

1.13.4 District Conversion

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

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

Article 2. Districts and Uses

2.1 DISTRICTS ESTABLISHED

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

Open Districts	
P	Parks
OS	Open Space
FW	Floodway
CA	Conservation Agriculture
CIV	Civic
Residential Districts	
R-MP	Manufactured Home Park
R-E	Residential – Estate
R-15	Residential Single-Family – 15
R-10	Residential Single-Family – 10
R-8	Residential Single-Family – 8
R-6	Residential Single-Family – 6
R-3	Residential Single-Family – 3
RU-1	Residential Urban – 1
RU-2	Residential Urban – 2
RU-3	Residential Urban – 3
RU-4	Residential Urban – 4
RU-5	Residential Urban – 5
Mixed Use Districts	
RW	Residential Work
OG	Office General
CMU-1	Commercial Mixed Use – 1
CMU-2	Commercial Mixed Use – 2
CMU-3	Commercial Mixed Use – 3
CBD	Central Business
CMP-1	Campus Master Plan – 1
CMP-2	Campus Master Plan – 2
Industrial Districts	
EMP	Employment
WD	Warehouse & Distribution
IH	Heavy Industrial
Special Purpose Districts	
SCBID	South Central Business Improvement
SE	Sports and Entertainment
SM	South Main
R-SD	South Downtown Residential
R-R	Riverside Residential
R-B	Bluffview Residential
SDBP	South Downtown Business Park
C-G	Gateway Commercial
U	Uptown
MDR	Moderate-Density Residential
HDR	High-Density Residential
MU	Mixed Use
NC	Neighborhood Center Overlay
UH	Uptown Hospital
ULI	Uptown Light Industrial
Overlay Districts	
-MO	Medical Overlay
-UDO	University Overlay
-TO	Transitional Office Overlay
-RC	Residential Corridor Overlay
-H	Historic Overlay
-AP	Airport Overlay
-FP	Floodplain Overlay
-FC	Fletcher Creek Overlay
-NC	Neighborhood Conservation Overlay
-MD	Midtown District Overlay

2.2 DISTRICT INTENT STATEMENTS

2.2.1 Open Districts

A. Parks (P)

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

B. Open Space (OS)

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

C. Floodway (FW)

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

D. Conservation Agriculture (CA)

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

E. Civic (CIV)

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

2.2.2 Predominantly Residential Districts

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

A. Manufactured Home Park (R-MP)

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

B. Residential–Estate (R-E)

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

USE CATEGORY		PRINCIPAL USE		P	OS	FW	CA	CIV	R-MP	R-E	R-15	R-10	R-8	R-6	R-3	RU-1	RU-2	RU-3	RU-4	RU-5	R-W	OG	MU*	CMU-1	CMU-2	CMU-3	CBD	CMP-1	CMP-2	EMP	WD	IH	Use Standard			
RESIDENTIAL																																				
Household Living <i>(see 2.9.2A)</i>	Single-Family Detached																																			
	Conventional						■			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
	Side Yard House											■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	2.6.1A	
	Cottage													■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■			
	Single-Family Attached																																			
	Semi-attached																■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
	Two-Family																■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
	Townhouse																■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	2.6.1H	
	Multifamily																																			
	Large Home																□	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	2.6.1I	
	Stacked Townhouse																□	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	2.6.1J	
	Apartment																							□	■	■	■	■	■	■	■	■	■	■		
	Upper-Story Residential																								■	■	■	■	■	■	■	■	■	■	■	
	Live/Work																□	□	□	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	2.6.1B	
	Manufactured, Modular Home							■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	2.6.1C
Mobile Home							C	C																										2.6.1D		
Container Home							C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	2.6.1G		
Manufactured Home Park							■	■																										2.6.1E		
Group Living <i>(see 2.9.2B)</i>	Boarding House, Single Room Occupancy																							□	■	■	■	□						2.6.1F		
	Rooming House										C	C	C	C	C	C	C	C	C	C	C	C	C	C	■	■	■	C						2.6.1F		
	Fraternity, Sorority, Dormitory																								□	■	■	■	□	□					2.6.1F	
	Monastery, Convent							■																	□	■	■	■	■	■	■	■	■	■	2.6.1F	
	Nursing Home, Full-time Convalescent, Hospice, Assisted Living Facility, Residential Home for the Elderly, Independent Living Facility							■																	□	■	■	■	■	■	■	■	■	■	2.6.1F	
	Personal Care Home for the Elderly							■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	2.6.1F	
	Supportive Living Facility							■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	□	■	■	■	■	■	■	■	■	■	■	2.6.1F	
CIVIC																																				
Community Service <i>(see 2.9.3A)</i>	Police, Fire, EMS Substation						■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	2.6.2A	
	Neighborhood Arts Center or Similar Community Facility (public)						■	■	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	■	■	■		
	Philanthropic Institution							■																■	■	■	■	■	■	■	■	■	■	■	■	
	Museum, Library							■	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	■	■	■	
	All other City- or County-owned facilities not included in this Use Table						□	□	■	■	□	□	□	□	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	■	■	■	■	
Day Care <i>(see 2.9.3B)</i>	Adult day-care program							■	□	□	□	□	□	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	■	■	■	■		
	Group Day Care Home (5 to 12 persons)							■	□	□	□	□	□	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	■	■	■	■	2.6.2B	
	Child Care Center (13+ persons)							■	□	□	□	□	□	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	■	■	■	■	2.6.2B	
	Drop-in Child Care Center (15+ persons)							■	□	□	□	□	□	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	■	■	■	■	2.6.2B	
	Nursery School, Preschool							■	□	□	□	□	□	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	■	■	■	■	2.6.2B	
Education Facility <i>(see 2.9.3C)</i>	Academy (special training)							■															■	■	■	■	■	■	■	■	■	■	■	■		
	College, Community College, University							■															■	■	■	■	■	■	■	■	■	■	■	■		
	Seminary							■	■	□	□	□	□	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	■	■	■	■	2.6.2C	

