



MEMPHIS/SHELBY COUNTY: UNIFIED DEVELOPMENT CODE
ANALYSIS OF REGULATIONS: ANNEXATION RESERVE AREAS

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C O N T E N T S

Background 1

Conclusions 2

 Agriculture and Estate-Lot Districts 2

 Large-Lot Districts 2

 Small Lot and Multifamily Districts 2

 Commercial and Office Districts 2

 Industrial Districts 2

 Special Purpose Districts 2

 District Summary Table 3

 Street and Block Standards 2

Zoning Districts 4

 Residential Districts 4

 Commercial and Office Districts 5

 Industrial Districts 5

 Special Purpose Districts 5

Street and Block Standards 6

 Street Cross Sections 6

 Block Dimensions 6

 Private Drives 6

Land Use Plans 7

 Memphis/Shelby County 7

 Arlington 7

 Bartlett 7

 Collierville 7

 Lakeland 8

 Millington 8

CONCLUSIONS

The communities are remarkably similar in the structure of their overall districts. Many of the existing Memphis/Shelby County districts have direct parallel districts in the suburban communities. Some new districts may be needed to create compatible development outside the suburban communities. Additional standards for equivalent districts, such as setbacks, building height, lot coverage and floor area ratios, should be discussed only where there are significant disparities between parallel districts. Consideration should also be given to limiting the set of districts available for use within each Annexation Reserve Area.

Agriculture and Estate-Lot Districts

The primary difference between Memphis/Shelby County's agriculture and estate-lot districts and those of the suburban communities is lot size. While Memphis/Shelby County's one-acre district is comparable to the one-acre districts in Arlington, Bartlett, and Collierville, there is not a district comparable to the two- and five-acre districts used in all of the suburban communities. Memphis/Shelby County should consider adding a two-acre minimum lot size district in the County for improved consistency.

Large-Lot Residential Districts

Minimum lot sizes in Memphis/Shelby County's two large lot residential districts are 10,000, and 15,000 square feet. The minimum lot size for large lot residential districts varies only slightly among the different communities, in fact they show remarkable similarities. There are 10,000 and 15,000 square foot lot districts in most of the communities. However, several of the suburban communities have 12,000 and 18,000 square foot lot district as well. In order to improve consistency, Memphis/Shelby County should consider reducing the minimum lot size for the Residential Estate District to 18,000 square feet in the Annexation Reserve Areas, and consider adding a 12,000 square foot lot district.

Small Lot and Multifamily Districts

Memphis/Shelby County has several multifamily districts with densities far exceeding that permitted in any of the suburban communities. Overall, Memphis/Shelby County's provisions for multifamily districts are comparable to those of the suburban communities. However, Memphis/Shelby County's regulations permit more intensive development than allowed in any of suburban communities. To be consistent with the intentions of the suburban communities, only lower intensity multifamily districts should be allowed in the Annexation Reserve Areas.

Commercial and Office Districts

The commercial and office districts show remarkable consistency amongst communities. Almost all of the Memphis/Shelby County commercial districts have parallel districts in terms of the intensity of commercial development allowed. All of the communities have a comparable general office district, while a limited office district is only used in Bartlett and Lakeland.

Industrial Districts

All of the communities have a light industrial district. Memphis/Shelby County has a heavy industrial district, which only two of the suburban communities share; however, the uses associated with a general industrial district are likely be incompatible with the residential uses anticipated in the Annexation Reserve Areas.

Special Purpose Districts

As special purpose districts are usually created to regulate unique or specific areas of a community, trying to find common ground among such districts is not necessary. However, parallel floodplain, floodway and historic districts are present throughout all communities.

Street and Block Standards

The subdivision regulations may be the most crucial determinant of the future character of the Shelby County. Even if very low-density, rural residential development continues to characterize the area, higher standards for street improvements, street connectivity, bicycle routes, and walkways will contribute to livability and help mitigate the transportation impacts of new development.

