

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

13-056-O

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO PROVIDE FOR THE RECLASSIFICATION, FROM MIXED USE BUSINESS (MU-B) TO MIXED USE NEIGHBORHOOD (MU-N), FOR PROPERTIES LOCATED AT THE NORTHWEST CORNER OF COMMONWEALTH AVENUE AND EAST CARTERETT STREET (SMR ACQUISITIONS COMPANY, LLC).

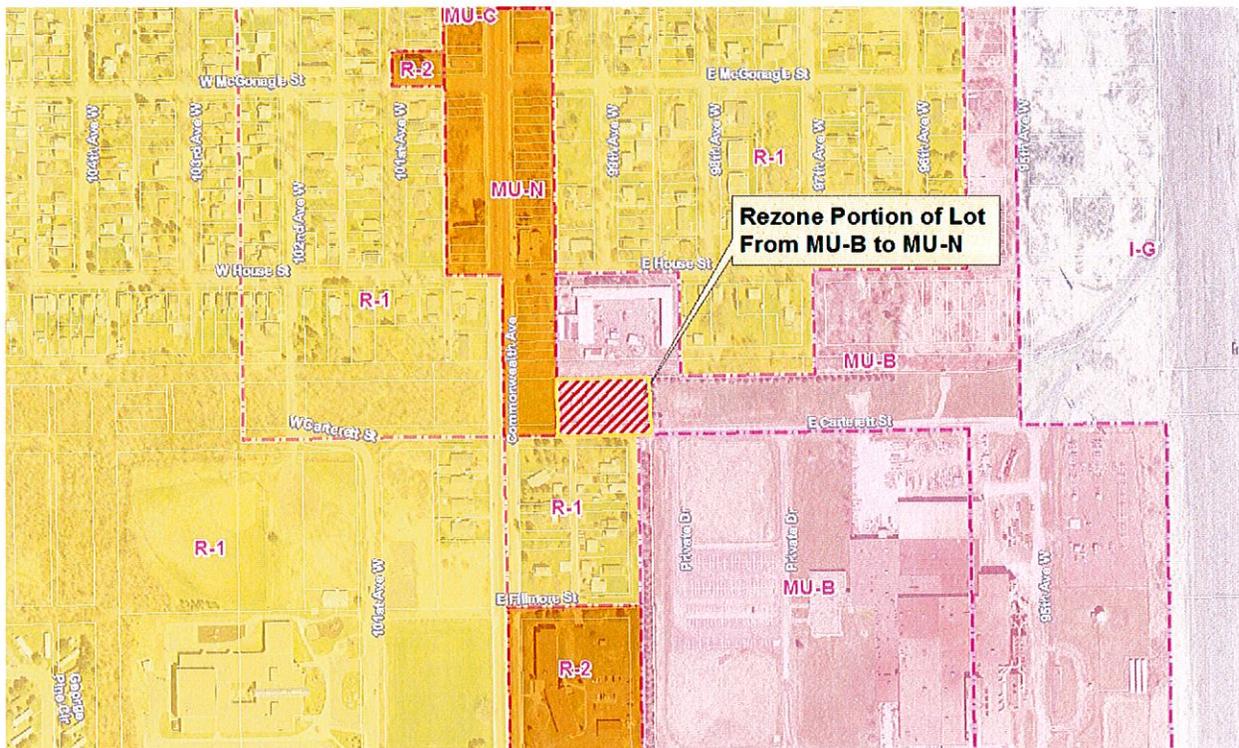
CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That portions of the 1 acre subject property located at the corner of Commonwealth Avenue and East Carterett Street, and as more particularly described in Exhibit A and by the following:

010-2730-00272

be reclassified from MU-B to MU-N, and that the official zoning map of the city of Duluth as referenced in Chapter 50 of the Duluth City Code, 1959, is amended to read as follows:



Section 2. That this ordinance shall take effect 30 days after its passage and publication.

