

UNIFIED DEVELOPMENT CODE MEMPHIS, TENNESSEE

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PERIOD:

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TEAM:

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Code Studio is currently preparing a unified development code for the City of Memphis and surrounding Shelby County. The unified development code will be the first for the area, and will incorporate the zoning and subdivision ordinances into one consolidated document. The Memphis and Shelby County planning region spans the full range of development intensity—from dense urban core to rural farmland. Subsequently, the new code will accommodate a broad development typology while remaining easy-to-use by administrators, developers and the general public.

The new code is not just a rehash of the existing regulations. It represents a substantial shift in the approach to regulation -- supported by a committee of developers, engineers, architects and planners -- and draws on such recent efforts as Sustainable Shelby to provide a long-term foundation for new development patterns. The code not only enables smart infill, it improves the quality of development across the board, and integrates street and streetscape design with adjacent development.

In concert with the new code, Code Studio was asked to develop an interim overlay district for the City's Medical District in order to protect significant investments made in the area. As a result, a form-based overlay was adopted that requires development on designated roadways to be pulled up to the street with parking to the side or rear.

Code Studio also tested the unified development code during two public participation charrette projects, creating area plans for Broad Avenue (and urban infill area) and Fischer Steel Road (a suburban area transitioning from industrial to mixed use). Both projects tested the provisions of the proposed code against their respective plans.

For more information (and to view work products) visit the project website www.memphis.code-studio.com

