of Engineers;
- v. Habitat for federally-listed endangered or threatened species;
- vi. Historic, archaeological and cultural sites, cemeteries and burial grounds;
- vii. Existing healthy native forests of at least ten contiguous acres in size that are subject to a forest stewardship plan approved by the Tennessee Division of Forestry; and
- viii. Agricultural lands of at least 20 contiguous acres containing at least 25 percent prime farmland soils or other soils of statewide importance.

#### 2. Secondary Open Space

The following are considered secondary open space areas and shall be included within the required open space to the maximum extent feasible.

- i. Existing healthy, native forests of at least one acre contiguous area;
- ii. Individual existing healthy trees greater than 12 inches DBH;
- iii. Other significant natural features and scenic viewsheds such as ridge lines, hedge rows, field borders, meadows, fields, peaks and rock outcroppings, particularly those that can be seen from public roadways;
- iv. Areas that connect the tract to neighboring open space, trails or greenways;
- v. Soils with "severe" limitations for development due to drainage problems; and
- vi. Landscaped site elements such as arterial street buffers, district boundary buffers, civic greens and landscaped medians.

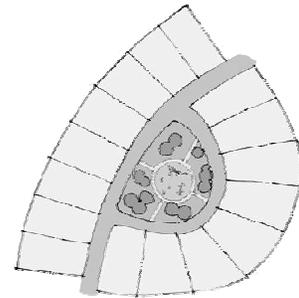
### E. Configuration of Open Space

1. The minimum width for any required open space shall be 50 feet. Exceptions may be granted for items such as trail easements, mid-block crossings, linear parks/medians, when their purpose meets the intent of this section.

2. In the R-S District, at least 60 percent of the required open space shall be in a contiguous parcel or series of parcels. For the purposes of this section, contiguous shall include any open space bisected by a local residential street (including a residential collector), provided that:
  - i. A pedestrian crosswalk is constructed to provide access to the open space on both sides of the street; and
  - ii. The right-of-way area is not included in the calculation of minimum open space required.
3. The open space shall adjoin any neighboring areas of open space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected open space.
4. The required open space shall be directly accessible to the largest practicable number of lots within the subdivision. Non-adjointing lots shall be provided with safe, convenient access to the open space (i.e. mid-block connections in logical locations). No lot within the subdivision should be further than a ¼-mile radius from the required open space. This radius shall be measured in a straight line, without regard for street, sidewalk or trail connections to the open space.
5. Access to the open space shall be provided either by an abutting street or easement. Such easement shall be not less than 30 feet wide.
6. In the R-S District, at least 25 percent of the open space shall be improved. In the R-U District, all of open space shall be improved. Trails shall be developed in accordance with [City/County Trail Design Standards](#). Other improved open space areas may be developed as forth below. Alternative improvements may be allowed, subject to approval by the governing bodies. The shape, topography, and subsoils shall be appropriate to the improvements proposed. Where open space consists of prime agricultural land, this improvement requirement shall not apply.

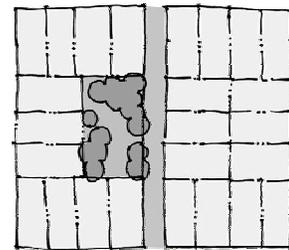
**Tot Lot & Playgrounds.** Playgrounds provide play areas for children as well as open shelter and benches. Playgrounds may be built within Squares, Greens, Mini-Parks and Neighborhood Parks or may stand alone within a residential block.

Playgrounds shall be designed with commercial grade play equipment for two age groups: tot lot for children ages one to five; and separate play equipment for children ages six to ten. May include picnic units and shelters. Minimum requirements include two park benches and one trash receptacle. Must have shock absorbing surface with a maximum two percent slope. Playgrounds must meet all federal, state and local regulations and be compliant with the Americans with Disabilities Act.



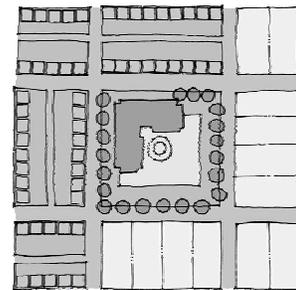
**Mini-Park.** The mini-park provides active recreational facilities for the use by the residents of the immediate surrounding neighborhood within the development.

Size is from 2,500 sq. ft to one acre. May include: tennis courts, basketball courts, playgrounds and seating accommodations. Each mini-park shall be centrally located and easily accessible so that it can be conveniently and safely reached and used by those persons in the surrounding neighborhood it is designed to serve. Rear facing lots are allowed. Mini-parks shall be attractively landscaped and be provided with sufficient natural or man-made screening or buffer areas to minimize any negative impacts upon adjacent residences.



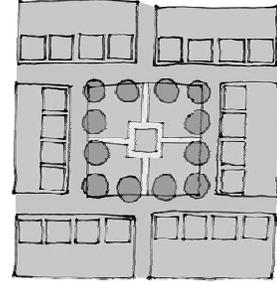
**Plaza.** Plazas are for passive recreation use adjacent to a civic or commercial building. Plazas are paved in brick or another type of imperious surface.

Plazas shall be level, stepped or gently sloping. At no time shall a plaza's horizontal length or width be greater than three times the height of surrounding buildings. Size is from 2,000 to 30,000 sq. ft.



**Square.** Squares are formal areas for passive recreation use bound by streets or front facing lots.

Squares shall be bound by streets on a minimum of three sides or 75 percent of their perimeter and may be bound by front facing lots on one side or 25 percent of their perimeter. No rear facing lots allowed adjacent to a square. Trees plantings are encouraged parallel to the street right of way. Geometrical tree planting layouts for internal plantings are encouraged. Size is 500 sq. ft. to one acre.



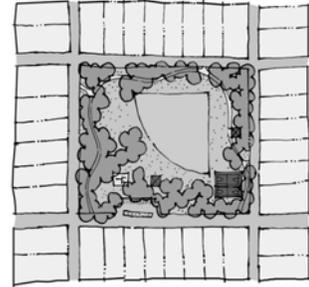
**Green.** The green is an informal area for passive use bound by streets or front facing lots.

A green shall be bound by streets on a minimum of three sides or 75 percent of their perimeter and may be bound by front facing lots on one side or 25 percent of their perimeter. No rear facing lots allowed adjacent to a Green. Tree plantings can be informal and the topography irregular. Greens may be used to preserve specimen trees. Size is 500 sq. ft. to one acre.



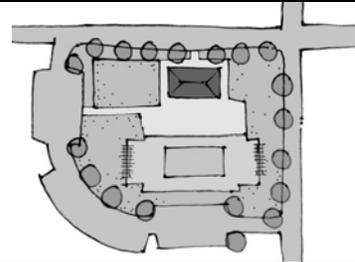
**Neighborhood Park.** Neighborhood Parks are designed for active or passive recreation use. Maximum park size can exceed five acres if the Neighborhood Park creates an open space that services an entire neighborhood or a group of neighborhoods; or incorporates physical features which are an asset to the community (i.e. lake or river frontage, high ground, or significant stands of trees).

Minimum size from one to five acres. Neighborhood parks shall be bound by streets on a minimum of 50 percent of their perimeter. Front facing lots are encouraged around the perimeter. Neighborhood Parks shall include benches and walking paths. Neighborhood Parks may include but are not limited to: tennis courts, racquet ball courts, basketball courts, volley ball courts, ball fields, swings, slides, playgrounds, dog parks, benches, restrooms, picnic units, shelters, walking paths and parking areas.



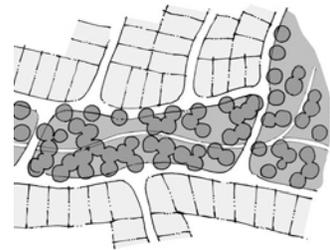
**Clubhouse/Pool Amenity Area.** Clubhouse/pool areas can be found in a neighborhood park, mini-park or alone as an amenity area for the residents of a developed community. Clubhouse/pool areas can include: swimming pools, group activity room, gazebos, outdoor eating areas, and exercise stations.

Pools should be a minimum size of 1,000 sq. ft. Clubhouses and swimming pools must meet all applicable building and health codes.



**Greenway.** Greenways typically follow natural or constructed features such as streams or roads and are designed to incorporate natural settings such as creeks and significant stands of trees, and are used for transportation, recreation, and environmental protection. Greenways differ from parks; plazas and squares in that their detailing is natural (i.e. informally planted) except along rights-of-way, and may contain irregular topography.

Design of the greenway should incorporate conservation of existing mature tree canopy and landscape, protection of existing natural drainage ways and creeks. Improvements shall include paved walks/trails and benches, and trash receptacles.



**F. Permitted uses of Open Space**

Uses of open space may include the following:

1. Conservation areas for natural, archeological or historical resources;
2. Meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas;
3. Pedestrian or multipurpose trails;
4. Passive recreation areas;
5. Active recreation areas, provided that in the R-S District, impervious area is limited to no more than 25 percent of the total open space (active recreation areas in excess of this impervious area limit shall be located outside of the protected open space);
6. Golf courses in the R-S District (excluding clubhouse areas and maintenance facilities), provided the area does not exceed 50 percent of the required open space, and further provided that impervious area is limited to no more than ten percent of the total open space;
7. Above-ground utility rights-of-way, provided the area does not exceed 50 percent of the required open space;
8. Water bodies, such as lakes and ponds, and floodways provided the total surface area does not exceed 50 percent of the required open space;
9. Agriculture, horticulture, silviculture or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts;
10. Landscaped stormwater management facilities;
11. Easements for drainage, access, and underground utility lines; and
12. Other conservation-oriented uses compatible with the purposes of this development code.

**G. Prohibited Uses of Open Space**

Open space shall not include the following:

1. Community or individual wastewater disposal systems;
2. Streets (except for street crossings as expressly provided in paragraph E above) and parking areas;
3. Other activities as determined by the applicant and recorded on the legal instrument providing for permanent protection.

**H. Ownership and Management of Open Space**

**1. Ownership**

No residential lots shall be allowed to extend into the required open space. Open space shall be accepted and owned by one of the following entities:

- i. City of Memphis. The responsibility for maintaining the open space, and any facilities shall be borne by the City.
- ii. Shelby County. The responsibility for maintaining the open space, and any facilities shall be borne by the County.
- iii. Land conservancy or land trust. The responsibility for maintaining the open space and any facilities shall be borne by a land conservancy or land trust.
- iv. Homeowners association. A homeowners association representing residents of the subdivision shall own the open space. Membership in the association shall be mandatory and automatic for all homeowners of the subdivision and their successors. The Homeowners' Association shall have lien authority to ensure the collection of dues from all members. The responsibility for maintaining the open space, and any facilities shall be borne by the Homeowner's Association.
- v. Private landowner. A private landowner may retain ownership of open space. The responsibility for maintaining the open space, and any facilities shall be borne by the private landowner.

**2. Management Plan**

Applicants shall submit a plan for the management of open space and other common facilities that:

- i. Allocates responsibility and guidelines for the maintenance and operation of the open and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements;
- ii. Estimates the costs and staffing requirements needed for maintenance and operation of, and insurance for, the open space and outlines the means by which such funding will be obtained or provided;
- iii. Provides that any changes to the plan be approved by the Planning Director; and
- iv. Provides for enforcement of the plan.

**3. Maintenance of Open Space**

- i. Passive open space maintenance is limited to removal of litter, dead tree and plant materials (that is obstructing pedestrian movement), and brush; weeding and mowing. Natural water courses are to be maintained as free-flowing and devoid of debris. Stream channels shall be maintained so as not to alter floodplain levels.
- ii. No specific maintenance is required for agricultural uses.

iii. Active open space areas shall be accessible to all residents of the development. Maintenance is limited to ensuring that there exist no hazards, nuisances or unhealthy conditions.

**4. Failure to Maintain Open Space**

In the event the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the City/County may assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance. The costs of such maintenance may be charged to the Homeowner's Association, or to the individual property owners that make up the Homeowner's Association, and may include administrative costs and penalties. Such costs shall become a lien on all subdivision properties.

**I. Legal Instrument for Permanent Protection**

1. The open space shall be protected in perpetuity by a binding legal instrument that is recorded with the deed. The instrument shall be one of the following:
  - i. A permanent conservation easement in favor of either:
    - a. A land trust or similar conservation-oriented non-profit organization with legal authority to accept such easements. The organization shall be bona fide and in perpetual existence and the conveyance instruments shall contain an appropriate provision for re-transfer in the event the organization becomes unable to carry out its functions; or
    - b. A governmental entity with an interest in pursuing goals compatible with the purposes of this development code. If the entity accepting the easement is not the City/County, then a third right of enforcement favoring the City/County shall be included in the easement.
  - ii. A permanent restrictive covenant for conservation purposes in favor of a governmental entity.
  - iii. An equivalent legal tool that provides permanent protection, if approved by the City/County.
2. The instrument for permanent protection shall include clear restrictions on the use of the open space. These restrictions shall include all restrictions contained in this section, as well as any further restrictions the applicant chooses to place on the use of the open space. Where appropriate, the instrument shall allow for stream or habitat restoration within the easement area.

**2.6.6 Nonresidential Development**

Certain nonresidential uses are permitted in the R-S and R-U district (see 3.1, Use Index).

[Allow Corner Store and limited commercial around a square/plaza.]

**2.6.7 Project Boundary Buffer**

**A. Applicability**

To provide a suitable transition between the proposed subdivision and adjacent development, perimeter compatibility may be required along project boundaries for both an open space and amenity subdivision.

[No buffer required when lots are equal or larger than neighboring district. District boundary buffer when lots are smaller or unit types change.]

2.7 COMMERCIAL MIXED USE DISTRICTS

[see Residential Dimensional Standards]

2.8 PLANNED DEVELOPMENT DISTRICTS

[To be inserted]

## 3.0 uses

### 3.1 USE INDEX

#### 3.1.1 Index Key

##### A. Permitted

A ■ indicates that a use is permitted in the respective district subject to the specific use standards. Such uses are also subject to all other applicable requirements of this development code.

##### B. Special Use Review

A □ indicates a use that may be permitted in the respective district only where approved by the governing bodies in accordance with 8.9. Special uses are subject to all other applicable requirements of this chapter, including all applicable specific use standards, except where such use standards are expressly modified by the governing bodies as part of the special use approval.