Approved as to form:



Attorney

PC.PLNG SR:bel 8/14/2013

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from MU-N to MU-B, for property owned by SMR Acquisitions Company, LLC, and Gary Builders Supply. The applicant's stated intention is to construct a retail store on this site after it is rezoned, but it is understood that once this property is rezoned to MU-N, they can use it for any approved permitted or special use allowed in all other MU-N zones. A portion of the lot is already zoned MU-N; the rezoning request is to rezone the rest of the lot to MU-N.

On August 13, 2013, the Duluth city planning commission held a public hearing on the proposal. The planning commission voted 8 yeas, 0 nays and 0 abstentions, to recommend that the city council approve the rezoning requested for the following reasons:

- 1) This proposal is consistent with the comprehensive land use plan.
- 2) The proposed MU-N zone district is consistent with the future land use category "neighborhood commercial".
- 3) Material adverse impacts on nearby properties are not anticipated.

The motion to approve the rezoning from MU-B to MU-N by the city council must prevail with a simple majority.

Date of application: July 16, 2013

Action deadline: November 13, 2013

PL 13-106



CITY OF DULUTH
Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197
Phone: 218/730.5580 Fax: 218/723-3559

STAFF REPORT

File Number	PL 13-106	Contact	Steven Robertson, (218) 730 5295	
Application Type	UDC Zoning Map Amendment	Planning Commission Date	August 13, 2013	
Deadline for Action	Application Date	July 16, 2013	60 Days	September 14, 2013
	Date Extension Letter Mailed	July 23, 2013	120 Days	November 13, 2013
Location of Subject	Corner of Commonwealth and East Carterett Street			
Applicant	SMR Acquisitions Company	Contact	(312) 332 0690	
Agent	Dubin Singer P.C., Kalisa Gary	Contact	(312) 345 5731	
Legal Description	010-2730-00272			
Site Visit Date	August 2, 2013	Sign Notice Date	July 29, 2013	
Neighbor Letter Date	July 30, 2013	Number of Letters Sent	17	

Proposal

UDC Zoning Map Amendment for the portion of the prospective to be rezoned from MU-B to MU-N. The applicant wishes to construct, in the near future, a retail store (Dollar General), which is allowed in MU-N, but not MU-B.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-B	Vacant	Neighborhood Commercial
North	R-1	Commercial	Neighborhood Commercial
South	MU-B	Residential	Neighborhood Mixed Use
East	R-1	Industrial	Neighborhood Mixed Use
West	MU-N	Vacant/Residential	Neighborhood Commercial

Summary of Code Requirements (reference section with a brief description):

UDC Sec. 50-37.3.A: Any property owner may petition the planning commission to amend the district boundaries in which the property is located.

UDC Sec. 50-37.3.B: Planning commission shall review the application, conduct a public hearing ... with public notice ... and make a written recommendation to council.

UDC Sec. 50-37.3.C: The planning commission shall review the application, and council shall approve the application or approve it with modifications, if it determines that the application:

1. Is consistent with the Comprehensive Land Use Plan;
2. Is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use;
3. Is required by public necessity, convenience, or general welfare, or good zoning practice;
4. Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible.

C-1

Comprehensive Plan Findings (Governing Principle and/or Policies) and Current History (if applicable):

Future Land Use, Neighborhood Commercial: Small- to moderate scale commercial, serving primarily the adjacent neighborhood (s). May include specialty retail; community gathering businesses such as coffee shops or lower intensity entertainment; offices; studios or housing above retail (storefront retail with vertical mixed use). Typically situated in or adjacent to residential neighborhoods. May transition to neighborhood mixed use.

Governing Principles: #6 - Reinforce the place-specific. Public and private actions should reinforce cultural, physical and economic features which have traditionally defined Duluth, its open space and its neighborhoods. This includes commercial areas providing neighborhood goods and services, ravine parks and other natural features that define neighborhood edges and view corridors to the Lake or River which serve to provide location and context.

