

## **Zoning – 6227 East Shelby Drive**

### ***R-D (Duplex Residential District)***

This district is intended to permit the development and maintenance of residential areas characterized by single-family and two-family dwellings on lots of at least 6,000 square feet. Other uses such as schools, churches and specified services associated with or compatible with the residential uses allowed in this district are also permitted subject to site plan review and approval or the issuance of a special permit therefor. The uses permitted in this district, the special uses that may be allowed in this district and the uses for which site plan review and approval are required are listed on chart 1 unless otherwise regulated in this article [appendix]. The minimum lot and yard requirements, maximum height, maximum gross dwelling unit-density and the land use intensity ratios which govern any use in this district are listed on chart 2 unless otherwise regulated in this article [appendix].

*Per City of Memphis Division of Planning & Zoning:*

*The property you have identified at the southwest corner of Mallory and Orleans located in Memphis, TN is zoned Duplex Residential (R-D) District. The existing office structure would not be a legal use, having lost its nonconforming status due to the building's vacancy for a period of more than 365 days. The prospective buyer would either have to seek legislative approval of a rezoning or a Special Use Permit application to use the existing building as anything other than a single family residence, a duplex or a Church. Both the rezoning and the Special Use Permit processes each take approximately 3-4 months. There is no guarantee of approval and no refund. Costs varies. It is not uncommon for either of these processes to run in excess of \$1500.00 for the application fees and paperwork alone.*