2.5.2 Use Table Key

		Key: Blank Cell = Not Permitted ■ = Permitted □ = Special Use Approval C = Conditional Use Permit + = Significant Neighborhood Structure Conditional Use Permit																														
USE CATEGORY	PRINCIPAL USE	P	OS	FW	CA	CIV	R-MP	R-E	R-15	R-10	R-8	R-6	R-3	RU-1	RU-2	RU-3	RU-4	RU-5	R-W	OG	MU*	CMU-1	CMU-2	CMU-3	CBD	CMP-1	CMP-2	EMP	WD	IH	Use Standard	
Education Facility <i>(see 2.9.3C)</i>	School, Public or Private (K-12)				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	2.6.2C	
	School, Trade, Vocational, Business																															
	Dormitory, housing for students or faculty accessory to educational facilities not classified as colleges, community colleges or universities				□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□		
Medical Facility <i>(see 2.9.3D)</i>	Blood Plasma Donation Center																						C	C		■	■	■		■	2.6.2K	
	Medical or Dental Laboratory																					■	■	■	■	■	■	■	■	■		
	Pharmacy																					■	■	■	■	■	■	■	■	■		
	Hospital					□																□			■	■	■	■				
	Medical, Dental or Chiropractic Clinic/Office, massage therapy, or outpatient surgery center																					■	■	■	■	■	■	■	■	■		
Park/Open Area <i>(see 2.9.3E)</i>	All parks and open areas, except as listed below:	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
	Cemetery, Mausoleum, Columbarium, Memorial Park	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□		□	□	□	□	□	□	□	□	2.6.2D	
	Game Preserve, Wildlife Management Area, Refuge, Animal Sanctuary			□	□																											
	Recreation Field, without lights	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
	Recreation Field, with lights	□		□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	■	2.6.2E
	Reservoir, Control Structure, Water Supply, Water Well	■	■	□	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■		
Passenger Terminal <i>(see 2.9.3F)</i>	Airport, Heliport, Airline Terminal			□																									□	■	■	2.6.2F
	Bus, Train Passenger Terminal																											□	□	■		
	Taxicab Dispatch Station, Limousine Service																							□	■	■			■	■	■	
	Multimodal Facility																								■	■			■	■	■	
Place of Worship <i>(see 2.9.3G)</i>	All places of worship				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
	Off-site parking for places of worship				C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	2.6.2G
Social Service Institution <i>(see 2.9.3H)</i>	All social service institutions					□																		□	□	□		□	□			
Utilities <i>(see 2.9.3I)</i>	All minor utilities, except as listed below		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
	All major utilities, except as listed below																												□	■		
	Amateur Radio Operator Tower (65' or less)			□	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	2.6.2H
	Communication towers			□	□	□																□	□	□	□			□	□	□		
	CMCS tower and facilities			□	■	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	■		■	■	■	■	■	■	■	■	2.6.2I
	Wind farm				□																								□	■		
	Utility-scale solar energy system	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		■	■	■		■	■	■	■	2.6.2J	
	Community-scale solar energy system	■	■	■	■	C	C	C	C	C	C												C	C	C		C	C	■	■	■	
COMMERCIAL																																
Funeral Services <i>(see 2.9.4L)</i>	Funeral homes, funeral directing																						□	■	■	■		■	■		2.6.3R	
	Sales of funeral merchandise																						■	■	■	■		■	■		2.6.3R	
	All other funeral establishments, including crematorium and pet crematorium																							■	■	■		■	■		2.6.3R	