Recent History: The City changed the future land use designation of several blocks south of this project site (PL 12-156, along Commonwealth from Stowe to Prescott) from Neighborhood Commercial/Traditional Neighborhood to Neighborhood Mixed Use.

Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):

1) The Minnesota Planning Act provides that zoning (an "official control") should implement the general objectives of the Comprehensive Plan and appellate courts have issued decisions that zoning must comply with the Comprehensive Plan or else be considered arbitrary and capricious.

2) Good zoning practice requires that zone districts be consistent with the future land use category identified for the area. The MU-N zone district is reasonably related to the existing neighborhood land uses.

3) MU-N Purpose Statement: The MU-N district is established to accommodate a mix of neighborhood-scale, neighborhood serving non-residential uses and a range of residential uses located in close proximity. This district accommodates both horizontal (uses located in separate structures) and vertical (uses located in the same building) types of mixed use. Nonresidential uses may include small-scale retail, service and professional offices that provide goods and services to the residents of the surrounding neighborhood, as shown in Table 50-19.8.

4) MU-B Purpose Statement: The MU-B district is intended to accommodate modern light industrial and technology based developments of attractive integrated design and function. The development standards for this district are intended to ensure that projects minimize adverse impacts on surrounding uses and neighborhoods, reduce impacts on the natural environment, enhance the visual quality of development and ensure the provision of adequate and cost-efficient public facilities. Intended uses include wholesaling, industrial services, research laboratories, and light manufacturing needed to support the community and region at large, as shown in Table 50-19.8.

4) The future land use supports the rezoning request from MU-B to MU-N. A significant portion of the lot is already zoned MU-N, and MU-N allowed uses would compliment existing uses in the neighborhood.

5) The applicant has included a site plan for their proposed store. It should be noted that once this property is rezoned to MU-N, any uses that is allowed by the MU-N zone is allowed here. Rezoning, unlike variances or Special Use Permits, can not be conditioned.

6) No comments were received from public agencies and City departments. There were not direct citizen emails or phone calls on this issue, but it was discussed briefly at a Small Area Plan meeting for West Duluth.

Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

Based on the above findings, staff recommends to Planning Commission that the proposed rezoning to MU-N be recommended for approval by City Council for the following reasons:

1) This proposal is consistent with the Comprehensive Land Use Plan.

2) The proposed MU-N zone district is consistent with the future land use category "Neighborhood Commercial".

3) Material adverse impacts on nearby properties are not anticipated.

Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)