##### C. Open Space or Amenity Subdivision Only

A ◇ indicates a use that is only permitted in an open space or amenity subdivision (see 2.6).

##### D. Use Standard

The "Specific Use Standard" column on the index is a cross-reference to any specific use standard listed in Article. Where no cross-reference is shown, no additional use standards shall apply.

##### E. Uses Not Permitted

A blank cell in the use index indicates that a use is not permitted in the respective district.

#### 3.1.2 Permitted Uses

[See separate Use Index]

**3.2 USE CATEGORIES**

The following use categories are not zoning districts. These categories group uses for regulatory purposes. The names of some use categories (for example, "Commercial") may be similar to names for zoning districts (such as "Commercial, Regional"). A use listed in the examples below is only permitted in accordance with the use index in 3.1.

**3.2.1 General Provisions**

**A. Approach to Categorizing Uses**

The use categories found in the use index in 3.1 are set forth in 3.2.2 and the following paragraphs below. Specific uses may be further defined in 9.0, Definitions. Any use not specifically set forth in this development code is expressly prohibited, unless the Planning Director determines in accordance with to 8.18, Written Interpretation, that the use is similar to a permitted as listed in this development code. Where such similar permitted use is subject to a specific use standard or special use review, the proposed use shall also be subject to such standards or approval.

**B. Basis for Classifications**

Use categories classify land uses and activities based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions. The use categories provide a systematic basis for assigning land uses to appropriate zoning districts.

**C. Principal Uses Not Specifically Listed**

1. Determination of the appropriate category for a proposed principal use shall be made by the Planning Director in accordance with the provisions of 8.18, Written Interpretation. The following criteria shall be used to determine both the appropriate category for a use not specifically listed in the Use Index or the examples in the use category descriptions, and whether a use is considered principal or accessory.
  - i. The actual or projected characteristics of the activity in relationship to the stated characteristics of each use category.
  - ii. The relative amount of site area or floor space and equipment devoted to the activity.
  - iii. Relative amounts of sales from each activity.
  - iv. The customer type for each activity.
  - v. The relative number of employees in each activity.
  - vi. Hours of operation
  - vii. Building and site arrangement
  - viii. Types of vehicles used and their parking requirements.
  - ix. The relative number of vehicle trips generated.
  - x. How the use is advertised.
  - xi. The likely impact on surrounding properties.
  - xii. Whether the activity is likely to be found independent of the other activities on the site.
2. Following a determination that a use not listed in this development code is similar to another listed use, the proposed use shall be subject to any specific use standards or special use review. The Planning Director shall not amend this development code by adding to or eliminating any specific use standard for the proposed use.
3. Where a use not listed in the use index is found by the Planning Director not to be similar to any other use in the index, the use shall be permitted only following a text in accordance with 8.4. The decision of the Planning Director may not be appealed to the Board of Adjustment.
4. When considering appropriate districts for a use not listed in use index, the district intent statements in 2.1, Zoning Districts Established, shall be taken into consideration.

**D. Developments with Multiple Principal Uses**

Developments with multiple principal uses shall conform to the following:

1. When all principal uses of a development fall within one use category, the entire development is assigned to that use category.
2. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable use category and each use is subject to all applicable regulations for that use category.
3. A development comprised of uses regulated by separate rows on the use index shall be reviewed using the most restrictive process from among the proposed uses.

*Commentary.* If a proposed development includes a convenience store, fuel sales and a restaurant, including outparcels, and one of those uses is only permitted as special use in the district, then the entire development requires special use review.

4. Where a use requiring special use approval lies on a separate legal parcel, only the building containing the use and its separate parcel shall be subject to special use review, not the entire project. However, where the separate legal parcel is an outparcel, the application for special use shall describe the relationship of the outparcel to the remaining site.

*Commentary.* For example, where a vehicle repair shop in a C-C District (subject to special use review) is an outparcel within a larger retail development, the special use shall review the outparcel only – not the entire development. However, where a special use is proposed in a building that contains a variety of other uses, the entire building and its associated parcel(s) of land shall require special use review.

**E. Principal Uses**

The “Principal Uses” portion of each use category lists principal uses common to that use category. The names of these sample uses are generic and are based on common meanings, not on what a specific use may call itself.

*Commentary.* A use that calls itself “Wholesale Warehouse,” but sells mostly to retail consumers, is included in the Retail Sales and Service category rather than the Wholesale Trade category.

**F. Accessory Uses**

Accessory uses are allowed by right in conjunction with a principal use; however, accessory uses with parenthetical cross-references in the following tables are permitted subject to additional standards (see 3.7, Accessory Structures and Uses). Some listed accessory uses may also be considered accessory structures. Notwithstanding **XXX**, no accessory use may be established on a site without a principal use.

**G. Uses Not Included**

The “Uses Not Included” provides cross-references to uses that may appear to be part of a particular category, but that are explicitly handled in a different use category.

3.2.2 Residential Use Categories

**A. Household Living**

Residential occupancy of a dwelling unit by a household on a month-to-month or longer basis in structures with self-contained dwelling units, including kitchens.

| Principal Uses  | Accessory Uses  | Uses Not Included  |
|---|---|--|
| Single-family detached living<br>Single-family attached living<br>Multifamily living<br>Upper-story residential<br>Live-work<br>Manufactured Home Type A, modular<br>Manufactured Home Type B<br>Manufactured Home Park | Accessory dwelling unit<br>Dish antenna under 3 meters<br>Dock or pier (noncommercial)<br>Home occupation<br>Private community center<br>Private garage, barbecue pit, carport, tool or garden shed, storage unit, swimming pool<br>Raising of pets<br>Residential leasing office | Bed and breakfast, hotel, motel, inn, extended-stay facility (see Transient Accommodations)<br>Group shelter or transitional home (see Social Service Institutions)<br>Nursing home, supportive living facility<br>personal care home for the elderly<br>residential home for the elderly (see Group Living) |

**B. Group Living**

Residential occupancy of a structure by a group of people that does not meet the definition of Household Living. Tenancy is usually arranged on a monthly or longer basis. Generally, Group Living structures have a common eating area for residents, and the residents may receive care or training.

| Principal Uses   | Accessory Uses  | Uses Not Included  |
|--|---|--|
| Boarding house, rooming house<br>Fraternity, sorority, student dormitory<br>Nursing home, full-time convalescent<br>Monastery, convent<br>Personal care home for the elderly, assisted living facility<br>Supportive living facility<br>Residential home for the elderly | Associated office<br>Food preparation or dining area<br>Recreational facility | Bed and breakfast, hotel, motel, inn, extended-stay facility (see Transient Accommodations)<br>Group shelter or transitional home (see Social Service Institutions)<br>Nursing home, supportive living facility<br>personal care home for the elderly<br>residential home for the elderly (see Group Living) |

3.2.3 Civic Use Categories

A. Community Service

Uses of a public, nonprofit, or charitable nature providing ongoing public safety, educational, training, or counseling to the general public on a regular basis, without a residential component.

| Principal Uses  | Accessory Uses   | Uses Not Included   |
|---|--|---|
| Community recreational facility (non-profit)<br>Library<br>Museum<br>Neighborhood arts center or similar community facility (public)<br>Police, Fire, EMS substation<br>Philanthropic institution | Associated office<br>Food preparation or dining area<br>Arts and crafts, day care, therapy area<br>Indoor or outdoor recreation and athletic facility<br>Limited retail sales (internal)<br>Meeting area | Athletic, tennis, swim or health club (see Retail Sales and Service)<br>Church, mosque, synagogue, temple (see Place of Worship)<br>Counseling in an office setting (see Office)<br>Detention center, jail, prison (see Light Industrial)<br>Lodge, membership club (see Indoor Recreation)<br>Park (see Park/Open Area)<br>Group shelter, neighborhood resource center, rehabilitative clinic, soup kitchen, transient lodging or shelter for the homeless, transitional home (see Social Service Institution) |

B. Day Care

Uses providing care, protection, and supervision of children or adults on a regular basis away from their primary residence. Care is typically provided to a given individual for fewer than 18 hours each day, although the facility may be open 24 hours each day.

| Principal Uses  | Accessory Uses   | Uses Not Included  |
|---|--|--|
| Adult day-care program<br>Day care center (13+ persons)<br>Drop-in child care center (15+ persons)<br>Family day care home (5 to 7 persons)<br>Group day care home (8 to 12 persons)<br>Intermediate childcare<br>Nursery school, preschool | Associated office<br>Food preparation or dining area<br>Health, arts and crafts, and therapy area<br>Indoor or outdoor recreation facility | Counseling in an office setting (see Office)<br>On-site day care facility operated in connection with a business or other principal use where children are cared for while parents or guardians are occupied on the premises (see appropriate category under Accessory Uses) |

C. Educational Facility

Public and private (including charter or religious) schools at the primary, elementary, middle, junior high, or high school level that provide basic academic education. Also includes colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree usually in a campus setting.

| Principal Uses  | Accessory Uses  | Uses Not Included  |
|---|---|--|
| Academy (special training)<br>College, community college, university<br>Seminary<br>School, public or private (K-12)<br>School, trade, vocational, business | Associated office<br>Auditorium, theater<br>Before- and after-school day care<br>Dormitory, housing for students or faculty<br>Food preparation or dining area<br>Health facility<br>Laboratory, library, museum<br>Janitorial facility<br>Meeting area<br>Play area, recreational or sports facility<br>Support commercial (college-operated bookstore, for example) | Dance, art, martial arts, music or photographic studio or classroom (see Retail Sales and Service)<br>Nursery school, preschool (see Day Care) |

**D. Medical Facility**

Uses providing medical or surgical care to patients. Some uses may offer overnight care.

| Principal Uses   | Accessory Uses  | Uses Not Included   |
|--|---|---|
| Blood plasma donation center, medical or dental laboratory<br>Hospital<br>Medical, dental office or chiropractor | Associated helicopter landing facility<br>Associated office<br>Chapel, ancillary worship space<br>On-site day care where children are cared for while parents or guardians are occupied on the premises<br>Food preparation or dining area<br>Housing for staff or trainees<br>Limited retail sales (internal)<br>Janitorial facility<br>Meeting area<br>Nursing or medical school<br>Pharmacy<br>Recreational facility<br>Teaching facility<br>Temporary housing for relatives of patients | Transitional home, rehabilitative clinic (see Social Service Institution)<br>Pharmacy, urgent care or emergency medical office (see Retail Sales and Service) |

**E. Park/Open Area**

Uses focusing on natural areas consisting mostly of vegetation, passive or active outdoor recreation areas, or community gardens, and having few structures.

| Principal Uses   | Accessory Uses   | Uses Not Included   |
|--|--|---|
| Botanical garden, nature preserve, recreational trail<br>Cemetery, mausoleum, columbarium, memorial park including pet cemetery, burial grounds<br>Game preserve, wildlife management area, refuge, animal sanctuary<br>Park<br>Recreation Field<br>Reservoir, control structure, drainage well, water supply water well | Campground (public park only)<br>Concession<br>Dock or pier (noncommercial)<br>Maintenance facility<br>Play equipment<br>Single residential unit for caretaker or security purposes<br>Swimming pool, tennis court, ballfield (public park only) | Campground (private), golf course, country club, clubhouse, batting cage, golf driving range, mini-amusement park, miniature golf facility, water park (see Outdoor Recreation)<br>Crematorium (see Light Industrial)<br>Lodge, membership club (see Indoor Recreation) |

**F. Passenger Terminal**

Public or commercial facilities for the takeoff and landing of airplanes and helicopters, and terminals for taxi, rail or bus service.

| Principal Uses   | Accessory Uses  | Uses Not Included  |
|--|---|--|
| Airport, heliport<br>Bus passenger terminal, taxi dispatch center, train passenger terminal, limousine service | Associated office<br>Concession<br>Food preparation or dining area<br>Freight handling area<br>Fueling facility<br>Janitorial facility<br>Limited retail sales (internal)<br>Maintenance facility<br>Park-and-ride facility | Airline terminal, freight, service facility (see Warehouse and Distribution)<br>Helicopter landing facility accessory to another use (see Agriculture, Medical Facility) |

**G. Place of Worship**

Places of assembly that provide meeting areas for religious practice.

| Principal Uses                    | Accessory Uses                               | Uses Not Included                                |
|-----------------------------------|--|--|
| Church, mosque, synagogue, temple | See XXX, Accessory Uses in Places of Worship | Revival or gospel tent (see 3.8, Temporary Uses) |

**H. Social Service Institution**

Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs.

| Principal Uses  | Accessory Uses  | Uses Not Included  |
|---|---|--|
| Group shelter<br>Neighborhood resource center<br>Rehabilitative clinic<br>Social service facility, soup kitchen, transient lodging or shelter for the homeless<br>Transitional home | Adult educational facility<br>Associated office<br>Food preparation or dining area<br>Meeting room<br>On-site day care where children are cared for while parents or guardians are occupied on the premises<br>Staff residences located on-site | Boarding house, rooming house, nursing home, full-time convalescent, personal care home for the elderly, assisted living facility, supportive living facility, residential home for the elderly (see Group Living)<br>Cemetery, columbarium, mausoleum, memorial park (see Park/Open Area)<br>Detention center, jail, prison (see Light Industrial)<br>Philanthropic institution (see Community Service)<br>School, public or private, K-12 (see Educational Facility) |

**I. Utilities**

Public or private infrastructure serving a limited area with no on-site personnel (Minor Utility) or the general community and possibly having on-site personnel (Major Utility).

| Principal Uses   | Accessory Uses   | Uses Not Included   |
|--|--|---|
| Communication towers (65 feet or less)<br>Communication towers (over 65 feet)<br>CMCS tower and facilities<br>Minor utilities, including on-site stormwater retention or detention facility, neighborhood-serving telephone exchange, gas or electric installation, water and wastewater pump station or lift station<br>Major utilities, including aeration facility, artesian well, electrical substation, electric or gas generation plant, filter bed, railroad right-of-way (new), transmission tower, waste treatment plant, water pumping facility, water tower or tank | Control, monitoring, data or transmission equipment<br>Storage | Landfill (see Waste-Related Service)<br>Utility office, radio, TV, recording studio (see Office)<br>Reservoir, control structure, drainage well, water supply water well (see Park/Open Area) |