USE CATEGORY		PRINCIPAL USE		P	OS	FW	CA	CIV	R-MP	R-E	R-15	R-10	R-8	R-6	R-3	RU-1	RU-2	RU-3	RU-4	RU-5	R-W	OG	MU*	CMU-1	CMU-2	CMU-3	CBD	CMP-1	CMP-2	EMP	WD	IH	Use Standard		
Indoor Recreation <i>(see 2.9.4A)</i>	All indoor recreation, except as listed below:																							■	■	■	■	■	■	■	■	■			
	Adult-oriented establishment																																■	■	2.6.3A
	Athletic, tennis, swim or health club, dance, martial arts, music studio or classroom, personal trainer or gym											+	+	+	+	+	+	+	+	+	+	+		■	■	■	■	■	■	■	■	■	■	■	
	Bar, Tavern, Cocktail Lounge, Nightclub																							□	■	□	■	■	■				■	■	2.6.3B
	Convention Center								■																		□	■	□	□	■	■	■		
	Lodge, Private Club							□	■		□	□	□	□	□	□	□	□	□	□	□	□	□	□	■	□	■	■	■				■	■	
Office <i>(see 2.9.4B)</i>	All offices, except as listed below:																																		
	Radio, TV, or Recording Studio							■				+	+	+	+	+	+	+	+	+	+	+		■	■	■	■	■	■	■	■	■	■	■	■
Overnight Lodging <i>(see 2.9.4C)</i>	Bed and Breakfast										+	+	+	+	+	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□		
	Hotel or Motel																							□	□	□	□	□	□	□	□	□	□	□	
	Youth Hostel																										□	□	□	□	□	□	□	□	□
Outdoor Recreation <i>(see 2.9.4D)</i>	All outdoor recreation, except as listed below:				□																					□	■					■	■		
	Home-Based Wedding and Event Center					□			□	□	□	□	□	□	□	□	□	□	□	□	□	□													
	Golf Course, Country Club, Clubhouse		■		□	□				□	□	□	□	□	□	□	□	□	□	□	□	□													
	Horse Stables, Riding Academy, Equestrian Center		□			■																													
	Riding Academy and Equestrian Center with Outdoor Lighting		□			□																													
	Outdoor Shooting Range		□			□																						□							
	Stadium or Arena, Commercial Amphitheater																																		
Outdoor Advertising Sign <i>(see 2.9.4E)</i>	Permanent Off-Premise Advertising Sign (*Signs in CBD are only permitted outside of the CBID.)																																		
	Campground, travel trailer park, recreational vehicle park				□																						□	□							
Parking, Commercial <i>(see 2.9.4F)</i>	All commercial parking																									□	■	□	□	□	□	■	■	■	
	Permanent Off-Premise Advertising Sign																																		
Restaurant <i>(see 2.9.4G)</i>	All restaurants, except as listed below:										+	+	+	+	+	+	+	+	+	+	+	□		■	■	■	■	■	■	□	□	■	■		
	Restaurant with sale of alcoholic beverages, Brew Pub										+	+	+	+	+	+	+	+	+	+	+	+		■	■	■	■	■	■	□	□	■	■		
	Restaurant, Drive-Thru or Drive-in																									□	■	■	■	□	□	■	■		
Retail Sales & Service <i>(see 2.9.4H)</i>	All retail sales and service, except as listed below:										+	+	+	+	+	+	+	+	+	+	+			■	■	■	■	■							
	Animal Hospital, Veterinary Clinic, Pet Clinic					□					+	+	+	+	+	+	+	+	+	+	+	+			■	■	■	■	■						
	Animal Boarding, Animal Shelter, Kennel, Doggy Day Care					□					+	+	+	+	+	+	+	+	+	+	+	+			■	■	■	■							
	Art or photo studio, gallery										+	+	+	+	+	+	□	□	□	□	□	□		■	■	■	■	■	■	■	■	■	■	■	
	Bakery, retail										+	+	+	+	+	+	+	+	+	+	+	+			■	■	■	■	■	■	□	□	■	■	
Hair, nail, tanning, massage therapy and personal care service, barber shop or beauty salon										+	+	+	+	+	+	+	+	+	+	+	+		■	■	■	■	■	■	■	■	■	■	■		