Unified Development Code
Analysis of Regulations: Annexation Reserve Areas

To promote desirable development patterns and transportation options in the newly urbanizing areas, Memphis/Shelby County should adopt more specific standards to promote greater street connectivity than currently required by some of the suburban communities. In particular, shorter maximum block lengths are recommended. These could be adjusted to different land use intensities – longer blocks allowed in very low-density/rural residential settings or commercial office parks, but shorter blocks or mid-block connections required in most residential neighborhoods. Memphis/Shelby County should also consider allowing reduced local street widths for greater land use efficiency. Reduced widths may be possible with modified configurations, such as parking only allowed on one side of the street, particularly where on-site parking is already required.

District Summary Table

The table below summarizes and identifies equivalent zoning districts in the various communities of Shelby County (see page 9 for an expanded version of this table).

	Memphis/ Shelby County	Arlington	Bartlett	Collierville	Lakeland	Millington
<i>Min. Lot: 5 acres</i>		R-E-5		FAR	AG	
<i>Min. Lot: 2 acres</i>			A-O	R-L	E-R	R-LL
<i>Min. Lot: 1 acre</i>	AG	E	R-E	R-L1		
<i>Min. Lot: 32,600 SF</i>					R-R	
<i>Min. Lot: 25,000 SF</i>				R-25		
<i>Min. Lot: 22,000 SF</i>	RE					A
<i>Min. Lot: 18,000 SF</i>		RS-18	RS-18		R-1	
<i>Min. Lot: 15,000 SF</i>	R-S15	RS-15	RS-15	R-1		R-0
<i>Min. Lot: 12,000 SF</i>		RS-13	RS-12	R-1A	R-2	
<i>Min. Lot: 10,000 SF</i>	R-S10		RS-10	R-2		R-1
<i>Min. Lot: 9,000 SF</i>				R-3		
<i>Min. Lot: 8,000 SF</i>	R-S8					
<i>Min. Lot: 6,000 SF</i>	R-S6			R-3A		R-2
<i>Duplex</i>	R-D		R-D			R-3
<i>Townhouse</i>	R-TH		R-TH	R-TH		
<i>Max. Density: 8 du/a</i>				R-4		
<i>Max. Density: 10 du/a</i>					M-R	
<i>Max. Density: 12 du/a</i>			R-M			
<i>Max. Density: 15 du/a</i>	R-ML	R-MF				R-4
<i>Max. Density: 30 du/a</i>	R-MM					
<i>Max. Density: 75 du/a</i>	R-MH					
<i>Manufactured Home</i>	R-MO	M-HR		T		R-5
<i>Planned Residential</i>			PRD		R-2A	PRD
<i>Limited Office</i>	O-L		O-R-1		O-N	
<i>General Office</i>	O-G	O	O-R-2	MPO	O-G	O
<i>Office Center</i>			O-C			
<i>Neighborhood Commercial</i>	N-C	B-1	C-L	NC	C-1	B-1
<i>General Commercial</i>	C-L	B-2	C-G	GC	C-2	B-2
<i>Regional Commercial</i>	C-H	SC	C-H	SCC		
<i>Central Business District</i>	CBD	B-3		CB		
<i>Planned Commercial</i>	C-P		SC-1			P-C
<i>Restricted Industrial</i>						M-3
<i>Light Industrial</i>	I-L	M-1	I-O	RI	I-L	M-1
<i>Heavy Industrial</i>	I-H			GI		M-2
<i>Planned Industrial</i>			I-P			
<i>Floodplain</i>	FP	F	F-P	F		FH
<i>Floodway</i>	FW		FW		FW	
<i>Historic</i>	HP	HS	H	H-1		
<i>Airport</i>	AHR					AHR

Districts found in Memphis/Shelby County and at least three suburban communities

Districts found in at least three suburban communities but not found in Memphis/Shelby County

ZONING DISTRICTS

Residential Districts

The suburban community residential district development standards are shown on page 10. Each of the communities in the County have a set of residential districts that allow a wide variety of lot sizes, densities and housing types. Like Memphis/Shelby County, all of the suburban communities regulate density through a combination of minimum lot sizes and maximum number of permitted structures per lot. Only one structure per lot is permitted in most of the residential districts.