3.2.4 Commercial Use Categories

A. Indoor Recreation

Generally commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities in an indoor setting.

| Principal Uses   | Accessory Uses   | Uses Not Included   |
|--|--|---|
| Adult entertainment<br>Bar, tavern, cocktail lounge, nightclub, restaurant with entertainment<br>Bingo<br>Convention center<br>Gymnastic facility, indoor sports academy<br>Lodge, membership club<br>Indoor entertainment activity such as pool hall, bowling alley, game arcade<br>Indoor shooting range<br>Music or dancing academy<br>Movie or other theater | Associated office<br>Concession<br>Food preparation or dining area<br>Off-street parking<br>Pro shop or sales of goods related to the on-site activities of the specific use | Community recreational facility, non-profit (see Community Service)<br>Dance, martial arts, music, art or photographic studio or classroom (see Retail Sales and Service)<br>Outdoor entertainment activity such as batting cage, golf driving range, mini-amusement park, miniature golf facility, water park (see Outdoor Recreation) |

B. Office

Activities conducted in an office setting and generally focusing on business, government, professional, medical or financial services.

| Principal Uses  | Accessory Uses  | Uses Not Included   |
|---|---|---|
| Offices including advertising, business management consulting, data processing, collection agency, real estate or insurance agent, professional service such as lawyer, accountant, bookkeeper, engineer, architect, sales office, travel agency<br>Financial services such as lender, investment or brokerage house,<br>Call center<br>Counseling in an office setting<br>Government office<br>Radio, TV or recording studio<br>Utility office | Ancillary storage<br>Food preparation or dining area<br>Health facility<br>Janitorial facility<br>Meeting room<br>On-site day care where children are cared for while parents or guardians are occupied on the premises<br>Other amenity for the use of on-site employees<br>Limited retail sales (internal)<br>Technical library | Contractors storage including janitorial and building maintenance service, exterminator, or other maintenance yard or facility, building, heating, plumbing, landscaping or electrical contractor and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site (see Light Industrial)<br>Bulk mailing service (see Light Industrial)<br>Mail-order house (see Wholesale Trade)<br>Medical, dental office or chiropractor (see Medical Facility)<br>Research, testing, and development laboratory (Light Industrial)<br>Urgent care or emergency medical office (see Retail Sales and Service) |

**C. Outdoor Recreation**

Generally commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities. Such activities may take place wholly outdoors or within a number of outdoor structures.

| Principal Uses  | Accessory Uses   | Uses Not Included   |
|---|--|---|
| Drive-in theater<br>Campground, travel trailer park, recreational vehicle park<br>Executive par three golf course<br>Extreme sports such as paintball, BMX facility or skateboarding facility<br>Flea market, outdoor<br>Golf course, country club, clubhouse<br>Outdoor entertainment activity such as batting cage, golf driving range, mini-amusement park, miniature golf facility, water park<br>Horse stable, riding academy<br>Outdoor shooting range<br>Sports academy for active recreational or competitive sports<br>Stadium or arena, commercial amphitheater | Associated office<br>Caretaker or security person housing<br>Classroom<br>Clubhouse<br>Concession<br>Food preparation or dining area<br>Jogging, hiking, fitness and other types of trails<br>Limited retail sales (internal)<br>Maintenance facility<br>On-site day care where children are cared for while parents or guardians are occupied on the premises<br>Pro shop or sales of goods related to the on-site activities of the specific use | Athletic, tennis, swim or health club (see Retail Sales and Service)<br>Botanical garden, nature preserve, recreational trail, park, recreation field (see Park/Open Area)<br>Indoor entertainment activity such as pool hall, bowling alley, game arcade (see Indoor Recreation) |

**D. Parking, Commercial**

Facilities that provide parking not accessory to a principal use, for which a fee may or may not be charged.

| Principal Uses   | Accessory Uses   | Uses Not Included  |
|--|--|--|
| Mixed parking lot (partially accessory to a principal use, partly to rent for others), short- and long-term fee parking facility<br>Park-and-ride facility | Structure intended to shield parking attendants from the weather | Bus barn (see Warehouse and Distribution)<br>Sale or servicing of vehicles (see Vehicle Sales and Service) |

**E. Restaurant**

Establishments that prepare and sell food for on- or off-premise consumption.

| Principal Uses   | Accessory Uses  | Uses Not Included   |
|--|---|---|
| Pizza delivery facility<br>Restaurant, fast-food restaurant, take-out, yogurt or ice cream shop<br>Restaurant with sale of alcoholic beverages, brew pub<br>Restaurant, drive-in | Associated office<br>Deck, patio for outdoor seating or dining<br>Drive-thru facility (see XXX) | Bar, tavern, cocktail lounge, nightclub, restaurant with entertainment (see Indoor Recreation)<br>Catering establishment (see Retail Sales and Service or Light Industrial) |

**F. Retail Sales and Service**

Companies or individuals involved in the sale, lease, or rental of new or used products, or providing personal services or repair services to the general public.

| Principal Uses  | Accessory Uses  | Uses Not Included   |
|---|---|---|
| <p><i>Sales-Oriented</i></p> <p>Store selling, leasing or renting consumer, home, and business goods including but not limited to alcoholic beverages, antiques, appliances, art, art supplies, baked goods, bicycles, books, building supplies, cameras, carpet and floor coverings, crafts, clothing, computers, computer supplies, convenience goods, dry goods, electronic equipment, fabric, flowers, furniture, garden supplies, gifts or novelties, groceries, hardware, home improvement, household products, jewelry, medical supplies, music, musical instruments, pets, pet supplies, pharmaceuticals, photo finishing, picture frames, plants, postal substation, printed materials, produce, souvenirs, sporting goods, stationery, tobacco, used or secondhand goods, videos, and related products</p> <p>Art or photo studio, gallery</p> <p>Convenience store with gas pumps, gas station</p> <p>Convenience store without gas pumps</p> <p>Greenhouse or nursery, commercial, garden center</p> <p>Pawnshop</p> <p>Photo finishing pickup station, photo finishing by computer and retail sales</p> <p>Vehicle parts and accessories</p> <p>Warehouse or wholesale club</p> <p><i>Personal Service-Oriented</i></p> <p>Bank</p> <p>Animal grooming, animal hospital, veterinary clinic, pet clinic, animal boarding, animal shelter, kennel</p> <p>Athletic, tennis, swim or health club</p> <p>Dance, martial arts, music studio or classroom</p> <p>Catering establishment, small-scale</p> <p>Cleaning establishment, small-scale</p> <p>Dry-cleaning or laundry drop-off facility, laundromat, cleaning, pickup station, coin operated pickup station</p> <p>Funeral home or mortuary, undertaking establishment</p> <p>Hair, nail, tanning, massage therapy and personal care service, barber or beauty shop</p> <p>Photocopy, blueprint, package shipping and quick-sign service, printing and publishing</p> <p>Post office</p> <p>Security service</p> <p>Taxidermist</p> <p>Tattoo shop, palmist, psychic, medium, massage parlor</p> <p>Urgent care or emergency medical office</p> <p><i>Repair-Oriented</i></p> <p>Appliance, bicycle, canvas product, clock, computer, jewelry, musical instrument, office equipment, radio, shoe, television or watch repair, tailor, milliner, upholsterer</p> <p>Locksmith</p> | <p>Associated office</p> <p>Automatic one bay car wash facility (see XXX)</p> <p>Drive-thru facility (see XXX)</p> <p>Food preparation or dining area</p> <p>On-site day care where children are cared for while parents or guardians are occupied on the premises</p> <p>Repackaging of goods for on-site sale</p> <p>Storage of goods</p> | <p>Bar, tavern, cocktail lounge, nightclub, restaurant with entertainment (see Indoor Entertainment)</p> <p>Catering establishment (see Retail Sales and Service or Light Industrial)</p> <p>Crematorium (see Light Industrial)</p> <p>Drop-in child care center (see Day Care)</p> <p>Full- or self-service vehicle wash (see Vehicle Sales and Service)</p> <p>Indoor entertainment activity such as pool hall, bowling alley, game arcade (see Indoor Recreation)</p> <p>Laundry or dry-cleaning plant (see Light Industrial)</p> <p>Outdoor entertainment activity such as batting cage, golf driving range, mini-amusement park, miniature golf facility, water park (see Outdoor Recreation)</p> <p>Pizza delivery facility; restaurant, fast-food restaurant, take-out, yogurt or ice cream shop, restaurant with sale of alcoholic beverages, brew pub, restaurant, drive-in (see Restaurant)</p> <p>Vehicle sales, repair or service (see Vehicle Sales and Service)</p> <p>Wholesale of food, clothing, auto parts, building hardware, wholesale display, wholesale establishment (see Wholesale Trade)</p> |

**G. Self-Service Storage**

Facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property.

| Principal Uses   | Accessory Uses   | Uses Not Included  |
|--|--|--|
| Warehouse, self-service, mini-storage<br>Warehouse, indoor multi-story | Associated office<br>Outside storage of boats and campers<br>Caretaker or security person unit | Bulk storage, including nonflammable liquids, cold storage plants, including frozen food lockers, household moving and general freight storage, separate warehouse used by retail store such as furniture or appliance store (see Warehouse and Distribution)<br>Contractors storage including janitorial and building maintenance service, exterminator, or other maintenance yard or facility, building, heating, plumbing, landscaping or electrical contractor and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site (see Light Industrial)<br>Recycling facility including recyclable material storage, including construction material (see Waste-Related Services)<br>Rental of light or medium trucks (see Vehicle Sales and Service) |

**H. Transient Accommodation**

Accommodations arranged for short term stays of less than 30 days for rent or lease.

| Principal Uses   | Accessory Uses   | Uses Not Included   |
|--|--|---|
| Hotel, motel, inn, extended-stay facility, bed and breakfast<br><br>Youth hostel | Associated office<br>Bar, tavern, cocktail Lounge, nightclub, restaurant with entertainment (see XXX)<br>Food preparation or dining area<br>Laundry facility<br>Meeting facility<br>Restaurant (see XXX)<br>Swimming pool, other recreational facility (see XXX) | Boarding house, rooming house, nursing home, full-time convalescent, personal care home for the elderly, assisted living facility, supportive living facility, residential home for the elderly (see Group Living)<br>Campground (private), travel trailer park, recreational vehicle park (see Outdoor Recreation)<br>Convention center (see Indoor Recreation)<br>Group shelter, neighborhood resource center, rehabilitative clinic, soup kitchen, transient lodging or shelter for the homeless, transitional home (see Social Service Institution) |

**I. Vehicle Sales and Service**

Direct sales of and service to passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles. Uses classified as vehicle service involve services provided while the customer waits, same day pick-up of the vehicle or customers leaving a vehicle on-site for less than 24 consecutive hours.

| Principal Uses   | Accessory Uses   | Uses Not Included   |
|--|--|---|
| Full- or self-service vehicle wash<br>Manufactured housing sales<br>Vehicle service including audio and alarm system installation, custom accessories (window tint, stripe, luggage rack, molding, bumpers) quick lubrication facilities, battery sales and installation, auto detailing, minor scratch and dent repair, bedliner installation, hand and foot control installation, glass repair/replacement provided such all activity is within a completely enclosed building (no open service bays, doors, or windows); tire sales and mounting.<br>Vehicle repair including A/C replacement A/C servicing, alignment shop, auto body shop, auto upholstery shop, repair of cars, trucks, RVs and boats, towing service, repair of brakes/shocks, mufflers, transmissions, engine replacement/overhaul, trucks service exceeds 3/4 ton, truck service tune up<br>Vehicle sales, rental, or leasing including passenger vehicles, motorcycles, trucks, boats, and other recreational vehicles, unattended vehicle sales lot, car rental auto leasing, over the road trailer leasing, auction vehicle, broker vehicle, pawn shop vehicle | Associated office<br>Sale of parts<br>Single-bay, automatic car wash<br>Towing<br>Vehicle fueling<br>Vehicle storage | Earth moving and heavy construction and transportation equipment (see Heavy Industrial)<br>Retail or wholesale sales of agriculturally-related supplies and equipment (see Agriculture)<br>Vehicle parts sale as a principal use (see Retail Sales and Service) |

### 3.2.5 Industrial Use Categories

#### A. Wholesale Trade

Firms or individuals involved in the sale, lease, or rent of products to industrial, institutional or commercial businesses only. The uses emphasize on-site sales or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are not permitted. Products may be picked up on-site or delivered to the customer.

| Principal Uses   | Accessory Uses   | Uses Not Included   |
|--|--|---|
| Mail-order house<br>Sale or rental of machinery, equipment, heavy equipment, building materials, special trade tools, welding supplies, machine parts, electrical supplies, plumbing supplies, janitorial supplies, restaurant equipment, and store fixtures<br>Wholesale of food, clothing, auto parts, building hardware<br>Wholesale display<br>Wholesale establishment | Associated office<br>Food preparation or dining area<br>Minor fabrication services<br>On-site day care where children are cared for while parents or guardians are occupied on the premises<br>Repackaging of goods<br>Showroom<br>Warehouse | Earth moving and heavy construction and transportation equipment (see Heavy Industrial)<br>Retail or wholesale sales of agriculturally-related supplies and equipment (see Agriculture)<br>Vehicle parts sale as a principal use (see Retail Sales and Service) |

**B. Light Industrial**

Firms engaged in the manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.

| Principal Uses  | Accessory Uses   | Uses Not Included   |
|---|--|---|
| Brewery, winery<br>Bulk mailing service<br>Catering establishment, large-scale<br>Clothing, textile or apparel manufacturing, manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items, sporting goods, office and art supplies, electrical items, paper products (except pulp mills) printing, publishing, and lithography, production of artwork and toys, sign-making<br>Crematorium<br>Detention center, jail, prison<br>Contractors storage including janitorial and building maintenance service, exterminator, or other maintenance yard or facility, building, heating, plumbing, landscaping or electrical contractor and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site<br>Lawn, tree or garden service<br>Laundry, dry-cleaning, and carpet cleaning plants, cleaning establishment, large-scale<br>Lumberyard<br>Movie production facility<br>Photo-finishing laboratory<br>Repair of scientific or professional instruments, electric motors<br>Research, testing, and development laboratory<br>Sheet metal shop<br>Soft drink bottling<br>Storage area used for manufacturing<br>Welding, machine, tool repair shop<br>Woodworking, including cabinet makers and furniture manufacturing | Accessory medical clinic<br>Ancillary indoor storage<br>Associated office<br>Cafeteria<br>Day care<br>Employee recreational facility<br>Off-street parking<br>On-site repair facility<br>Residential unit for security purposes (single unit)<br>Retail or wholesale sales of goods manufactured on-site | Dredging, earth extraction, clearing or grading (timber cutting), extraction of phosphate or minerals, extraction of sand or gravel, borrow pit, metal, sand stone, gravel clay, mining and other related processing, stockpiling of sand, gravel, or other aggregate materials (see Resource Extraction)<br>Recycling facility including recyclable material storage, including construction material (see Waste-Related Service)<br>Outdoor storage yard (see Warehousing and Distribution)<br>Sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures (see Wholesale Trade)<br>Small-scale catering establishments (see Retail Sales and Service) |