2.5.2 Use Table Key

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

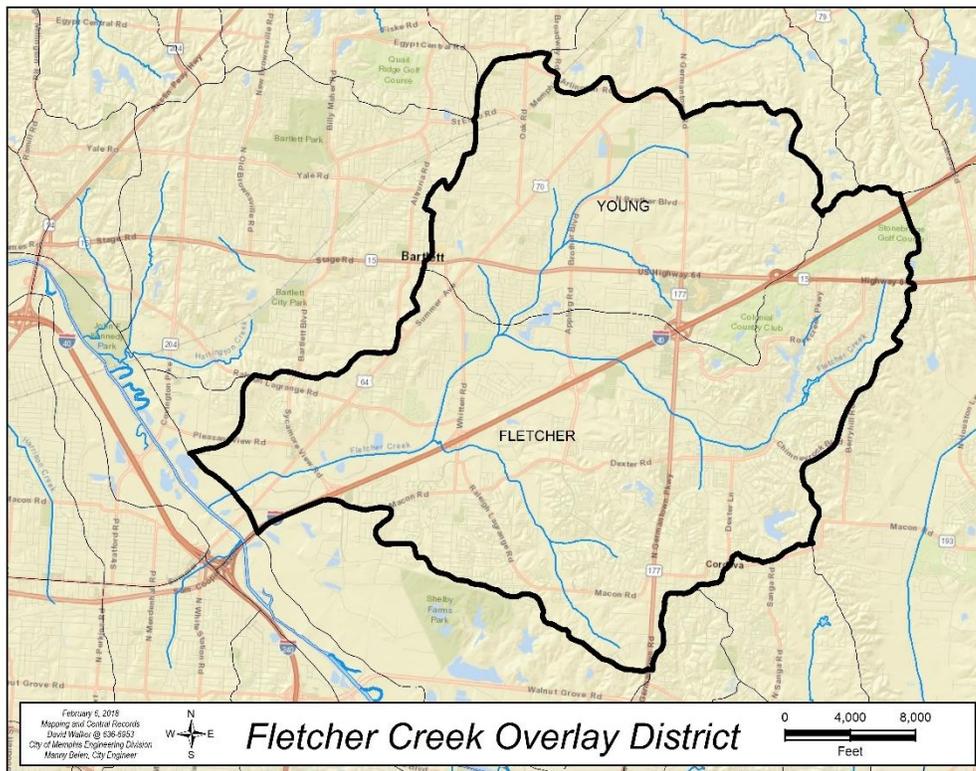
USE CATEGORY	PRINCIPAL USE	P	OS	FW	CA	CIV	R-MP	R-E	R-15	R-10	R-8	R-6	R-3	RU-1	RU-2	RU-3	RU-4	RU-5	R-W	OG	MU*	CMU-1	CMU-2	CMU-3	CBD	CMP-1	CMP-2	EMP	WD	IH	Use Standard																			
Retail Sales & Service (see 2.9.4H)	Convenience store with gas pumps, Gas station, Commercial electric vehicle charge station																					□	□	■	□	□	□	■		■	2.6.3J																			
	Convenience store without gas pumps														□	□	□	□	□	□			■	■	■	■	□	□	■		■	2.6.3K																		
	Catering establishment, small-scale									+	+	+	+	+	+	+	+	+	+			■	■	■	■	■			■		■	2.6.3L																		
	Cleaning establishment, pickup station									+	+	+	+	+	□	□	□	□	□	□			■	■	■	■	■			■		■	2.6.3L																	
	Farmers Market					□	□								□	□	□	□	□	□			■	■	■	■	■	□	□	■		■	2.6.3Q																	
	Greenhouse or Nursery, Commercial			□	□					+	+	+	+	+	+	+	+	+	+					■	■	■	■			■		■	2.6.3M																	
	Payday loans, title loan and flexible loan plan establishments																				□		□		□				■		■	2.6.3M																		
	Post Office						■			+	+	+	+	+	+	+	+	+	+			■		■	■	■	■	□	□	■		■	2.6.3M																	
	Pawnshop																								□	□	□	□	□	□		■	2.6.3N																	
	Retail Sales Outdoor (vendor), Flea markets			□																				□	□	□	□		□			□	2.6.3N																	
	Tattoo, Palmist, Psychic or Medium																							C	■	■	■			■		■	2.6.3U																	
	Truck Stop, Tractor-Trailer (fueling of)																							■	■	■			■		■	2.6.3U																		
	Smoke Shop																							■	■	■			■		■	2.6.3S																		
Vehicle parts and accessories																							■	■	■	■			■		■	2.6.3S																		
Self-Service Storage (see 2.9.4I)	Mini-storage																							□	■			■	■	■	2.6.3O																			
	Indoor multi-story																							■	■	■	■		■	■	■	2.6.3O																		
Vehicle Sales Service, & Repair (see 2.9.4J)	All Vehicle Service																						■	■	■	■	□	□	■	■	■	2.6.3P																		
	Vehicle wash establishment																						□	□	■	□	□	□	■		■	2.6.3T																		
	All Vehicle Repair																									□	□	■	■	■	■	2.6.3P																		
	All Vehicle Sales, Rental, Leasing, except as listed below:																						□	□	□	□			■	■	■	2.6.3P																		
	Tractor-Trailers and Heavy Trucks																												■		■	2.6.3P																		
Manufactured housing																									■			■		■	2.6.3P																			
Water-Oriented (see 2.9.4K)	All water-oriented																								■	■			■	■	■																			
INDUSTRIAL																																																		
Wholesale Trade (see 2.9.5A)	All wholesale trade																								■	■			■	■	■																			
	All light industrial, except as listed below:																																																	
	Bulk mailing service																													■	■	■																		
	Clothing, textile or apparel manufacturing																													■		■																		
	Container Building																						C	C	C	C			C	C		2.6.4H																		
	Contractors storage																								□	□			■		■	2.6.4A																		
	Detention center, jail, prison																														■																			
	Lawn, tree or garden service																									□	□		■		■	2.6.4A																		
	Light manufacturing or assembly of equipment, instruments, or goods																							□	□	■	■	■	■	■		■																		
	Lumberyard and wood products																													■		■																		
	Microbrewery and microdistillery										+	+	+	+	+	+	+	+	+			■		■	■	■	■	■	■	■	■	■	2.6.4F																	
	Movie production facility																													■		■																		
	Photo finishing laboratory																								□	■	■	■	■	■	■		■																	