Another similar feature between all the communities is that lot sizes vary according to the proposed housing type within the same district. It is typical to prescribe one lot size for a detached single-family unit and a smaller lot size for an attached single-family unit. This means that at the land division stage, the specific housing type must already be known.

Agriculture and Estate-Lot Districts

As with Memphis/Shelby County, each suburban community has one or more agriculture or estate-lot districts. For the purposes of this discussion, residential districts with minimum lot sizes of one acre or more are considered agriculture or estate-lot districts. Unlike Memphis/Shelby County, each suburban community has a district with a minimum lot size of two or five acres. However, Memphis/Shelby County, Arlington, Bartlett, and Collierville all have a district with a one-acre minimum lot size. Memphis/Shelby County has only one agriculture or estate-lot district (AG Agricultural), which requires a 60-foot front setback, and has a height limit of 35 feet. The 35-foot height limit is identical to those of the suburban communities, while the front setback is in the same general range as well. The primary difference between Memphis/Shelby County's agriculture and estate-lot districts and those of the suburban communities is lot size. While Memphis/Shelby County's one-acre district is comparable to the one-acre districts in Arlington, Bartlett, and Collierville, there is not a district that is comparable to the two- and five-acre districts.

In Shelby County, agricultural zoning is generally considered a holding zone for future development. The Shelby County Growth Plan projects that all land in Shelby County except the northeast and northwest sectors will become urbanized over the next 20 years. However, one-acre lots may not be large enough to accomplish the "holding zone" or "land banking" purpose. Required lot sizes should be considered in relation to the timing of development. Ideally, development should occur first in locations most capable of being served by utilities and contiguous to existing development.

Large-Lot Districts

Minimum lot sizes in Memphis/Shelby County's two large lot residential districts are 10,000, and 15,000 square feet, respectively. As with Memphis/Shelby County, the suburban communities allow a range of large lot residential districts. For the purposes of this discussion, residential districts with a minimum lot size above 10,000 square feet and below one acre are considered large-lot districts. The minimum lot sizes for large lot residential districts varies only slightly among the different communities, in fact they show remarkable similarities. There are 10,000 and 15,000 and square foot lot districts in most of the communities. However, several of the suburban communities have 12,000 and 18,000 square foot lot districts as well. Minor adjustments to the some of the large-lot districts could render the standards quite comparable, if agreement can be reached on appropriate development densities.

Small Lot and Multifamily Districts

Memphis/Shelby County allows a wide range of small lot and multifamily districts. For the purposes of this discussion, districts with a minimum lot size below 10,000 square feet and districts that allow duplexes and townhouses are considered small lot districts. Multifamily districts are considered any district that allows multifamily units. Memphis/Shelby County has four small lot districts (an 8,000 and 6,000 square foot minimum lot size, a duplex district and a townhouse district). None of the suburban communities have an 8,000 square foot minimum lot size; however, Collierville and Millington both have a 6,000 square foot minimum lot size. As with Memphis/Shelby County, Bartlett and Collierville have districts specifically designed for duplexes and townhouses.

Memphis/Shelby County has three multifamily districts that allow densities far exceeding that permitted in the suburban communities (15, 30 and 75 units per acre respectively). Overall, Memphis/Shelby County's provisions for multi-family districts are comparable to those of the suburban communities. However, Memphis/Shelby County's regulations permit

more intensive development than allowed in any of suburban communities. For example, the highest-density residential district in Memphis/Shelby County allows buildings up to 125 feet tall, while the suburban communities allow a maximum height of only 35 feet. To be consistent with the intentions of the suburban communities, only the lower intensity multi-family districts should be allowed in the Annexation Reserve Areas.