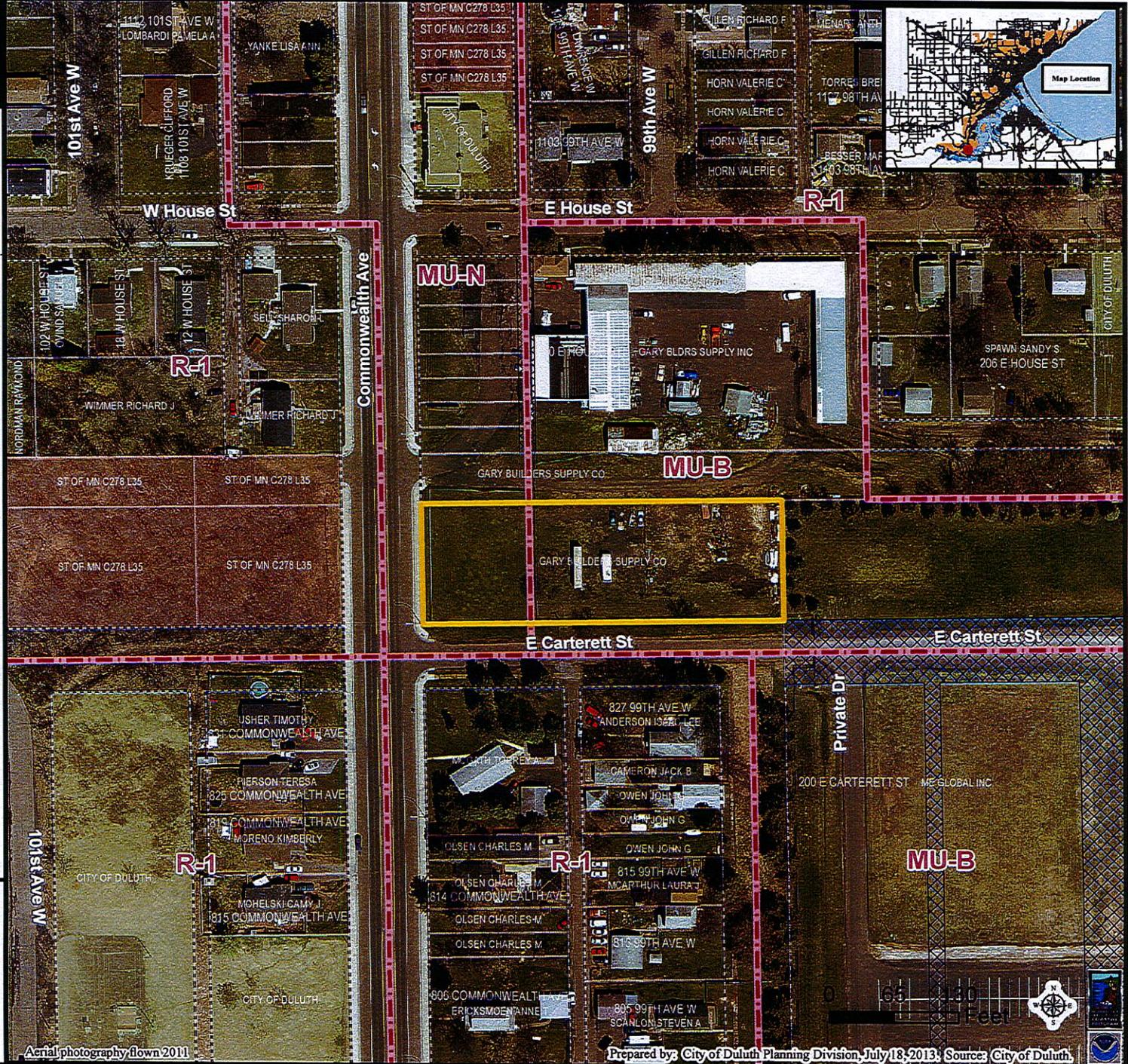
C-2



City Planning

PL 13-106

Commonwealth Ave & Carterett St
UDC Map Amendment



Legend

DuluthStream_cl
TROUT_FLAG

- Trout Stream (GPS)
- Other Stream (GPS)

Right-of-Way Type

- Road or Alley ROW
- Vacated ROW
- Zoning (Final)

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Aerial photography flown 2011

Prepared by: City of Duluth Planning Division, July 18, 2013; Source: City of Duluth