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USE CATEGORY	PRINCIPAL USE	P	OS	FW	CA	CIV	R-MP	R-E	R-15	R-10	R-8	R-6	R-3	RU-1	RU-2	RU-3	RU-4	RU-5	R-W	OG	MU*	CMU-1	CMU-2	CMU-3	CBD	CMP-1	CMP-2	EMP	WD	IH	Use Standard	
Light Industrial <i>(see 2.9.5B)</i>	Repair of scientific or professional instruments, electric motors																							□	■	■	■	■	■		■	
	Research, Testing, and development Laboratory																							□	■	■	■	■	■		■	
	Sheet metal shop																												■		■	
	Soft drink bottling																												■	■	■	
	Welding, machine, tool repair shop																								□	■	■	■	■	■		■
Warehouse & Dist. <i>(see 2.9.5C)</i>	Woodworking, including cabinet makers and furniture manufacturing																							□	■	■	■	■	■		■	
	All warehouse and distribution																							□	□	□	□	□	■	■	■	
Heavy Industrial <i>(see 2.9.5D)</i>	All heavy industrial, except as listed below:																														■	
	Asbestos products																														□	
	Automobile dismantlers and recyclers																														□	
	Chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products																												■		■	
	Explosives, except fireworks																														□	2.6.4G
	Petroleum, liquefied petroleum gas and coal products includes refining																														□	
Waste-Related Services <i>(see 2.9.5E)</i>	Radioactive materials/waste																													□	2.6.4B	
	Rubber and plastic products, rubber manufacturing																													□		
	All waste related services, except as listed below:																														■	
	Recycling Drop-off Facility																							□	□	□	□			□	■	
	Sanitary Landfill and Recycling Facility																													□	□	2.6.4D
	Construction and Organic Debris Landfill																													□	□	2.6.4D(2)
OPEN	Scrap Metal Processors and Wrecking, Junk or Salvage Yard																													□	2.6.4E	
	Solid or Liquid Waste Transfer Station																													□	2.6.4C	
	Waste Incineration																													□	2.6.4C	
	Background color	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Agriculture <i>(see 2.9.6A)</i>	All agriculture, except as listed below:			■	■																									■	■	
	Neighborhood Garden			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	2.6.5E
	Crop, soil preparation, agricultural services, large animal and veterinary services				■																									■	■	
	Farm labor and management services				■																									■	■	
	Sale of agriculture products, outdoor			■	■																									■	■	2.6.5A
	Sale, rent, repair of tractors and related agricultural machinery				□																			□	□	■	□			■	■	2.6.5B
	Timber Harvesting			■	■	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	■	□	■	2.6.5G
Winery				■																									■	■		
Apiary			■	■																									■	■	2.6.5F	