Commercial and Office Districts

The commercial and office districts show remarkable consistency amongst communities. All of the commercial districts can be classified as one of the following:

- *Neighborhood Commercial.* These districts allow small-scale, neighborhood-oriented commercial retail and services that are in close proximity to residential neighborhoods.
- *General Commercial.* These districts allow a wide range of commercial activities that are automobile-oriented, and are generally located along major thoroughfares.
- *Regional Commercial.* These districts generally contain regulations that allow intense multi-establishment shopping centers around commercial nodes and along major highways.
- *Central Business District.* These districts address the special character of downtowns.

The standards for commercial districts typically regulate lot area, height, lot coverage, and setbacks. Like Memphis/Shelby County, many of the suburban communities include transition requirements such as buffer areas or height limitations for sites that are adjacent to residential districts or uses. Only a few suburban communities prescribe a maximum floor area ratio, and then only in some of their commercial districts. Unlike most of the suburban communities, Memphis/Shelby County does not prescribe lot coverage limits.

The Memphis/Shelby County standards for the N-C District are generally compatible with equivalent districts in the suburban communities. Height limits are all in the range of 35 to 40 feet and front setbacks range between 30 and 50 feet. The Memphis/Shelby County C-L District would need minor modifications in order to be consistent with equivalent general commercial districts. For example, Memphis/Shelby County only requires 30-foot front setbacks, while the suburban communities require 40 and 50-foot setbacks.

All of the communities have a parallel general office district, while a limited office district is only used in Bartlett and Lakeland.

Overall , the commercial and office districts of Memphis/Shelby County seem generally compatible with those of the suburban communities. While the districts vary in standards such as height, and setbacks, it would require relatively minor adjustments to the bring the existing regulations into line with one another.

Industrial Districts

All of the communities have an equivalent light industrial district. Memphis/Shelby County has a heavy industrial district, which only two of the suburban communities share; however, the uses associated with a general industrial district are likely be incompatible with the residential uses anticipated in the Annexation Reserve Areas.

Special Purpose Districts

As special purpose districts are usually created to regulate unique or specific areas of a community, trying to find common ground amongst such districts is not necessary. However; parallel floodplain, floodway and historic districts are present throughout all communities.

STREET AND BLOCK STANDARDS

The streets widths and block length standards for Memphis/Shelby County, Arlington, Bartlett, Lakeland, and Millington are presented in the table below.

	Memphis/Shelby		Arlington	Bartlett	Collierville	Lakeland	Millington
	Urban	Rural					
Minimum Right-of- Way Width of Street Cross Sections							
Major Arterial (feet)	**	**	114	106	120 to 150	80 to 140	106
Minor Arterial (feet)	**	**	84	80	80 to 140	—	80
Major Collector (feet)	68	68	68	68	68	60 to 68	68
Minor Collector (feet)	60	60	60	60	60	—	60
Major Local Street (feet)	50	52	50	50	50	50	50
Minor Local Street (feet)	50	45	—	—	—	—	—
Alleys (feet)	Allowed	Allowed	20 (private)	Allowed	25	—	20
Block Dimensions							
Minimum length (feet)	—	—	300	300	300	400	300
Maximum Length (feet)	—	—	1,500	1,500	1,500	1,200	1,500
Mid-block connections	—	—	As required	As required	As required	As required	Yes

** = Right-of way width for arterials must be as indicated on the adopted major road plan.

Street Cross Sections

Most communities have a street classification system that distinguishes between arterials, collectors and local streets, and requires a minimum right-of-way width for each. The suburban communities require between 80 and 114 feet of right-way for arterials, where as in Memphis/Shelby County right-of way width for arterials must be as indicated on the adopted major road plan. The required right-of-way for major and minor collectors is almost identical across all communities, 68 and 60 feet respectively.