**C. Warehouse and Distribution**

Firms involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers.

| Principal Uses  | Accessory Uses   | Uses Not Included   |
|---|--|---|
| Airline terminal, freight, service facility<br>Bulk storage, including nonflammable liquids, cold storage plants, including frozen food lockers, household moving and general freight storage, separate warehouse used by retail store such as furniture or appliance store<br>Bus barn<br>Central postal facility<br>Commercial packing for fruits and vegetables<br>Drop yard w/ or w/o PM service<br>Outdoor storage yard<br>Parcel services<br>Railroad switching yard, freight terminal, piggyback yard<br>Transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred<br>Truck or motor freight terminal, service facility | Ancillary indoor storage<br>Associated office<br>Cafeteria<br>Day care<br>Employee recreational facility<br>Off-street parking<br>Outdoor storage yard<br>Residential unit for security purposes (single unit)<br>Truck fleet parking and maintenance area | Bulk storage of flammable liquids (see Heavy Industrial)<br>Warehouse, self-service, mini-storage<br>Warehouse, indoor multi-story (see Self-Service Storage)<br>Solid or liquid waste transfer station (see Waste-Related Service) |

**D. Heavy Industrial**

Firms involved in research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities. The uses emphasize industrial businesses, and sale of heavier equipment. Factory production and industrial yards are located here. Sales to the general public are limited

| Principal Uses   | Accessory Uses   | Uses Not Included   |
|--|--|---|
| Asbestos and radio active materials products<br>Any use that is potentially dangerous, noxious or offensive to neighboring uses in the district or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause<br>Animal processing, packing, treating, and storage, livestock or poultry slaughtering, concentrate plant, processing of food and related products, production of lumber, tobacco, chemical, rubber, leather, clay, bone, paper, pulp, plastic, stone, or glass materials or products, production or fabrication of metals or metal products including enameling and galvanizing,<br>Automobile dismantlers and recyclers<br>Bulk storage of flammable liquids<br>Chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products<br>Commercial feed lot<br>Concrete batching and asphalt processing and manufacture, batch plant<br>Earth moving and heavy construction equipment and transportation equipment<br>Fabricated metal products and machinery<br>Impound lot, wrecker service includes city wreckers, auto storage<br>Petroleum, liquefied petroleum gas and coal products and refining<br>Primary metal manufacturing<br>Scrap metal processors<br>Sawmill, pulp mill<br>Secondary materials dealers<br>Tire recapping<br>Wrecking, junk or salvage yard | Ancillary office<br>Associated office<br>Cafeteria<br>Off-street parking<br>Product repair<br>Repackaging of goods<br>Warehouse, storage<br>Residential Unit for Security purposes (single unit) | Animal waste processing (see Waste-Related Service)<br>Dredging, earth extraction, clearing or grading (timber cutting), extraction of phosphate or minerals, extraction of sand or gravel, borrow pit, metal, sand stone, gravel clay, mining and other related processing, stockpiling of sand, gravel, or other aggregate materials (see Resource Extraction)<br>Recycling facility including recyclable material storage, including construction material (see Waste-Related Service)<br>Repair and service of motor vehicles, motorcycles, RVs, boats, and light and medium trucks (see Vehicle Sales and Service) |

**E. Waste-Related Service**

Characterized by uses that receive solid or liquid wastes from others for transfer to another location and uses that collect sanitary wastes or that manufacture or produce goods or energy from the composting of organic material.

| Principal Uses  | Accessory Uses  | Uses Not Included   |
|---|---|---|
| Animal waste processing<br>Garbage or refuse collection service<br>(office and truck fleet)<br>Landfill, sanitary<br>Landfill, construction<br>Manufacture and production of goods<br>from composting organic material<br>Recycling facility including recyclable<br>material storage, including<br>construction material<br>Solid or liquid waste transfer station | Ancillary indoor storage<br>Associated office<br>Off-street parking<br>On-site refueling and repair<br>Recycling of material<br>Repackaging and shipment of by-<br>products | Stockpiling of sand, gravel, or other<br>aggregate materials (see Resource<br>Extraction) |

3.2.6 Open Use Categories

A. Agriculture

Characterized by uses that create or preserve areas intended primarily for the raising of animals and crops, conservation, and the secondary industries associated with agricultural production.

| Principal Uses  | Accessory Uses  | Uses Not Included   |
|---|---|---|
| Commercial fishing<br>Animal raising including horses, hogs, cows, sheep, goats, and swine, poultry, rabbits, and other small animals, apiculture, aquaculture, dairying, personal or commercial animal breeding and development<br>Crop, soil preparation, agricultural services, large animal and veterinary services<br>Farm labor and management services<br>Floriculture, horticulture, pasturage, row and field crops, viticulture, tree or sod farm, silviculture<br>Fish hatcheries and preserves<br>Grain, fruit, field crop and vegetable cultivation and storage<br>Hunting, trapping and game propagation<br>Livestock, horse, dairy, poultry and egg products<br>Livestock auction<br>Milk processing plant<br>Packing house for fruits or vegetables<br>Plant nursery<br>Plant nursery with landscape supply<br>Poultry slaughtering and dressing<br>Retail or wholesale sales of agriculturally-related supplies and equipment<br>Timber tracts, forest nursery gathering of forest products | Aircraft landing field or helicopter landing facility (private)<br>Ancillary indoor storage<br>Associated offices<br>Auction ring<br>Barns, garages, sheds, silos, stables (noncommercial)<br>Dish antenna under 3 meters<br>Dock or pier (noncommercial)<br>Home occupations<br>Housing for ranch or farm labor, including manufactured homes<br>Railroad right-of-way (existing only)<br>Sale of agricultural products<br>U-pick facilities | Animal waste processing (see Waste-Related Service)<br>Animal processing, packing, treating, and storage, livestock or poultry slaughtering, concentrate plant, processing of food and related products, production of lumber, tobacco, chemical, rubber, leather, clay, bone, paper, pulp, plastic, stone, or glass materials or products, production or fabrication of metals or metal products including enameling and galvanizing (see Heavy Industrial)<br>Botanical garden, nature preserve, recreational trail, game preserve, wildlife management area, refuge, animal sanctuary (see Park and Open Areas)<br>Dredging, earth extraction, clearing or grading (timber cutting), extraction of phosphate or minerals, extraction of sand or gravel, borrow pit, metal, sand stone, gravel clay, mining and other related processing, stockpiling of sand, gravel, or other aggregate materials (see Resource Extraction)<br>Greenhouse or nursery, commercial, garden center (see Retail Sales and Service)<br>Horse stable, riding academy (see Outdoor Recreation) |

B. Resource Extraction

Characterized by uses that extract minerals and other solids and liquids from land.

| Principal Uses  | Accessory Uses   | Uses Not Included   |
|---|--|---|
| Dredging, earth extraction, clearing or grading (timber cutting)<br>Extraction of phosphate or minerals<br>Extraction of sand or gravel, borrow pit<br>Metal, sand stone, gravel clay, mining and other related processing<br>Stockpiling of sand, gravel, or other aggregate materials | Ancillary indoor storage<br>Associated offices<br>Equipment storage<br>Resource processing | Concrete batching and asphalt processing and manufacture, batch plant (see Heavy Industrial)<br>Recycling facility including recyclable material storage, including construction material, solid or liquid waste transfer station (see Waste-Related Service) |

**3.3 RESIDENTIAL USE STANDARDS**

**3.3.1 Manufactured Home**

Manufactured Homes in the R-E, R-S15 & R-S10 Districts (within the City of Memphis), subject to the following additional standards:

- A. The setback and orientation of the home shall conform with that of other homes in the subdivision or neighborhood.
- B. The home shall provide a driveway similar in length and location adjacent to the home as other existing homes in the subdivision or neighborhood. A carport or parking garage shall be provided if the predominance of other homes in the subdivision have these features.
- C. Existing trees on the lot shall be preserved as much as possible and new landscaping shall be added to provide a similar landscaped appearance as existing residential properties in the subdivision or neighborhood.
- D. The manufactured home shall have exterior materials which are similar in the prevalent materials in the subdivision or neighborhood.
- E. The shape and steepness of the roof and the number and size of windows shall generally conform to the features prevalent among existing homes in the subdivision or neighborhood.

**3.3.2 Subsurface Single-Family**

Subsurface single family detached dwellings subject to the following additional standards:

- A. The dwelling unit densities and minimum lot areas and lot widths of the zoning district in which the site is located shall be maintained.
- B. At least half the habitable rooms, excluding bathrooms and utility rooms, shall receive direct sunlight for at least one hour on any clear day in any season.
- C. Structures shall be spaced in such a manner that daylight is admitted to all habitable rooms, excluding bathrooms and utility rooms, in adequate amounts for the performance of general household tasks without artificial lights during the hours of full daylight on any clear day in any season.
- D. Required yards are as follows:
  - 1. Front: The required front yard in the district where the site is located.
  - 2. Side: Five (5) feet.
  - 3. Rear: 20 feet in width and 30 feet in depth.
- E. Height shall be limited to one story.
- F. The off-street parking required for single family detached dwellings in Section 28 of this Article shall be provided.

### 3.4 CIVIC USE STANDARDS

#### 3.4.1 Day Care Center

Day Care Center, subject to the following additional standards:

- A. The minimum lot size shall be 20,000 square feet in R-S, R-D and R-TH zoning districts.
- B. The distance from the closest existing Day Care Center to a proposed Day Care Center shall not be less than one-quarter (1/4) mile when measured along the most direct roadway route between the two sites, if both sites are in either R-S, R-D or R-TH zoning districts.
- C. A Day Care Center which is located in the R-S, R-D or R-TH zoning districts shall maintain the residential character and scale of the area in which it is located.
- D. The property should be located: (a) on a major road, or (b) on a collector street within 200 feet of an intersecting major road or (c) if property is on a minor street, adequate queuing spaces for vehicular drop offs and pick ups shall be provided on site.
- E. Screening of the play and parking areas from adjacent properties may be required.
- F. The maximum number of children to be accommodated on site shall be specified. Children who are related to the child care provider(s) by blood or marriage and are kept at the facility shall be counted for purposes of determining enrollment and facility compliance with these standards. There shall be provided a minimum of 30 square feet of usable indoor play area per child, exclusive of restrooms, hallways, kitchen or office space, a minimum of 30 square feet of floor area per child within the nap room and a minimum of 50 square feet of usable outdoor play area per child, to be computed based upon the total number of children enrolled. State and local health, education, and/or fire regulations may reduce but shall not increase the number of students permitted to be enrolled.
- G. Enrollment shall mean the total number of children enrolled at any one time.
- H. Required off-street parking shall be located on site.

#### 3.4.2 Group Day Care Home

Group Day Care Home, subject to the following additional standards:

- A. The property shall be located: (a) on a collector street (b) on a major road, (c) on a minor street or private drive that serves only non-residential uses or zoning districts, or (d) on a minor street within 100 feet of an intersecting major street.
- B. Screening of the play and parking areas from adjacent properties may be required.
- C. The maximum number of children to be accommodated on site shall be specified. Children who are related to the child care provider(s) by blood or marriage and are kept at the facility shall be counted for purposes of determining enrollment and facility compliance with these standards. There shall be provided a minimum of 30 square feet of usable indoor play area per child, exclusive of restrooms, hallways, kitchen or office space, a minimum of 30 square feet of floor area per child within the nap room and a minimum of 50 square feet of usable outdoor play area per child, to be computed based upon the total number of children enrolled. State and local health, education, and/or fire regulations may reduce but shall not increase the number of students permitted to be enrolled.

#### 3.4.3 Residential Home for the Aged

Residential homes for the aged subject to the following additional standards:

- A. A side yard of at least five (5) feet in width shall be provided on each side of the main building in which the residential home for the aged is located.
- B. Off-street parking shall be provided on the same lot as the residential home on a ratio of one (1) parking space for each four (4) residents who are authorized to occupy the home by the Tennessee Department of Public Health and the Board for Licensing Health Care Facilities. Required parking shall not be located in the required front yard.

### 3.5 COMMERCIAL USE STANDARDS

#### 3.5.1 Airport, Heliport

Airports and heliports subject to the following additional standard that the application for a special permit shall be accompanied by the written recommendations of the Federal Aviation Administration.

#### 3.5.2 Bingo

Bingo games subject to the following additional standards:

- A. An application for a special use permit to hold bingo games shall contain the name of the sponsor of the games.
- B. The frequency, hours and days such bingo games will be held shall be submitted for the review and approval of the legislative body.
- C. The maximum number of players that can be accommodated at any such bingo game to be held.
- D. The person to whom a special permit for bingo games is issued shall maintain an itemized record of income, expenditures and disbursements, including the date and the name of any person to whom disbursements of profits are made, in connection with such games. Such record shall be contained in a bound book which shall be located on the premises where the bingo games are held and which shall be available at reasonable hours for inspection by the City or County Building Official or his representative.
- E. The operation of such bingo games shall comply with all of the statutory requirements of the State of Tennessee.
- F. Special permits to hold bingo games shall be effective from the date of issuance to the following July 1, and thereafter, shall be effective for one year. Special permits to hold bingo games shall be renewed annually and shall be renewed pursuant to and in accordance with the procedures and standards which governed their grant.