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Resource Extraction <i>(see 2.9.6B)</i>	All resource extraction, except as listed below:				□																									□	2.6.5C	
	Dredging, earth extraction, clearing or grading			□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	2.6.5D
	Metal, sand stone, gravel clay, mining and other related processing			□	□																									□		
PLANNED																																
Planned Development <i>(see 9.6)</i>	All planned developments			□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	4.10	

*This use table only applies to properties zoned MU outside of the Uptown Special Purpose District. For properties zoned MU within Uptown, see Section 7.3.11.

8.9 FLETCHER CREEK OVERLAY DISTRICT (-FC)**8.9.1 Purpose**

The purpose of the Fletcher Creek Overlay District (-FC) is to establish regulations governing the use of land and the construction of structures located in the Fletcher Creek Drainage Basin and to prevent and minimize the loss of life, property damage, health and safety hazards, pollution and disruption to the economic and social life of the community brought about by flooding.

8.9.2 Administrative Site Plan Review

- A. Administrative site plan review shall be required prior to the issuance of any building permit, (except for single-family) for any new building or building expansion or replacement on lots of record or exempt lots in the -FC District (see Chapter 9.12). The administrative review process of complete applications shall be concluded within 14 days.
- B. In addition to filing requirements of Chapter 9.12, Administrative Site Plan Review, the following shall be required:
 1. An hydrologic study performed by a registered professional engineer, licensed in the State of Tennessee which will indicate how the development or construction proposed will prevent any increase in the peak discharge rate from pre to post development levels, based on a ten and 25 year 24 hour storm as described in the City of Memphis and Shelby County Storm Water Management Manual.
 2. A Maintenance Plan signed by the applicant that provides the property owner agrees to the following actions:
 - a. Upon completion of improvements, the applicant shall submit or cause to be submitted to the appropriate City or County Engineer the following: As Built Surveys of stormwater management structures. A letter signed by the design engineer certifying that improvements were built in substantial conformance with approved plans and will perform as intended.
 - b. A description of the type and frequency of maintenance activities that will ensure functioning of the structures and no reduction in storage capacity from silt or other debris.
 3. Elevation of proposed buildings or expansions. If in or within five feet of a flood hazard area, then the 100-year base flood elevation must also be indicated. All structures built within the district shall be at least 30 inches above the

100-year base flood elevation according to the latest FIRM maps, except as provided in Sub-Sections 8.9.3C and F.

4. Location of existing streams, channels or other drainage ways on the property and proposed storm water improvements to ensure handling the 10- and 25-year storm on site.
5. Location of all other required improvements including but not limited to roads, sidewalks, landscaping and buffer areas.