All of the suburban communities require a 50-foot right-of-way for local streets, whereas Memphis/Shelby requires 52 feet for major local streets and 45 feet for minor local streets in urban areas. In rural areas, Memphis/Shelby County requires a 50 foot right-of-way for both major and minor local streets. It appears a majority of the communities allow the use of alleys; however, all alleys in Arlington must be private.

Block Dimensions

All suburban communities apply both a minimum and maximum block length. It appears Memphis/Shelby doesn't regulate block lengths in its subdivision ordinance, blocks have be "adequate length and width" to provide for safe and sufficient vehicular and pedestrian circulation.

Arlington, Bartlett, and Millington all require blocks in a subdivision to be not less than 300 feet long and not more than 1,500 feet long. Lakeland requires a minimum of 400 feet and maximum of 1,200 feet. Several suburban communities state that mid-block connections may be required by the Planning Commission, but requirements for mid-block connections are not built into the regulations themselves.

Private Drives

Memphis/Shelby County currently allows private drives. At least two of the suburban communities, Collierville and Bartlett, do not allow private drives within their jurisdiction. This could cause a problem if Memphis/Shelby County continues to allow private drives in the Annexation Reserve Areas of these two communities.

LAND USE PLANS

This section discusses land use in the Annexation Reserve Areas. Only two of the suburban communities, Collierville and Lakeland, have land use plans that postdate the 1998 Public Chapter 1101 law. Bartlett and Millington are in the process of updating their land use plans.

Memphis/Shelby County

The Shelby County Growth Plan provides general policy direction for the County’s growth, but aside from identifying environmental resources and floodways that should be protected, and identifying general locations for employment centers, it does not map specific land uses or prescribe densities for the unincorporated portion of the County. Memphis does not have an up-to-date land use plan for the City or any portion of the Annexation Reserve Area.

Arlington

According to staff, Arlington does not have a long-range land use plan. Therefore, the Town’s intended land use designations for the Annexation Reserve Area could not be evaluated.

Bartlett

Since 1997, the City has expanded the annexation reserve area to include additional areas north of the Loosahatchie River and west of Austin Peay Highway. These expansions are not reflected in the current land use plan. The majority of Bartlett’s Annexation Reserve Area is designated single-family residential. The intended density and lot size for single-family residential is not stated. However, Bartlett’s single-family districts have minimum lot sizes ranging from 10,000 to 18,000 square feet. A portion of the Annexation Reserve Area adjacent to an existing industrial and commercial district in the far southeast corner of the City is designated industrial.

Collierville

The following future land use designations are indicated in Collierville’s Annexation Reserve Area. The designations are listed below according to the amount of land that they occupy within the Annexation Reserve Area, from largest to smallest:

- Estate Residential
- Agriculture
- Low-Density Residential
- Open Space/ Greenbelt Parks
- Industrial
- Planned Unite Develop/Professional Office

Large areas of the Annexation Reserve Area lie within a floodplain overlay district. This includes the majority of land designated Agriculture, as well as some portion of land designated Estate Residential, Open Space, and Industrial.

The adopted land use plan equates the Estate Residential, Agriculture and Low-Density Residential future land use classifications with existing zoning districts.

Land Use Plan Classification	Comparable Zoning District	Lot Size
Agricultural	Forest-Agricultural-Residential (FAR)	5 acres
Estate Residential	Forest-Agricultural-Residential (FAR)	5 acres
	Large Lot/Estate Residential (R-L)	2 acres
Low-Density Residential	Large Lot/One Acre Residential (R-L)	15,000 square feet

The plan does not equate nonresidential land use designations within the Annexation Reserve Area with existing zoning districts, but does provide some general policy direction. It talks about the “Open Space Mandate” for setting land aside for non-building purposes such as greenbelts, parks, agricultural land, flood plains, woodlands and wetlands.

According to the land use plan, the Town intends to continue to grow as a predominantly conventional single-family residential community, primarily at the upper end of the housing market. Townhouses and other alternative houses types will be allowed within specific areas of the Town. However, none of these “higher-density” residential uses are mapped in the Annexation Reserve Area.