#### 3.5.3 Cemetery, Mausoleum

A. Cemeteries and mausoleums subject to the following additional standards:

1. Cemeteries shall be located on sites of at least 10 acres.
2. A mausoleum which is not located in a cemetery shall be located on a site of at least 2 acres.
3. All structures located in a cemetery of six (6) feet in height or over including, but not limited to mausoleums, monuments and buildings, and all mausoleums not located in a cemetery and regardless of height shall be set back at least 100 feet from each lot line and street right of way.
4. All graves or burial lots shall be set back at least 30 feet from each lot line and street right of way.
5. Screening located along the lot lines of the site of the cemetery or mausoleum shall be provided to block such cemetery or mausoleum from view from any other property.
6. A cemetery site shall not obstruct the development of any major or collector streets proposed in the Memphis Urban Area Transportation Study. (EDITOR'S NOTE: Chapter 405 of the Private Acts of 1925 further regulates the location, establishment and operation of cemeteries.)

#### 3.5.4 Fraternity/Sorority House

Fraternity and sorority houses subject to the additional standard that screening may be required along the lot lines of the site of the fraternity or sorority house to block such use from the view of property classified in a residential zoning district and from the residential portion of an approved planned unit development.

#### 3.5.5 Hotel, Motel

The legislative body finds that hourly rate motels and hotels have a deleterious effect on both the commercial and residential segments of a neighborhood, causing blight and the downgrading of property values. Special use permits for Motel/Hotel (Hourly Rate) are subject to the following additional standards to regulate serious objectionable operational characteristics. Hotels and Motels are not classified as hourly rate are required to meet only standards 2, 3 and 4.

- A. Such use will not be located within 1,500 feet of any school, park, church, library, coliseum, convention center, residential use or residential zoning district as measured between property lines or applicable zoning district boundaries.
- B. Any change in ownership will require the approval of a new Special Use Permit application.
- C. Such use should have direct access to a major road as shown on the adopted Major Road Plan.
- D. Perimeter fencing and screening will be required in accordance with the landscape ordinance.
- E. Any such use will not be located within 1500 feet of any other hourly rate motel/hotel or any sexually oriented business.

#### 3.5.6 Office

A. Multiple office uses to be established in an existing building in the O-L District subject to the following additional standards:

1. There shall be no exterior alteration of the principal building.
2. No additional accessory structures shall be permitted and no existing accessory structure shall be enlarged.

- B. A single office use in a residential structure originally built for residential occupancy in the R-M Districts subject to the following additional standards:
  - 1. There shall be no exterior alteration of the principal residential building which changes the character thereof as a dwelling.
  - 2. One attached business sign, not exceeding three square feet in area, shall be permitted on each zoning lot.
  - 3. No additional accessory structures shall be permitted and no existing accessory structure shall be enlarged.
  - 4. Required off-street parking shall be prohibited in the required front yard.

### 3.5.7 Radio/Television Studio

Radio and television transmission towers subject to the following additional standards:

- A. Radio and television towers shall not be located in the approach or landing zones of an airport or heliport.
- B. The application for a special permit shall be accompanied by the written recommendations of appropriate state and federal agencies.
- C. Except when located in the CBD Zoning District, radio and television towers over 100 feet in height shall be set back, in addition to the yards required by the regulations of the district in which such towers are located, one foot for every three feet in height over 100 feet.

### 3.5.8 Recreation Field

Fields for recreation and athletics which provide seating for more than 250 spectators or which are equipped with outdoor lighting visible from adjacent residential areas subject to the following additional standards:

- A. Screening may be required along the lot line of the field to block such field from the view of property zoned or used for residential purposes and the residential portion of an approved planned unit development.
- B. Lighting, if any, including but not limited to, lighted scoreboards, for such fields shall be so arranged to prevent direct glare onto any public or private property or streets. The location, height and design of any light standards shall be submitted for the review and approval of the legislative body.

### 3.5.9 Restaurant

"Restaurant with sale of alcoholic beverages" subject to the following additional standards:

- A. Such use shall not be located within 300 feet from any residential use or residential (R) District as measured along the public street right-of-way unless otherwise approved by the legislative body.
- B. The applicant shall obtain a valid beer or other alcoholic beverage license as a condition of and to the issue of any building permits and/or use and occupancy permits.
- C. Any change in business ownership shall require a new application for a special permit. A special permit shall be valid only under the name of the business owner named in conditions of approval.
- D. Any conversion of an existing business shall require full conformance with Section 32 Landscape Requirements.
- E. Access, parking and circulation shall be subject to the approval of the City or County Engineer as applicable.

### 3.5.10 Retail Sales Outdoor

- A. The specific purpose of this section is to safeguard the urban environment by permitting such uses in a manner consistent with safe and efficient circulation of pedestrians and vehicles and by protecting the integrity and character of the surrounding neighborhood, properties and uses. Such uses may, when properly integrated with surrounding uses, become a valued component of the urban environment.
- B. No person shall place or operate or allow the placement or operation of any stationary retail sales, or vending facility which serves the general public outdoors or any privately owned parcel or lot except in compliance with a Special Use Permit issued pursuant to this Article.
- C. An outdoor retail sales or vending facility shall be deemed to be stationary if it remains or operates on any single parcel or lot for more than a total of one-half (½) hour in any twenty-four (24) hour period. A Special Use Permit is required for each individual vending facility.
- D. Vending facilities as regulated under this section shall not be permitted to locate on vacant parcels or lots. Each vending facility shall be located on the same site as, and shall share support facilities, including parking, sanitary and trash disposal facilities, with an on-premise host. As a condition of approval of a Special Use Permit for a vending facility, the operator of such facility shall provide an agreement signed by the owner of the parcel or lot, or the owner or operator of the on-premise use, if different from the property owner, to provide the support facilities required by this Section.
- E. The following standards shall be applied in granting a Special Use Permit for a outdoor retail vending facility:
  - 1. Distance from public right-of-way. No outdoor retail vending Facility shall be located less than thirty (3) feet from any street right-of-way.
  - 2. Distance from Interstate Ramps. No outdoor retail or vending facility shall be located less than one hundred feet from a expressway, freeway or interstate highway on or off ramp.
  - 3. Distance from Intersections. No outdoor retail or vending facilities shall locate less than thirty (30) feet from any public street intersection.

4. Distance from Residences. No outdoor retail or vending facilities shall locate less than one hundred fifty (150) feet from property used or zoned for residential purposes, or the residential portion of a planned unit development.
5. Parking. Vending facilities shall not be located in or obstruct parking spaces, required by this article for the operation of any other concurrent use. Vending facility shall provide a minimum of three (3) parking spaces or the greater of the number of spaces required for parking at a ratio of one (1) space for every three hundred (300) square feet of space occupied by outdoor retail display and vending areas.
6. Advertising Devices. Advertising used in conjunction with any outdoor retail vending facility shall be limited to one (1) attached sign affixed to the exterior of the vending facility and shall be limited to a maximum of thirty-five (35) square feet and ten (10) feet in height. No advertising device shall be permitted to omit or broadcast any sound, noise or outcry.

**F. Conditions**

1. A vendor shall attend the vending facility at all times.
2. The vendor shall maintain the area around the vending facility in a clean and orderly fashion.
3. Each outdoor retail vending facility shall display in a manner legible and visible to its clientele.
4. The name and phone number of the vendor operating the facility.
5. The Special Use Permit and Use and Occupancy Certificate issued to the vendor.

**3.5.11 Self-Storage**

**A. Site Selection Criteria**

1. Site should be a maximum of six acres in area.
2. Preference should be given to a site with minimal public street frontage (100 feet or less).
3. Preference should be given to a site within an existing commercial center surrounded by existing commercial/office buildings.
4. When a site is located adjacent to residential areas, preference should be given to a lot between one and four areas. This ensures that a development that is considered disproportionately large does not move into the area.

**B. Site and Building Design Standards/Criteria**

1. Metal exterior walls are not appropriate; any wall visible from adjacent residential property or a public right-of-way shall not be composed of metal wall panels or standard concrete masonry units and should be similar in design to the exterior walls of the surrounding commercial/office center.
2. A barrier should be provided around the perimeter of the development. Said barrier shall be located at the setback line and may consist of either the solid facades of the storage structures or a fence. If the barrier is to be provided by a fence, said fence shall be a minimum of six (6) feet in height and shall be constructed of opaque materials that will prevent the passage of light and debris, such as brick, stone, architectural tile, masonry units, wood, or similar materials, but expressly prohibiting woven wire. Signs or other advertising mediums shall not be placed upon, attached to, or painted on such barrier.
3. Outdoor Lighting - All outdoor lights should be shielded as much as possible to direct light and glare only onto the mini-warehouse premises and may be of sufficient intensity to discourage vandalism and theft. Said lighting and glare should be deflected, shaded, and focused away from all adjoining property. Light standards shall be limited to 12 feet in height.
4. 50 percent lot coverage by structures is the maximum for development purposes.
5. Wing walls or other building features may be appropriate to buffer the view from abutting public streets or residential zoning or development or the residential portion of a planned development.
6. The maximum permitted size of an residential individual storage unit should be 500 square feet.
7. Of-Street Parking and Driveways: Parking may be provided by parking/driving lanes adjacent to the buildings provided that the lanes are a minimum of 24 feet wide if they are two way lanes and 20 feet wide if they are one way.

**C. Perimeter Landscaping Standards/Criteria**

1. Landscaping should be provided in areas between the property line and the required fencing. The landscaped area should be a minimum of 25 feet in width (B5 Landscape Plate modified to delete the chain link fence) where it abuts residentially zoned property or the residential portion of a planned development. Landscaping should consist of a variety of hardy evergreen planted material consisting of trees, low-medium-, and high- profile shrubs, together with suitable ground cover such as native grasses, bark, ornamental gravel, or a combination thereof. The landscaping shall be designed, placed, and maintained in such a manner that no wall, fence, sign, or plant growth of a type that would interfere with traffic visibility shall be permitted or maintained higher than three feet above curb level, within 15 feet of the intersection of any street right-of-way line or driveway. Appropriate maintenance of the landscaping material, including an irrigation system if necessary, should be provided.
2. A landscaped buffer or berm should be constructed along the street frontage, unless screened from the street by the principle structure.

**D. Permitted Accessory Activities**

1. Leasing of vehicles may be permitted with a maximum of two trucks displayed at any one time.
2. The sale of items by the mini-storage operator that are accessory to the mini-storage use shall be permitted.

**E. Prohibited Activities**

1. No activities other than the rental of storage units and pick-up and deposit of dead storage shall be allowed on the premises.
2. Examples of activities prohibited in this district include but are not limited to the following:
  - i. Auctions except as required by state law.
  - ii. Commercial wholesale or retail sales, (except as permitted by c.2. above) or miscellaneous or garage sales.
  - iii. The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.
  - iv. The operation of power tools, spray-painting equipment, table saws, laths, compressors, welding equipment, kilns, or other similar equipment.
  - v. The establishment of a transfer and storage business.
  - vi. Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
  - vii. The storage of hazardous chemicals or materials.
3. No electrical power supply shall be accessible to the renter/lessee of the storage unit with the exception of lighting fixtures and climate controls.
4. All storage shall be within an enclosed building, except propane or gasoline engines or storage tanks or any boat or vehicle incorporating such components, which shall be stored only in designated screened exterior areas. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked, or inoperable vehicles.

### 3.6 INDUSTRIAL USE STANDARDS

#### 3.6.1 Dredging, Earth Extraction, Clearing of Timber or Grading

- A. Within the floodway and clearing of timber or grading within the floodway but limited to the following described distances from the top of the river or stream bank:
1. Within 250 feet of the top of the bank on streams having a drainage area greater than 100,000 acres.
  2. Within 200 feet of the top of bank on streams having a drainage area less than 100,000 acres but greater than 20,000 acres.
  3. Within 100 feet of the top of bank on streams having a drainage area less than 20,000 acres but greater than 5,000 acres.
  4. Within 50 feet of the top of bank on streams having a drainage area less than 5,000 acres.
- B. The following additional standards and submission requirements shall apply:
1. The proposed land treatment shall not adversely effect adjacent or downstream properties, and shall not adversely affect public facilities or utilities.
  2. To assess the impact on surrounding properties, and public facilities and utilities, the following supplemental information shall be submitted:
    - i. Location of all public facilities and utilities on-site and within 100 feet of the site boundaries;
    - ii. Existing and proposed contours at two foot intervals;
    - iii. Location and description of existing vegetation including that to be removed and preserved.
    - iv. Location and type of proposed bank stabilization measures;
    - v. Proposed length of time, and any staging or phasing of the work;
    - vi. Type of equipment to be used, and route of access to the area;
    - vii. Typical cross-sections at 100 foot intervals of any dredging or excavation and elevation of land area within 100 feet of each side of the excavation.
    - viii. The drainage area of the stream or river measured upstream from a point on the stream or river closest to the site.
    - ix. Other information relevant to the purposes of this special use permit.
  3. Conditions may be imposed pertaining to limitation of land disturbance activity, final slopes and grades, period of ground cover removal, construction of retaining walls, riprapping, landscaping, drainage facilities, reconstruction of natural storm protection features, and other relevant matters. A bond to assure that the proposed or conditional protection measures are carried out as planned may also be required.

#### 3.6.2 Refuse Disposal, Treatment, Storage, Recycling

Based upon the hazardous nature of material or substances to be treated, disposed, stored or recycled on the site, the Land Use Control Board and legislative body(ies) shall consider and may condition or delete, particular material and substances based upon:

- A. The site's location to public or quasi-public facilities where considerable public assembly is anticipated including, but not limited to, schools, hospitals, parks and institutions;
- B. The site's location to existing or expected employment intensities;
- C. The site's location zoned and/or developed residential properties, and existing or proposed population densities;
- D. The site's location to major transportation arteries and routing of truck traffic and its proximity to other modes of transportation.
- E. The adequacy of sewage treatment facilities to accommodate waste matter; and
- F. The site's location to any floodway and/or flood plain, and the potential contamination of surface or subsurface ground water.