City Planning

PL 13-106

Commonwealth Ave & Carterett St
UDC Map Amendment

Legend

Right-of-Way Type

----- Road or Alley ROW

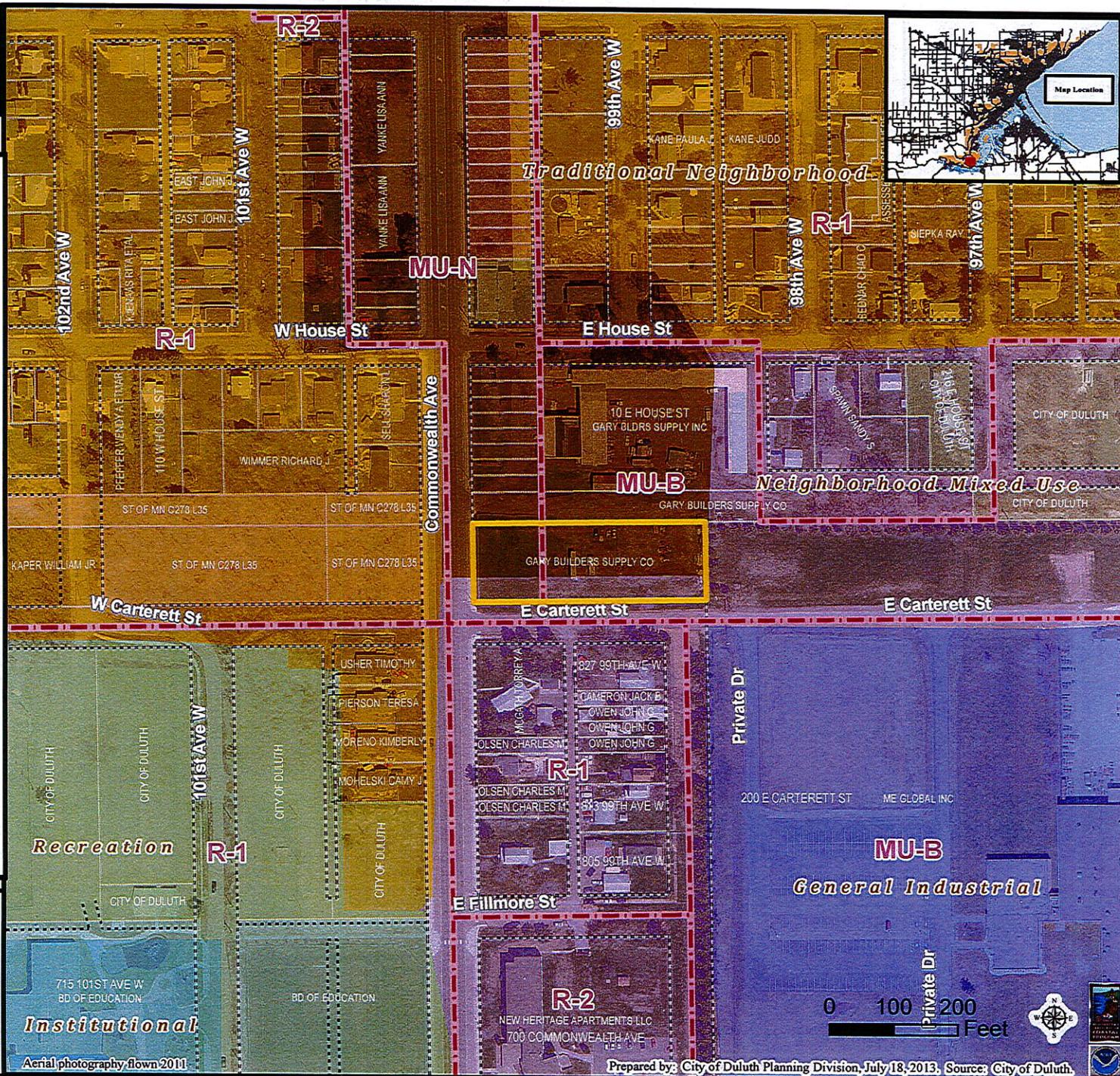
Zoning (Final)

Future Land Use

- Preservation
- Recreation
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Neighborhood Mixed Use
- General Mixed Use
- Central Business Secondary
- Central Business Primary
- Auto Oriented Commercial
- Large-scale Commercial
- Business Park
- Tourism/Entertainment District
- Medical District
- Institutional
- Commercial Waterfront
- Industrial Waterfront
- Light Industrial
- General Industrial
- Transportation and Utilities