8.9.3 Application of Regulations

- A. The -FC Overlay District land is shown on the Zoning Map (see Chapter 2.4). The regulations contained in this Chapter apply to the development of such land in addition to the regulations contained in the underlying zoning district for such land.
- B. The provisions of this Chapter apply to any new structure or expansion of an existing structure on a standard subdivided lot as well as on all otherwise exempt lots, planned developments including lots which meet exemption criteria established in Chapter 9.7 Subdivision Review, and lots of record and any other land exempted from providing stormwater discharge improvements located within the Fletcher Creek Drainage Basin.
- C. Notwithstanding anything to the contrary, the provisions of this Chapter shall not apply to any building that has been issued a building permit or certificate of occupancy certificate on or before the effective date of this development code.
- D. If a property is located within the Fletcher Creek Basin west of Raleigh-LaGrange Road, it is exempt from the detention requirements of this Chapter. Such properties are still subject to the detention requirements of the Memphis and Shelby County Storm Water Management Manual.
- E. If a development has an existing recorded final plat or has been issued a Final Plan/Plat Memorandum of Conformance by the Zoning Administrator as of the effective date of this development code, the development will only be subject to the requirement for the lowest habitable floor elevations, including a basement, to be at least 30 inches above the 100-year base flood elevation according to the latest Flood Insurance Rate Maps.
- F. The only exception to the 30 inches above the 100-year base flood elevation minimum floor elevation for issuance of a building permit is for an expansion of a single-family home which existed as of the effective date of this development code, which requires the lowest habitable floor elevation to be one foot above the 100-year base flood elevation according to the latest Flood Insurance Rate Maps.

8.9.4 Additional Requirements for Permits and Approvals

- A. No permit or approval required by this development code or building code shall be granted unless the development, structure, or use of land proposed complies with the provisions of this Chapter.
- B. Any application for approval shall be required to:
 1. Ensure the proposed development or construction will not increase the peak discharge rate from pre-development levels to post-development levels, based on a ten and 25 year, 24-hour storm as described in the Memphis and Shelby County Storm Water Management Manual. A hydrologic study prepared by a registered professional engineer, licensed in the State of Tennessee will be required to be submitted to the City and/or County Engineering Departments which will show how the proposed development or construction will prevent any increase in the peak discharge rate from pre- to post-development levels, based on a ten and 25 year, 24 hour storm as described in the Memphis and Shelby County Storm Water Management Manual.
 2. Prepare and submit a Maintenance Plan, signed by the applicant, for any stormwater management improvements proposed or required. The owner is also responsible for maintaining any required stormwater detention to ensure storage capacity is maintained and the system is functioning properly. In the event that improper maintenance of private drainage facilities leads to situations which may impact on public safety, the City or County shall have the right where necessary to protect the public safety to enter onto private property for the purposes of repairing those facilities and restoring them to proper operation. The cost of said repairs are the responsibility of the property owner. The City or County shall bear no responsibility for repairs to private facilities. The City or County will bill the owner and if not paid within a reasonable time period, may place a lien on the property.
 3. A Maintenance Plan signed by the applicant that provides the property owner agrees to the following actions:
 - a. Upon completion of improvements, the applicant shall submit or cause to be submitted to the appropriate City or County Engineer the following:
 1. As Built Surveys of stormwater management structures.
 2. A letter signed by the design engineer certifying that improvements were built in substantial conformance with approved plans and will perform as intended.

- b. A description of the type and frequency of maintenance activities that will ensure functioning of the structure and no reduction in storage capacity from silt or other debris.
4. There shall be no net loss of storage within the 100-year floodplain as defined and depicted on the 1982 FEMA Flood Insurance Rate Maps (FIRM). Any filling of a building site within this portion of the Fletcher Creek Flood Hazard Area will provide an equal amount of replacement of the floodplain capacity reduced by the fill. In-kind replacement of lost storage shall be provided by each development.
5. Building permits for new structures or building expansions in the -FC District will require an Affidavit of floor elevation showing the lowest habitable floor at least 30 inches above the 100-year base flood according to the latest Flood Insurance Rate Maps and the required drainage improvements for the -FC District signed by a licensed engineer or registered land surveyor submitted to Code Enforcement with a copy to the appropriate City or County Engineering Department.
6. The only exception to the 30-inch minimum above 100-year base flood for issuance of a building permit is for an expansion of an existing single-family detached home, which requires the lowest habitable floor elevation of the expansion be at least one foot above the 100-year base flood elevation.