The land use plan also stipulates that Collierville should exercise care in the use of residential planned unit developments. Strict controls should be implemented to prevent such development from circumventing construction codes, overall density requirements, land use decisions, zoning regulations, commercial use allowances, and/or other Town codes and regulations.

In the Annexation Reserve Area, industrial uses should be low density, in keeping with the small-town atmosphere. Campus or park-like environments are preferred. Industrial uses should be supported by, and limited to, major and minor arterials. Industrial development should only be permitted where adequate public infrastructure is present.

Lakeland

The following future land use designations are indicated in Lakeland’s Annexation Reserve Area. The designations are listed below according to the amount of land that they occupy within the Annexation Reserve Area, from largest to smallest:

- Estate Residential
- Agricultural Residential
- Floodway
- Planned Corporate Park
- General Commercial
- Neighborhood Office

Except for Planned Corporate Park, these land use designations correspond to existing zoning districts. Approximately half of the Annexation Reserve Area is designated Estate Residential, and approximately another quarter is designated Agricultural. Lakeland’s existing Estate Residential District requires at least two-acre lots, while the Agricultural District requires a minimum of five-acre lots. A large swath of land surrounding the Loosahatchie River is designated Floodway.

Millington

The most recent land use plan, adopted in 1997, indicates land use designations for only part of the Annexation Reserve Area. More than 10,000 acres has been added to Millington’s Annexation Reserve Area since 1997. The City is in the process of updating its plan, under the direction of a new Mayor and Board of Aldermen and a new Planning Commission.