#### 3.6.3 Sand, Gravel Excavation

Sand, gravel and other extraction and processing subject to the following additional standards:

- A. Over-burden shall be retained on a suitable portion of the site of the sand or gravel or other extraction operations and shall be used for back fill.
- B. Adequate supports shall be provided to prevent caving and backsliding into an excavated area. No excavation shall be made within 75 feet of the perimeter of the site of the sand, gravel or other extraction operation; within 100 feet of any street right-of-way or within 250 feet of any building used for residential purposes provided, however, that if the owner of the property adjoining, abutting or adjacent to the property which is the site of the sand, gravel or other extraction and processing operations agrees, in writing, such excavation may be closer to such property owner's lot line than provided in this Subsection D.2.1(3) provided that in no case shall an excavation be made within 30 feet of the lot line of any other property. Such notarized written agreement shall be submitted with the application for a special permit.
- C. All excavations shall be filled and the land restored, regraded and resloped as nearly as practicable to its original condition and grade within 90 days after the date sand, gravel or other extraction operations cease provided, however, that any excavation made closer than 250 feet to a lot line of the property which is the site of the sand, gravel or other extraction operations shall be filled and the land restored, regraded and resloped within nine months from the date the excavation within 250 feet of such lot

line is completed unless the owner of property abutting or adjoining such lot line agrees, in writing, to an extension of time within which such reclamation activities shall be completed. Such written agreement shall be notarized and shall be submitted with the application for a special permit or to the Building Official at any time prior to the expiration of the nine-month period within which excavations within 250 feet of the lot line of property which is the site of the sand, gravel or other extraction operations must be filled, restored, regraded and resloped. Such agreement shall set forth the date when such reclamation activities shall be completed, which date shall, in no event, be later than 90 days after the date sand, gravel or other extraction operations on the property cease. Failure to complete reclamation activities by the date set forth in such agreement shall be deemed a violation of this Article. If at any time such agreement is modified, rescinded, or becomes null and void, the owner of the property which is the site of the sand, gravel or other extraction operation shall within 10 days thereafter notify the Building Official thereof in writing stating whether such agreement is revoked, null and void or modified, and if modified, the provision of such agreement which has been modified along with a copy of the modified agreement. If the agreement is revoked or becomes null and void, excavations within 250 feet of the property line of the property shall cease immediately, and the area which was the subject of such agreement shall be filled, restored, regraded or resloped within 90 days after the date of such agreement became null and void. If the date upon which reclamation activities shall be completed is revised in a modified agreement, reclamation activities shall be completed by such date.

- D. Land shall be restored, regraded and resloped as nearly as practicable to its original condition and grade provided, however, that after such reclamation activities, no slope on such land shall be steeper than three (3) feet horizontal to one (1) foot vertical and no greater quantities of drainage water shall flow onto adjoining properties or shall flow at a faster rate onto adjoining properties than such drainage water flowed prior to the commencement of sand, gravel or other extraction or processing activities on the land reclaimed.
- E. Prior to the commencement of sand, gravel or other extraction operations, the applicant for the special permit shall submit to the Building Official a performance bond in the amount of \$3,500 per acre, increasing \$100 per acre per year from the date of adoption of this Article, for each acre proposed to be used for sand, gravel or other extraction operations to insure that the land shall be restored, regraded and resloped as provided in this Subsection D.2.1 of this Section when such mining or extraction operations cease. Such performance bond shall be released after reclamation activities are complete and the condition, grade, and drainage of the land are approved in writing by the Building Official and City or County Engineer provided, however, that a proportionate release of such bond may be authorized by the Building Official and City or County Engineer for phased or partial reclamation.
- F. Equipment used in sand, gravel or other extraction or processing operations shall be operated in such a manner that noise and vibration are prevented, to the extent possible, from emanating beyond the boundaries of the site of the mining, extraction or processing operations.
- G. A statement setting forth the type, location and conditions of such processing operations shall be submitted for the review and approval of the legislative body. The legislative body may require a written assessment of the environmental impact of the proposed sand, gravel or extractive operation and processing.
- H. The location and surfacing of driveways providing access to and egress from the site are subject to the review and approval of the legislative body.

#### 3.6.4 Sanitary Landfill

Sanitary Landfill subject to the following additional standards.

- A. In addition to the information required in Section 8 of the Memphis and Shelby County Zoning Ordinance the following shall be submitted:
  - 1. Show by contours of not less than 2 foot intervals (except on extremely steep slopes).
    - i. The existing surface of the site and the surrounding properties within 50 feet from its boundaries.
    - ii. The ultimate depth elevations of the area to be excavated or filled.
    - iii. The ultimate finished surface of the site after all excavation and filling operations are completed.
  - 2. Cross sections at critical points to illustrate the methods to be employed in the process of excavation and fill.
  - 3. Locations where excavation and filling operations will commence and the procedural sequence of operations.
  - 4. Methods to be employed for surface drainage during and after completion of operations.
  - 5. The volumes of materials to be excavated and filled on the site where operations are to take place and expected duration of landfill operations.
  - 6. Improvements such as new roads and pavements to be installed on and off the site to enable the operation to be carried out.
  - 7. A statement setting forth the type, location and conditions of such sanitary landfill operations including a hydro-geologic evaluation shall be submitted for review. The legislative body shall require a written assessment of specific environmental issues regarding the proposed sanitary landfill operation.
- B. The following general standards shall apply:
  - 1. Sanitary landfill excavation or filling should not be located within the approach zones of any airport.
  - 2. Sanitary landfill excavation or filling shall not be located within a minimum of 500 feet of any building used for residential purposes unless the owner of such property agrees in writing, in which case such operations may be closer to such

property provided that in no case shall an excavation be made within 100 feet of the lot line of any other property. Such notarized written agreement shall be submitted with the application for a special permit. It is further provided that such distance restrictions shall also not apply to residential buildings for which construction was begun after the submission to the Tennessee Department of Health and Environment of a written request by the applicant for preliminary hydrogeologic evaluation of the sanitary landfill site.

3. No fill shall be located within the 100 year flood plain and no excavation except as expressly authorized by the appropriate legislative bodies shall be located within the 100 year flood plain.
  4. No excavation or filling shall be made within 100 feet of any boundary of the site or within 100 feet of any street right-of-way.
  5. The finished grade of side slopes of excavation and fills shall not exceed one foot vertical to two feet horizontal and shall be blended into undisturbed existing surfaces.
  6. A landscape screen including a chain link, woven wire or similar secure fence shall be installed and maintained around the perimeter of the site. Gates of the same construction as the fence shall be provided, shall remain locked at all times when active operations are not taking place and shall be properly maintained until all operations are completed.
  7. Provisions shall be made for the proper drainage of stormwater falling on or crossing the site at all times during and after completion of the operations. The operations shall not obstruct the normal flow of any public drain, or abrogate the riparian rights of any other party to a stream or drain.
  8. The depth of excavation and the materials to be used for fill shall not have any adverse effect on the supply, quality or purity of ground water or wells.
  9. A layer of clean earth at least two feet thick shall be deposited and thoroughly compacted over all final fill to bring the surface to the finished surface grade as shown on the topographic plan filed with the application. The final fill and finished grade shall be stabilized, seeded and sodded or appropriately planted after completion and closure of each stage of landfill operations.
  10. The installation of roads, parking areas, buildings, structures and operational facilities and equipment shall be located on the site so that adjoining properties will not be adversely effected.
  11. The operation shall be conducted so as not to create a nuisance or cause undue noise, vibration, dust, odor or incandescence to adjacent properties. The premises shall be kept in a neat and clean condition at all times. No loose paper or debris shall be allowed on the site except on areas where active filling operations are taking place. Dusty conditions shall be corrected by sprinkling with water or by use of calcium chloride or some other approved method. No fires shall be permitted. Any smoldering flame or spontaneous combustion shall be immediately extinguished.
  12. Except for protective fences, no building or structure, other than a scale and entry gatehouse erected in connection with the operation, shall be located in any required yard or closer than 100 feet from any property line.
  13. The site for the sanitary landfill shall be a minimum of 100 acres of land that would be approved by all regulatory agencies.
  14. The application shall be accompanied by an affidavit by the applicant that the proposed landfill operation will comply with all local, state and federal laws of regulations applicable to such landfilling operations and that all required permits and approval have been or will be secured. Furthermore, in any case in which these rules are in conflict with state or federal law or regulation, the more stringent rule, law or regulation, shall take precedence.
  15. The landfill site shall not obstruct the development of any major or collector streets proposed in the Memphis Urban Area Transportation Study.
  16. The landfill site shall have direct access to a major or collector street. Access to the site should be located so as to require a minimum of travel on a public way.
  17. All materials delivered to the site shall be deposited and thoroughly compacted in accordance with the rules and regulations of the Tennessee Department of Health and Environment, Division of Solid Waste Disposal. Materials not permitted in sanitary landfills by state regulations shall not be permitted as fill material. Each day's deposit, after compaction, shall be covered with a layer of earth at least six inches in thickness after compaction. The face of the fill as well as the horizontal surface shall be covered with a layer of earth to prevent any movement of fill by wind or water erosion.
  18. Separation of materials or storage for the salvage thereof on the site shall be conducted within an enclosed building. All unacceptable fill material shall be removed from the premises immediately after delivery.
  19. Water lines shall be installed, connected to a public water supply, or to some other source which by use of pumps will provide water in sufficient quantity to combat fires or settle dust.
  20. The days and hours of landfill operations are subject to the approval of the legislative body.
  21. Any other conditions or standards as the legislative bodies may deem reasonable and appropriate to prevent or minimize any adverse effect of such landfill operation.
- C. Guarantee
1. Prior to the commencement of sanitary landfill operations, the applicant for the special use permit shall submit to the building official a primary reclamation performance bond in the amount of \$3,500 per acre for each acre to be excavated, less the amount of bond held by the state, increasing \$100 per acre per year from the date of adoption of this Article, for sanitary landfill operations to insure that the land shall be restored, regraded and resloped as provided in this Section when

such operations cease. Said bond shall not be released until the work it secures is completed or a substitute serial bond is received by the appropriate government official which shall secure all remaining work under the original bond and all bonds submitted pursuant to this Section and shall so state. Such primary reclamation performance bond may be on a serialized basis in five year increments. Such primary reclamation performance bond shall be released after primary reclamation activities are complete and the condition, grade and drainage of the land are approved in writing by the Building Official and City or County Engineer provided, however, that a proportionate release of not to exceed sixty (60) percent of said primary reclamation bond may be authorized by the Building Official and City or County Engineer for phased or partial reclamation.

2. A final reclamation performance bond in an amount not less than forty (40) percent of the primary reclamation performance bond on deposit at the time of closure shall be submitted to the building official and retained for a period of five (5) years after release of the primary reclamation bond to ensure restoration of reclaimed areas effected by settling and subsidence of filled land. Such final reclamation performance bond shall be released at the end of said five year period and after final reclamation activities are completed and the condition, grade, and drainage of the land are approved in writing by the Building Official and the City or County Engineer.

# Memphis/Shelby County

## Residential Dimensional Standards

### Single-Family Detached

| <i>ALL TIERS</i>                   | C-A | R-E    | R-S*    | R-15   | R-10   | R-8   | R-6   | R-U*   |
|------------------------------------|-----|--------|---------|--------|--------|-------|-------|--------|
| <b>Lot (w/o water/wastewater)</b>  |     |        |         |        |        |       |       |        |
| Lot area (min acres)               | 3   | 1      | --      | --     | --     | --    | --    | --     |
| Lot width (min ft.)                | 120 | 120    | --      | --     | --     | --    | --    | --     |
| Building coverage (max)            | 0.3 | 0.3    | --      | --     | --     | --    | --    | --     |
| <b>Lot (with water/wastewater)</b> |     |        |         |        |        |       |       |        |
| Lot area (min sq. ft.)             | --  | 22,000 | 22,000* | 15,000 | 10,000 | 8,000 | 6,000 | 6,000* |
| Lot width (min ft.)                | --  | 120    | 120     | 100    | 60     | 50    | 45    | 45     |
| Building coverage (max)            | --  | 30%    | 30%     | 30%    | 30%    | 40%   | 50%   | 50%    |
| <b>Yards (min ft.)</b>             |     |        |         |        |        |       |       |        |
| Front (with street access)         | 60  | 50     | 50      | 30     | 20     | 20    | 20    | 20     |
| Front (with alley access)          | --  | --     | --      | --     | 15     | 15    | 15    | 15     |
| Side (interior)                    | 20  | 15     | 15      | 10     | 5      | 5     | 5     | 5      |
| Side (total)                       | 40  | 30     | 30      | 20     | 10     | 10    | 10    | 10     |
| Side (street)                      | 20  | 20     | 20      | 20     | 10     | 10    | 10    | 10     |
| Rear                               | 40  | 40     | 40      | 25     | 20     | 20    | 20    | 20     |
| <b>Height</b>                      |     |        |         |        |        |       |       |        |
| Height (max ft.)                   | 35  | 35     | 35      | 35     | 35     | 35    | 35    | 35     |

\* Applies to a conventional subdivision only, see 2.6 for alternative development standards in the R-S and R-U Districts.