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C-4



**Uses Allowed in Mixed Use-Business Park (MU-B) Zone District
Revised July 15, 2013**

Permitted Uses

- Bus or rail transit station
- Government building or public safety facility
- Business art or vocational school
- Medical or dental clinic
- Kennel
- Veterinary or animal hospital
- Convention or event center
- Indoor entertainment facility
- Restaurant (no drive in/drive through)
- Restaurant (with drive in/drive through)
- Hotel or motel
- Bed and breakfast
- Bank
- Office
- Data center
- Business park support activities
- Funeral home or crematorium
- Mini-storage facility
- Personal service and repair, small
- Personal service and repair, large
- Building material sales
- Automobile and light vehicle repair service
- Automobile and light vehicle sales, rental or storage
- Filing station
- Parking lot or parking structure (primary use)
- Truck or heavy vehicle sales, rental, repair and storage
- Contractor's shop and storage yard
- Dry cleaning and laundry plant
- Research laboratories
- Industrial services
- Manufacturing, light
- Truck freight or transfer terminal
- Solar, geothermal, or biomass facility (primary use)
- Storage warehouse
- Wholesaling

Special Uses

- Cemetery or mausoleum
- Museum, library or art gallery
- Religious assembly, small
- Religious assembly, large
- Other outdoor entertainment or recreation use not listed
- Electric power transmission line or substation
- Major utility or wireless telecommunication facility
- Radio or television broadcast tower
- Water or sewer pumping stations/reservoirs
- Wind power facility (Primary use)
- Recycling collection point (primary use)
- Solid waste disposal or processing facility

C-5

**Uses Allowed in Mixed Use-Neighborhood (MU-N) Zone District
Revised July 15, 2013**

Permitted Uses

- Dwelling, one family
- Dwelling, two-family
- Dwelling, townhouse
- Dwelling, multi-family
- Dwelling, live-work
- Co-housing facility
- Residential care facility/assisted living (6 or fewer)
- Residential care facility/assisted living (7 or more)
- Rooming house
- Bus or rail transit station
- Club or lodge (private)
- Government building or public safety facility
- Museum, library, or art gallery
- Park, playground, or forest reserve
- Religious assembly, small
- Religious assembly, large
- Business, art, or vocational school
- School, elementary
- Medical or dental clinic
- Nursing home
- Veterinary or animal hospital
- Bed and breakfast
- Office
- Preschool
- Day care facility, small (14 or fewer)
- Day care facility, large (15 or more)
- Personal service and repair, small
- Grocery store, small
- Retail store not listed, small

Special Uses

- Cemetery or mausoleum
- School, middle or high
- Bank
- Data Center
- Restaurant (no drive-in/drive through, less than 5,000 sq ft)
- Theater
- Hotel or motel
- Funeral Home or Crematorium
- Personal service and repair, large
- Filling Station
- Automobile and light vehicle repair and service
- Electric power transmission line or substation
- Major utility or wireless telecommunication facility
- Water or sewer pumping stations/reservoirs

Interim Uses

- Vacation dwelling unit

C-6

GARY BUILDERS SUPPLY, INC.

Constantine S. Lukowsky - President
10 E House St
Duluth, MN 55808

July 24, 2013

Steven Robertson, Senior Planner
City of Duluth
One Stop Shop for Planning and Construction Services
Room 210 City Hall
411 West 1st Street
Duluth, Minnesota 55802
218-730-5240 (phone)

Re: Family Dollar Project, Duluth, MN

Dear Mr. Robertson:

In connection with that certain Zoning Map Amendment Petition made by SMR Acquisitions Company, LLC ("Petitioner") on July 15, 2013, the undersigned hereby grants approval for Petitioner to proceed with said petition.

Please do not hesitate to contact me at any time with questions or concerns.

Very truly yours,

GARY BUILDERS SUPPLY, INC., a
Minnesota corporation

Constantine^{S.} Lukovsky, its

President
Constantine S. Lukowsky

C-7

**CITY OF DULUTH
ZONING MAP AMENDMENT PETITION**

File No. _____

Date July 15, 2013

Section I

We, the undersigned property owners petition to reclassify from MU-B (Mixed Use Business Park) to MU-N (Mixed Use Neighborhood) the following legally described property: _____

Please see EXHIBIT A attached hereto and made
a part here of.

Section II

Attach a map of the area described above. Please see EXHIBIT B.