A P P E N D I X

Zoning District Comparison for Memphis/Shelby County and Suburban Communities

	Memphis/Shelby County	Arlington	Bartlett	Collierville	Lakeland	Millington
Min. Lot: 5 acres		R-E-5 Residential Estate		FAR Forest/Agricultural Residential	AG Agricultural	
Min. Lot: 2 acres			A-O Agricultural and Open Land	R-L Large Lot/ Estate Residential	E-R Estate Residential	R-LL Residential (Large Lot)
Min. Lot: 1 acre	AG Agricultural	E Estate Residential	R-E Residential Estate	R-L1 Large Lot/ One Acre Residential		
Min. Lot: 32,600 SF					R-R Rural Residential	
Min. Lot: 25,000 SF				R-25 Low Density Residential		
Min. Lot: 22,000 SF	RE Residential Estate					A Agricultural
Min. Lot: 18,000 SF		RS-18 Low Density Residential	RS-18 Single Family Residential		R-1 Low Density Residential	
Min. Lot: 15,000 SF	R-S15 Single-Family Residential	RS-15 Medium Density Residential	RS-15 Single Family Residential	R-1 Low Density Residential		R-0 Residential (Lowest Density)
Min. Lot: 12,000 SF		RS-13 High Density Residential	RS-12 Single Family Residential	R-1A Low Density Residential	R-2 Medium Density Residential	
Min. Lot: 10,000 SF	R-S10 Single-Family Residential		RS-10 Single Family Residential	R-2 Medium Density Residential		R-1 Residential (Low Density)
Min. Lot: 9,000 SF				R-3 High Density Residential		
Min. Lot: 8,000 SF	R-S8 Single-Family Residential					
Min. Lot: 6,000 SF	R-S6 Single-Family Residential			R-3A High Density Residential		R-2 Residential (Medium Density)
Duplex	R-D Duplex Residential		R-D Two Family Residential			R-3 Residential (Two-Family)
Townhouse	R-TH Townhouse Residential		R-TH Townhouse Residential	R-TH Townhouse Residential		
Max. Density: 8 du/a				R-4 Multi-Family Residential		
Max. Density: 10 du/a					M-R Multiple Family Residential	
Max. Density: 12 du/a			R-M Multi-Family Residential			
Max. Density: 15 du/a	R-ML Multiple Dwelling Residential	R-MF Multiple Family Residential				R-4 Residential (High Density)
Max. Density: 30 du/a	R-MM Multiple Dwelling Residential					
Max. Density: 75 du/a	R-MH Multiple Dwelling Residential					
Manufactured Home	R-MO Mobile Home	M-HR Mobile Home Residential		T Mobile Home Park Residential		R-5 Mobile Home Park
Planned Residential			PRD Planned Residential		R-2A Alternate Residential	PRD Planned Residential
Limited Office	O-L Limited Office		O-R-1 Neighborhood Office		O-N Neighborhood Office	
General Office	O-G General Office	O Office Commercial	O-R-2 Neighborhood Office	MPO Medical-Professional Office	O-G General Office	O Office/Commercial
Office Center			O-C Office Center			
Neighborhood Commercial	N-C Neighborhood Commercial	B-1 Neighborhood Business	C-L Neighborhood Business	NC Neighborhood Commercial	C-1 Neighborhood Business	B-1 Neighborhood Commercial
General Commercial	C-L Local Commercial	B-2 General Business	C-G General Business	GC General Commercial	C-2 General Business	B-2 General Commercial
Regional Commercial	C-H Highway Commercial	SC Shopping Center	C-H Highway Business	SCC Shopping Center Commercial		
Central Business District	CBD Central Business	B-3 Downtown Business		CB Central Business District		
Planned Commercial	C-P Planned Commercial		SC-1 Planned Commercial			P-C Planned Commercial
Restricted Industrial						M-3 Restricted Industrial
Light Industrial	I-L Light Industrial	M-1 Light Industrial	I-O Wholesale and Warehouse	RI Restrictive Industrial	I-L Light Industrial	M-1 Light Industrial
Heavy Industrial	I-H Heavy Industrial			GI General Industrial		M-2 General Industrial
Planned Industrial			I-P Planned Industrial Park			
Floodplain	FP Flood Plain	F Municipal Floodplain	F-P Floodplain Overlay	F Flood Plain		FH Flood Hazard
Floodway	FW Floodway		FW Floodway District		FW Floodway	
Historic	HP Historic Preservation	HS Depot Square Historic	H Historic Preservation Overlay	H-1 Historic		
Airport	AHR Airport Height					AHR Airport Height Restriction

Districts found in Memphis/Shelby County and at least three suburban communities
 Districts present in at least three suburban communities but not found in Memphis/Shelby County