### Zero Lot Line, Bungalow/Cottage, Semi-Attached, Two-Family

See 2.6 for alternative development standards in R-U and R-S Districts

# Memphis/Shelby County

## Residential Dimensional Standards

| <i>Core, Urban Tiers</i>           | Large Home | Multiplex | Rowhouse | Stacked<br>Rowhouse | Apartment |
|------------------------------------|------------|-----------|----------|---------------------|-----------|
| <b>Parcel (min)</b>                |            |           |          |                     |           |
| Area per unit (min sq. ft.)        | 2,500      | 2,500     | 2,500    | 2,500               | 2,500     |
| Unit width (min ft.)               | 16         | 16        | 16       | 16                  | 16        |
| Number of units per building (max) | 8          | 8         | 8        | 16                  | --        |
| Building coverage                  | 50%        | 50%       | 50%      | 50%                 | 50%       |
| <b>Yards (min ft.)</b>             |            |           |          |                     |           |
| Front (min)                        | --         | --        | 0        | 0                   | 0         |
| Front (max)                        | 20         | 20        | 15       | 15                  | 15        |
| Side (interior)                    | 5          | 10        | 10       | 10                  | 10        |
| Side (total)                       | 15         | 20        | 20       | 20                  | 20        |
| Side (street)                      | 10         | 10        | 10       | 10                  | 10        |
| Rear                               | 20         | 20        | 20       | 20                  | 20        |
| Building Separation                | 10         | 20        | 20       | 20                  | 20        |
| <b>Height</b>                      |            |           |          |                     |           |
| Minimum (stories)                  | 2          | 2         | 2        | 2                   | 2         |
| Maximum (ft.)                      | 35         | 45        | 45       | 45                  | 45        |

| <i>Suburban, Estate Tiers</i>      | Large Home | Multiplex | Rowhouse | Stacked<br>Rowhouse | Apartment |
|------------------------------------|------------|-----------|----------|---------------------|-----------|
| <b>Parcel (min)</b>                |            |           |          |                     |           |
| Area per unit (min sq. ft.)        | 2,500      | 2,500     | 2,500    | 2,500               | 2,500     |
| Unit width (min ft.)               | 16         | 16        | 16       | 16                  | 16        |
| Number of units per building (max) | 8          | 8         | 8        | 16                  | --        |
| Building coverage                  | 50%        | 50%       | 50%      | 50%                 | 50%       |
| <b>Yards (min ft.)</b>             |            |           |          |                     |           |
| Front (min)                        | 20         | 20        | 20       | 20                  | 20        |
| Front (max)                        | --         | --        | --       | --                  | --        |
| Side (interior)                    | 10         | 15        | 15       | 15                  | 15        |
| Side (total)                       | 20         | 30        | 30       | 30                  | 30        |
| Side (street)                      | 10         | 10        | 10       | 10                  | 10        |
| Rear                               | 20         | 20        | 20       | 20                  | 20        |
| Building Separation                | 10         | 20        | 20       | 20                  | 20        |
| <b>Height</b>                      |            |           |          |                     |           |
| Minimum (stories)                  | 1          | 2         | 2        | 2                   | 2         |
| Maximum (ft.)                      | 35         | 45        | 45       | 45                  | 45        |

# Memphis/Shelby County

## Nonresidential Dimensional Standards

| <i>CORE</i>                                | O-G   | C-N | C-C | C-R | CBD    | BP     | I-L    | W-D | I-H |
|--|-------|-----|-----|-----|--------|--------|--------|-----|-----|
| <b>Lot</b>                                 |       |     |     |     |        |        |        |     |     |
| Lot area (min sq. ft.)                     | 5,000 |     |     |     | --     | 20,000 | 20,000 |     |     |
| Lot width (min ft.)                        | 50    |     |     |     | --     | 100    | 100    |     |     |
| Building coverage (max)                    | --    |     |     |     | --     | 60%    | 60%    |     |     |
| Floor area ratio (max)                     | 3.0   |     |     |     | 7.0    | 3.0    | 1.0    |     |     |
| <b>Building</b>                            |       |     |     |     |        |        |        |     |     |
| Height (max ft.)                           | 125   |     |     |     | --     | 45     | 45     |     |     |
| Build to frontage (min)                    | 80%   |     |     |     | --     | 80%    | 80%    |     |     |
| <b>Yards (min ft.)</b>                     |       |     |     |     |        |        |        |     |     |
| Front (min)                                | 0     |     |     |     | --     | 0      | 0      |     |     |
| Front (max)                                | 15    |     |     |     | --     | 15     | 15     |     |     |
| Rear/side abutting nonresidential district | 0     |     |     |     | --     | 0      | 0      |     |     |
| Rear/side abutting residential district    | 10    |     |     |     | --     | 10     | 10     |     |     |
| <b>Parking</b>                             |       |     |     |     |        |        |        |     |     |
| Front setback (min ft.)                    | 20    |     |     |     | 20     | 20     | 20     |     |     |
| Rear/side abutting nonresidential district | 0     |     |     |     | 0      | 0      | 0      |     |     |
| Rear/side abutting residential district    | 10    |     |     |     | 10     | 10     | 10     |     |     |
| Rear/side abutting street                  | 3     |     |     |     | 3      | 3      | 3      |     |     |
| <b>Additional Standards</b>                |       |     |     |     |        |        |        |     |     |
| <b>Corner Store, Shopfront</b>             |       |     |     |     |        |        |        |     |     |
| Ground floor height (min ft.)              |       |     |     |     | 14'-6" | 14'-6" | 14'-6" |     |     |
| Ground floor area per use (max sq. ft.)    |       |     |     |     | --     | 15,000 | 15,000 |     |     |

| <i>URBAN</i>                               | O-G   | C-N    | C-C    | C-R    | CBD | BP     | I-L    | W-D    | I-H    |
|--|-------|--------|--------|--------|-----|--------|--------|--------|--------|
| <b>Lot</b>                                 |       |        |        |        |     |        |        |        |        |
| Lot area (min sq. ft.)                     | 5,000 | 20,000 | 20,000 | 40,000 |     | 20,000 | 20,000 | 20,000 | 20,000 |
| Lot width (min ft.)                        | 50    | 25     | 50     | 100    |     | 100    | 50     | 100    | 100    |
| Building coverage (max)                    | 75%   | --     | --     | --     |     | 75%    | 60%    | 60%    | 60%    |
| Floor area ratio (max)                     | 2.0   | 1.5    | 1.5    | 1.5    |     | 3.0    | 1.0    | 1.0    | 1.0    |
| <b>Building</b>                            |       |        |        |        |     |        |        |        |        |
| Height (max ft.)                           | 65    | 45     | 45     | 45     |     | 65     | 45     | 45     | 45     |
| Height abutting residential district       | 45    | 45     | 45     | 45     |     | 45     | 45     | 45     | 45     |
| Build to frontage (min)                    | 80%   | 80%    | 80%    | 80%    |     | 80%    | --     | --     | --     |
| <b>Yards (min ft.)</b>                     |       |        |        |        |     |        |        |        |        |
| Front (min)                                | 0     | 0      | 0      | 0      |     | 0      | 30     | 30     | 30     |
| Front (max)                                | 15    | 15     | 15     | 15     |     | 15     | --     | --     | --     |
| Rear/side abutting nonresidential district | 0     | 0      | 0      | 10     |     | 10     | 10     | 0      | 0      |
| Rear/side abutting residential district    | 20    | 20     | 20     | 20     |     | 20     | 20     | 30     | 30     |
| <b>Parking</b>                             |       |        |        |        |     |        |        |        |        |
| Front setback (min ft.)                    | 20    | 20     | 20     | 20     |     | 20     | 20     | 20     | 20     |
| Rear/side abutting nonresidential district | 0     | 0      | 0      | 0      |     | 0      | 0      | 0      | 0      |
| Rear/side abutting residential district    | 10    | 10     | 10     | 10     |     | 10     | 10     | 10     | 10     |
| Rear/side abutting street                  | 3     | 3      | 3      | 3      |     | 3      | 3      | 3      | 3      |
| <b>Additional Standards</b>                |       |        |        |        |     |        |        |        |        |
| <b>Corner Store, Shopfront</b>             |       |        |        |        |     |        |        |        |        |
| Ground floor height (min ft.)              |       | 14'-6" | 14'-6" |        |     | 14'-6" | 14'-6" |        |        |
| Ground floor area per use (max sq. ft.)    |       | 15,000 | 80,000 |        |     | 15,000 | 15,000 |        |        |

# Memphis/Shelby County

## Nonresidential Dimensional Standards

| <i>SUBURBAN</i>                            | O-G    | C-N    | C-C    | C-R    | CBD | BP     | I-L    | W-D    | I-H    |
|--|--------|--------|--------|--------|-----|--------|--------|--------|--------|
| <b>Lot</b>                                 |        |        |        |        |     |        |        |        |        |
| Lot area (min sq. ft.)                     | 20,000 | 20,000 | 20,000 | 40,000 |     | 40,000 | 40,000 | 40,000 | 40,000 |
| Lot width (min ft.)                        | 100    | 100    | 100    | 100    |     | 100    | 100    | 100    | 100    |
| Building coverage (max)                    | 60%    | --     | --     | --     |     | 60%    | --     |        |        |
| Floor area ratio (max)                     | 1.0    | 1.5    | 1.5    | 1.0    |     | 2.0    | 1.0    | 0.8    | 0.8    |
| <b>Building</b>                            |        |        |        |        |     |        |        |        |        |
| Height (max ft.)                           | 45     | 45     | 45     | 45     |     | 45     | 45     | 45     | 45     |
| <b>Yards (min ft.)</b>                     |        |        |        |        |     |        |        |        |        |
| Front (min)                                | 30     | 30     | 30     | 30     |     | 30     | 30     | 30     | 30     |
| Rear/side abutting nonresidential district | 0      | 0      | 0      | 0      |     | 0      | 0      | 0      | 0      |
| Rear/side abutting residential district    | 20     | 20     | 20     | 20     |     | 10     | 10     | 10     | 10     |
| <b>Parking</b>                             |        |        |        |        |     |        |        |        |        |
| Front setback (min ft.)                    | 10     | 10     | 10     | 10     |     | 20     | 20     | 20     | 20     |
| Rear/side abutting nonresidential district | 10     | 10     | 10     | 10     |     | 10     | 10     | 10     | 10     |
| Rear/side abutting residential district    | 20     | 20     | 25     | 30     |     | 20     | 25     | 30     | 30     |
| Rear/side abutting street                  | 10     | 10     | 10     | 10     |     | 10     | 10     | 10     | 10     |
| <b>Additional Standards</b>                |        |        |        |        |     |        |        |        |        |
| <b>Corner Store, Shopfront</b>             |        |        |        |        |     |        |        |        |        |
| Ground floor height (min ft.)              |        | 14'-6" | 14'-6" |        |     | 14'-6" | 14'-6" |        |        |
| Ground floor area per use (max sq. ft.)    |        | 15,000 | 80,000 |        |     | 15,000 | 15,000 |        |        |

| <i>ESTATE</i>                              | O-G | C-N    | C-C    | C-R | CBD | BP | I-L | W-D | I-H |
|--|-----|--------|--------|-----|-----|----|-----|-----|-----|
| <b>Lot</b>                                 |     |        |        |     |     |    |     |     |     |
| Lot area (min sq. ft.)                     |     | 20,000 | 20,000 |     |     |    |     |     |     |
| Lot width (min ft.)                        |     | 100    | 100    |     |     |    |     |     |     |
| Building coverage (max)                    |     | --     | --     |     |     |    |     |     |     |
| Floor area ratio (max)                     |     | .75    | .75    |     |     |    |     |     |     |
| <b>Building</b>                            |     |        |        |     |     |    |     |     |     |
| Height (max ft.)                           |     | 45     | 45     |     |     |    |     |     |     |
| <b>Yards (min ft.)</b>                     |     |        |        |     |     |    |     |     |     |
| Front (min)                                |     | 30     | 30     |     |     |    |     |     |     |
| Rear/side abutting nonresidential district |     | 0      | 0      |     |     |    |     |     |     |
| Rear/side abutting residential district    |     | 20     | 20     |     |     |    |     |     |     |
| <b>Parking</b>                             |     |        |        |     |     |    |     |     |     |
| Front setback (min ft.)                    |     | 10     | 10     |     |     |    |     |     |     |
| Rear/side abutting nonresidential district |     | 10     | 10     |     |     |    |     |     |     |
| Rear/side abutting residential district    |     | 30     | 30     |     |     |    |     |     |     |
| Rear/side abutting street                  |     | 10     | 10     |     |     |    |     |     |     |
| <b>Additional Standards</b>                |     |        |        |     |     |    |     |     |     |
| <b>Corner Store, Shopfront</b>             |     |        |        |     |     |    |     |     |     |
| Ground floor height (min ft.)              |     | 14'-6" | 14'-6" |     |     |    |     |     |     |
| Ground floor area per use (max sq. ft.)    |     | 15,000 | 80,000 |     |     |    |     |     |     |

# Memphis/Shelby County Use Index

|   | C-A  | R-E | R-15 | R-10 | R-8 | R-6 | R-S | R-U | RM-15 | RM-30 | RM-75 | O-G | C-N | C-C | C-R | CBD | B-P | I-L | W-D | I-H |
|---|--|-----|------|------|-----|-----|-----|-----|-------|-------|-------|-----|-----|-----|-----|-----|-----|-----|-----|-----|
|   | ■ = Permitted    □ = Subject to Special Use Review    ◇ = Permitted Only in an Open Space or Amenity Subdivision |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| <b>RESIDENTIAL</b>  |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| <b>Household Living</b>   |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| Single-Family Detached Living                                   | ■  | ■   | ■    | ■    | ■   | ■   | ■   | ■   |       |       |       |     |     |     |     |     |     |     |     |     |
| Single-Family Attached Living                                   |  |     |      |      |     |     | ◇   | ◇   |       |       |       |     |     |     |     |     |     |     |     |     |
| Multifamily Living  |  |     |      |      |     |     | ◇   | ◇   | ■     | ■     | ■     |     |     |     |     |     |     |     |     |     |
| Upper Story Residential   |  |     |      |      |     |     | ◇   | ◇   | ■     | ■     | ■     | ■   | ■   | ■   | ■   | ■   | ■   |     |     |     |
| Live-Work (Home-Based Business?)                                |  |     |      |      |     |     | ◇   | ◇   | ■     | ■     | ■     | ■   | ■   | ■   | ■   | ■   | ■   |     |     |     |
| Manufactured Home Type A, Modular                               | ■  | ■   | ■    | ■    | ■   | ■   | ■   | ■   |       |       |       |     |     |     |     |     |     |     |     |     |
| Manufactured Home Type B  | ■  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| Manufactured Home Park (Mobile Home)                            | ■  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| <b>Group Living</b>   |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| Boarding House, Rooming House                                   |  |     |      |      | □   | □   | □   | □   | □     | □     | □     |     |     |     | □   | □   | □   |     |     |     |
| Fraternity, Sorority, Student Dormitory                         |  |     |      |      | □   | □   | □   | □   | ■     | ■     | ■     |     |     |     | □   | □   | □   |     |     |     |
| Monastery, Convent  | ■  | ■   | □    | □    | □   | □   | □   | □   | ■     | ■     | ■     |     |     |     | □   | □   | ■   |     |     |     |
| Nursing Home, Full-time Convalescent, Hospice                   | ■  | ■   |      |      |     |     |     | □   | □     | ■     | ■     | ■   |     |     | ■   | ■   | ■   |     |     |     |
| Personal Care Home for the Elderly                              | ■  | ■   | ■    | ■    | ■   | ■   | ■   | ■   |       |       |       |     |     |     |     |     |     |     |     |     |
| Residential Home for the Elderly, Assisted Living Facility      | ■  | ■   |      |      |     |     |     | □   | □     | ■     | ■     | ■   |     |     | ■   | ■   | ■   |     |     |     |
| Supportive Living Facility                                      | ■  | ■   | ■    | ■    | ■   | ■   | ■   | ■   |       |       |       |     |     |     |     |     |     |     |     |     |
| <b>CIVIC</b>  |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| <b>Community Service</b>  |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| Community Recreational Facility (non-profit)                    | ■  | ■   | ■    | ■    | ■   | ■   | ■   | ■   | ■     | ■     | ■     |     |     |     |     |     | ■   |     |     |     |
| Museum, Library   | □  | □   | □    | □    | □   | □   | □   | □   | □     | □     | □     | ■   | ■   | ■   | ■   | ■   |     |     |     |     |
| Neighborhood Arts Center or Similar Community Facility (public) | □  | □   | □    | □    | □   | □   | □   | □   | □     | □     | □     |     |     |     |     |     | ■   |     |     |     |
| Philanthropic Institution                                       | □  |     |      |      |     |     |     |     |       |       |       |     | ■   | ■   | ■   | ■   | ■   |     |     |     |
| Police, Fire, EMS Substation (Public Building)                  | □  | □   | □    | □    | □   | □   | □   | □   | □     | □     | □     | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■   |
| <b>Day Care</b>   |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| All day care, except as listed below                            | □  | □   | □    | □    | □   | □   | □   | □   | □     | □     | □     | ■   | ■   | ■   | ■   | ■   |     |     |     |     |
| Family Day Care Home (5 to 7 persons)                           | ■  | ■   | ■    | ■    | ■   | ■   | ■   | ■   | ■     |       |       |     |     |     |     |     |     |     |     |     |
| Drop-in Child Care Center (15+ persons)                         |  |     |      |      |     |     | ◇   | ◇   |       |       |       |     |     | ■   | ■   | ■   | ■   |     |     |     |
| <b>Educational Facilities</b>                                   |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| All educational facilities, except as listed below              | □  | □   | □    | □    | □   | □   | □   | □   | □     | □     | □     | ■   | ■   | ■   | ■   | ■   |     |     |     |     |
| Academy (special training)                                      |  |     |      |      |     |     |     |     |       |       |       |     | ■   |     | ■   | ■   | ■   | ■   |     |     |
| College, Community College, University                          |  |     |      |      |     |     |     |     |       |       |       |     | ■   |     | ■   | ■   | ■   | ■   |     |     |
| School, Trade, Vocational, Business                             |  |     |      |      |     |     |     |     |       |       |       |     | ■   |     | ■   | ■   | ■   | ■   | ■   |     |
| <b>Medical Facilities</b>                                       |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| Blood Plasma Donation Center, Medical or Dental Laboratory      |  |     |      |      |     |     |     |     |       |       |       |     |     | ■   | ■   | ■   | ■   | □   | □   |     |
| Hospital  |  |     |      |      |     |     |     |     |       |       |       |     | ■   |     | ■   | ■   | ■   | ■   |     |     |
| Medical, Dental Office or Chiropractor                          |  |     |      |      |     |     |     |     |       |       |       |     | ■   | ■   | ■   | ■   | ■   | ■   |     |     |

## Memphis/Shelby County Use Index

|  | C-A  | R-E | R-15 | R-10 | R-8 | R-6 | R-S | R-U | RM-15 | RM-30 | RM-75 | O-G | C-N | C-C | C-R | CBD | B-P | I-L | W-D | I-H |
|--|--|-----|------|------|-----|-----|-----|-----|-------|-------|-------|-----|-----|-----|-----|-----|-----|-----|-----|-----|
|  | ■ = Permitted    □ = Subject to Special Use Review    ◇ = Permitted Only in an Open Space or Amenity Subdivision |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| <b>Parks and Open Areas</b>  |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| All parks and open areas, except as listed below                       | ■  | ■   | ■    | ■    | ■   | ■   | ■   | ■   | ■     | ■     | ■     | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■   |
| Cemetery, Mausoleum, Columbarium, Memorial Park                        | □  | □   | □    | □    | □   | □   | □   | □   | □     | □     | □     |     |     |     |     | ■   |     |     |     |     |
| Game Preserve, Wildlife Management Area, Refuge, Animal Sanctuary      | □  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| <b>Passenger Terminals</b>   |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| All passenger terminals, except as listed below                        |  |     |      |      |     |     |     |     |       |       |       |     |     | □   | □   | □   |     | □   | ■   |     |
| Airport, Heliport  | □  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     | □   | □   | ■   |
| <b>Places of Worship</b>   |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| All places of worship  | ■  | ■   | ■    | ■    | ■   | ■   | ■   | ■   | ■     | ■     | ■     | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■   |
| <b>Social Service Institutions</b>                                     |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| All social service institutions  |  |     |      |      |     |     |     |     | □     | □     | □     |     |     | □   | □   | □   |     |     |     |     |
| <b>Utilities</b>   |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| All minor utilities  | ■  | ■   | ■    | ■    | ■   | ■   | ■   | ■   | ■     | ■     | ■     | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■   |
| All major utilities  | □  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     | □   | □   | □   |
| Communication towers (65 feet or less)                                 | ■  | ■   | ■    | ■    | ■   | ■   | ■   | ■   | ■     | ■     | ■     | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■   |
| Communication towers (over 65 feet)                                    | □  |     |      |      |     |     |     |     |       |       |       |     |     |     | □   | □   |     | □   | □   | □   |
| CMCS tower and facilities  | ■  | □   | □    | □    | □   | □   | □   | □   | □     | □     | □     | ■   | □   | ■   | ■   | □   | ■   | ■   | ■   | ■   |
| <b>COMMERCIAL</b>  |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| <b>Indoor Recreation</b>   |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| All indoor recreation, except as listed below                          |  |     |      |      |     |     |     |     |       |       |       |     | □   | ■   | ■   | ■   |     |     |     |     |
| Adult entertainment  |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     | □   |
| Bar, Tavern, Cocktail Lounge, Nightclub, Restaurant with Entertainment |  |     |      |      |     |     |     |     |       |       |       |     | □   | ■   | ■   | ■   |     |     |     |     |
| Bingo  |  |     |      |      |     |     |     |     |       |       |       |     |     | □   | □   | □   |     |     |     |     |
| Lodge, Membership Club   | □  | □   | □    | □    | □   | □   | □   | □   | □     | □     | □     | □   | □   | ■   | ■   | ■   |     |     |     |     |
| Indoor Shooting Range  |  |     |      |      |     |     |     |     |       |       |       |     |     | ■   | ■   | ■   |     | ■   |     |     |
| Music or Dancing Academy   |  |     |      |      |     |     |     |     |       |       |       | ■   | □   | ■   | ■   | ■   | ■   |     |     |     |
| <b>Offices</b>   |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| All offices, except as listed below                                    |  |     |      |      |     |     | ◇   | ◇   |       |       |       |     | ■   | ■   | ■   | ■   | ■   | ■   |     |     |
| Financial services   |  |     |      |      |     |     | ◇   | ◇   |       |       |       |     | ■   |     | ■   | ■   | ■   |     |     |     |
| Call Center (Telephone service center)                                 |  |     |      |      |     |     |     |     |       |       |       |     | ■   | □   | ■   | ■   | ■   | ■   |     |     |
| Radio, TV, or Recording Studio   |  |     |      |      |     |     |     |     |       |       |       |     | ■   | □   | ■   | ■   | ■   | ■   | ■   |     |
| <b>Outdoor Recreation</b>  |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| All outdoor recreation, except as listed below                         | □  |     |      |      |     |     |     |     |       |       |       |     |     |     | ■   |     |     |     |     |     |
| Golf Course, Country Club, Clubhouse                                   | □  | □   |      |      |     |     | ◇   |     | □     | □     | □     |     |     |     |     |     |     |     |     |     |
| Stadium or Arena, Commercial Amphitheater                              |  |     |      |      |     |     |     |     |       |       |       |     |     |     | ■   | ■   |     |     |     |     |
| <b>Parking, Commercial</b>   |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| All commercial parking   |  |     |      |      |     |     |     |     |       |       |       | ■   |     | ■   | ■   | ■   |     | ■   |     |     |
| <b>Restaurants</b>   |  |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| All restaurants, except as listed below                                |  |     |      |      |     |     | ◇   | ◇   |       |       |       |     | ■   | ■   | ■   | ■   | ■   |     |     |     |
| Restaurant with sale of alcoholic beverages, Brew Pub                  |  |     |      |      |     |     |     |     |       |       |       |     | □   | □   | ■   | ■   | □   |     |     |     |
| Restaurant, Drive-in   |  |     |      |      |     |     |     |     |       |       |       |     |     | ■   | ■   |     |     |     |     |     |

## Memphis/Shelby County Use Index

|  | C-A | R-E | R-15 | R-10 | R-8 | R-6 | R-S | R-U | RM-15 | RM-30 | RM-75 | O-G | C-N | C-C | C-R | CBD | B-P | I-L | W-D | I-H |
|--|-----|-----|------|------|-----|-----|-----|-----|-------|-------|-------|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| ■ = Permitted    □ = Subject to Special Use Review    ◇ = Permitted Only in an Open Space or Amenity Subdivision |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| <b>Retail Sales and Service</b>  |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| <i>All retail sales and service, except as listed below</i>  |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| Animal Hospital, Veterinary Clinic, Pet Clinic   | □   | □   |      |      |     |     |     |     |       |       |       |     | ■   | ■   | ■   | ■   |     |     |     |     |
| Animal Boarding, Animal Shelter, Kennel  | □   | □   |      |      |     |     |     |     |       |       |       |     | □   | □   | ■   | ■   |     | ■   |     |     |
| Art or photo studio, gallery   |     |     |      |      |     |     | ◇   | ◇   |       | □     | □     | ■   | ■   | ■   | ■   | ■   | ■   |     | □   |     |
| Bank   |     |     |      |      |     |     |     |     |       |       |       | ■   | ■   | ■   | ■   | ■   |     |     |     |     |
| Convenience store with gas pumps, Gas station (Gasoline sales)   | □   |     |      |      |     |     |     |     |       |       |       |     | □   | ■   | ■   | ■   | □   | ■   | ■   | ■   |
| Convenience store without gas pumps  | ■   |     |      |      |     |     | ◇   | ◇   |       |       |       |     | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■   |
| Greenhouse or Nursery, Commercial  | □   |     |      |      |     |     |     |     |       |       |       |     |     | ■   | ■   | ■   |     |     | ■   |     |
| Post Office  |     |     |      |      |     |     | ◇   | ◇   |       |       |       | ■   | ■   | ■   | ■   | ■   | ■   |     |     |     |
| Pawnshop   |     |     |      |      |     |     |     |     |       |       |       |     |     | □   | ■   | □   |     |     | ■   |     |
| Tattoo, Palmist, <b>Psychic or Medium</b> , Massage parlor   |     |     |      |      |     |     |     |     |       |       |       |     |     | □   | ■   | □   |     |     | ■   |     |
| Vehicle parts and accessories  | □   |     |      |      |     |     |     |     |       |       |       |     |     | ■   | ■   | ■   |     |     | ■   | ■   |
| <b>Self-Service Storage</b>  |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| Warehouse, self-service, mini-storage  |     |     |      |      |     |     |     |     |       |       |       |     |     |     | ■   |     |     |     | ■   | ■   |
| Warehouse, indoor <b>multi-story</b>   |     |     |      |      |     |     |     |     |       |       |       |     | ■   | ■   | ■   | ■   | ■   | ■   | ■   | ■   |
| <b>Transient Accommodations</b>  |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| <i>All transient accommodations, except as listed below</i>  |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| Bed and Breakfast  | ■   | ■   |      |      |     |     | ◇   | ◇   | □     | □     | □     | ■   | ■   | ■   |     | □   | □   |     |     |     |
| <b>Vehicle Sales and Service</b>   |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| <i>Full- or Self-Service Vehicle Wash (motor vehicle wash)</i>   |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| Full- or Self-Service Vehicle Wash (motor vehicle wash)  |     |     |      |      |     |     |     |     |       |       |       |     |     | ■   | ■   | ■   |     |     | ■   | ■   |
| Manufactured housing sales (mobile home sales)   |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     | ■   | ■   |
| Vehicle Service (motor vehicle service station)  |     |     |      |      |     |     |     |     |       |       |       |     | □   | ■   | ■   | ■   |     |     | ■   | ■   |
| Vehicle Repair (vehicle service and repair)  |     |     |      |      |     |     |     |     |       |       |       |     |     | □   | ■   | □   |     |     | ■   | ■   |
| Vehicle Sales (motor vehicle sales)  |     |     |      |      |     |     |     |     |       |       |       |     |     |     | ■   | □   |     |     | ■   | ■   |
| <b>INDUSTRIAL</b>  |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| <b>Wholesale Trade</b>   |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| <i>All wholesale trade</i>   |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| All wholesale trade  |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     | ■   | ■   | ■   | ■   | ■   |
| <b>Light Industrial</b>  |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| <i>All light industrial, except as listed below</i>  |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| Brewery, Winery  |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     | □   | ■   | ■   | ■   | ■   |
| Crematorium  |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     | □   |     |     | ■   | ■   |
| Contractors storage  |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     | □   |     |     | ■   | ■   |
| Detention Center, jail, prison   |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     | □   |     | □   |     | □   |
| Lawn, Tree or Garden Service   |     |     |      |      |     |     |     |     |       |       |       |     |     |     | ■   | ■   |     |     | ■   | ■   |
| Lumberyard   |     |     |      |      |     |     |     |     |       |       |       |     |     |     | ■   | ■   |     |     | ■   | ■   |
| Research, Testing, and Development Laboratory  |     |     |      |      |     |     |     |     |       |       |       | ■   |     |     | ■   | ■   | ■   | ■   | ■   | ■   |
| <b>Warehouse and Distribution</b>  |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| <i>All warehouse and distribution, except as listed below</i>  |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     |     |
| Airline Terminal, Freight, Service facility  |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     | □   | □   |     | ■   | ■   |
| Drop Yard w/ or w/o PM service   |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     | □   | ■   |
| Railroad Switching Yard, <b>Freight</b> Terminal, Piggyback Yard   |     |     |      |      |     |     |     |     |       |       |       |     |     |     |     |     |     |     |     | ■   |