APPENDIX

Residential District Standards

District Name	Min. Lot Size (sq. ft.)	Housing Types	Max. Density (units/acre)	Max. Lot Coverage	Max. Height (ft.)	Min. Front Setback (ft.)	Open Space	
SFD = Single Family Detached • SFA = Single Family Attached • D = Duplex • TH = Townhouse • MF = Multifamily • MHP = Manufactured Home Park • MH = Manufactured Home								
Arlington								
R-E-5	Residential Estate (5 acres)	5 ac.	SFD	0.2	none	35 or 2.5 stories	100	80%
E	Estate Residential	1 ac.	SFD	1.0	none	35 or 2.5 stories	50	70%
RS-18	Low Density Residential District	18,000	SFD	2.9	none	35 or 2.5 stories	40	70%
RS-15	Medium Density Residential	15,000	SFD	3.9	none	35 or 2.5 stories	35	70%
RS-13	High Density Residential	13,000	SFD	4.4	none	35 or 2.5 stories	30	60%
R-MF	Multiple Family Residential	SFA: 6,000 MF: 20,000	SFD, SFA, TH, D, MF	15.0	none	35 or 2.5 stories	25, 50	SFD: 60% MF: 20%
M-HR	Mobile Home Residential	4,500	SFD, MH	9.6	none	35 or 2.5 stories	20	—
Bartlett								
A-O	Agricultural and Open Land	2 ac.	SFD	0.5	20%	35	50	—
R-E	Residential Estate	1 ac.	SFD	1.0	20%	35	50	—
RS-18	Single Family Residential	18,000	SFD	2.0	20%	35	50	—
RS-15	Single Family Residential	15,000	SFD	2.5	25%	35	40	—
RS-12	Single Family Residential	12,000	SFD	3.0	30%	35	35	—
RS-10	Single Family Residential	10,000	SFD	3.5	30%	35	30	—
R-TH	Townhouse Residential	SFD: 7,000, SFA: 4,000	SFD, SFA, TH	8.0	25%	2.5 stories	30	—
R-D	Two Family Residential	SFD: 10,000, D: 12,500	SFD, SFA, MF	SFD: 4.0, D: 7.0	30%	35	30	—
R-M	Multi-Family Residential	5 ac.	TH, MF	12.0	30%	35	50	—
PRD	Planned Residential	3,500	SFD	7.0	—	—	10, 15	20%
Collierville								
FAR	Forest - Agricultural - Residential	5 ac.	SFD	—	—	35	100	—
R-L	Large Lot/ Estate Development Residential	2 ac.	SFD	—	—	35	60	—
R-L1	Large Lot/ One Acre Residential	1 ac.	SFD	—	—	35	50	—
R-25	Low Density Residential	25,000	SFD	—	—	35	50	—
R-1	Low Density Residential	15,000	SFD	—	—	35	40	—
R-1A	Low Density Residential	12,600	SFD	—	—	35	40	—
R-2	Medium Density Residential	11,250	SFD	—	—	35	30	—
R-3	High Density Residential	SFD: 9,000, D: 12,000	SFD, D	—	—	35	30	—
R-3A	High Density Residential	SFD: 6,000, Other: 7,500	SFD, D, MF, TH	—	—	35	25	—
R-4	Multi-Family Residential	9,000 or 5,445 per dwelling whichever is greater	SFD, D, MF, TH	—	—	35	30	—
T	Mobile Home Park Residential	MHP: 5 ac., MH: 4,500	MHP	—	—	35	25	—
R-TH	Townhouse Residential	1 unit/ 5,445 lot area	SFD, D, MF, TH	—	—	35	30	—
Lakeland								
AG	Agricultural	5 ac.	—	0.2	none	35	150	—
E-R	Estate Residential	2 ac.	—	0.5	none	35	100	—
R-R	Rural Residential	32,600	—	1.1	none	35	50	—
R-1	Low Density Residential	17,500	—	2.1	none	35	30	—
R-2	Medium Density Residential	12,500	—	2.9	none	35	30	—
R-2A	Alternate Medium-Density Residential	12,500	—	2.9	none	35	25	—
M-R	Multiple Family Residential	SFD: 4,000, D: 9,000, TH/MF: 2 ac.	—	3.4 to 10	30%	35	SFD/D: 30 TH: 35 MF: 50	—
Millington								
A	Agricultural	20,000	SF	—	—	45	40	—
R-LL	Residential (Large Lot)	2 ac.	SF	—	30%	35 or 3 stories	35	—
R-0	Residential (Lowest Density)	15,400	SF	—	30%	35 or 3 stories	35	—
R-1	Residential (Low Density)	10,000	SF	—	30%	35 or 3 stories	30	—
R-2	Residential (Medium Density)	6,500	SF	—	—	35 or 3 stories	25	—
R-3	Residential (Two-Family)	SFD: 6,500, D: 10,000	SF, D	—	30%	35 or 3 stories	25	—
R-4	Residential (High Density)	SFD: 6,500, D: 10,000 TH/MF: 11,500 + 2,500	SF, D, TH, MF	—	30%	35 or 3 stories	25	—
R-5	Residential Mobile Home Park	MHP: 8 ac. MH: 4,500	MHP	—	—	—	25	10%
PRD	Planned Residential	same as base district	same as base district	same as base district	—	—	20, 50	—