Section III

We believe that this rezoning will be in the public interest because the future use of this land as a retail variety store is consistent with the Comprehensive Land Use Plan, and any such rezoning will not create material adverse impacts on nearby properties. Further, development on the subject property will improve the tax base (real estate and retail taxes) and create jobs.

Section IV

Petitioners: Owners of property requested to be rezoned (all property owners must sign)

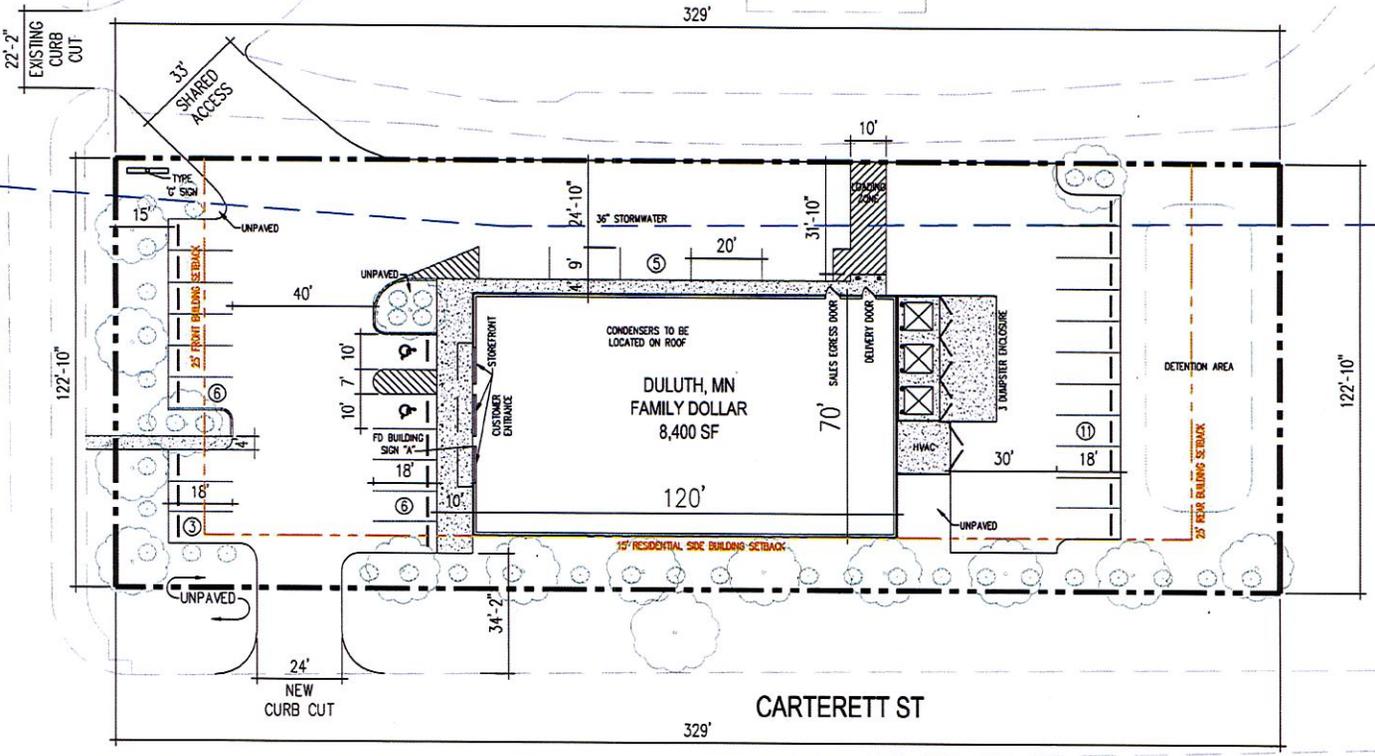
NAME	ADDRESS	Phone #/Fax #/Email
Gary Builders Supply, Inc., a Minnesota corporation, Constantine Stukovsky Its President	10 E. House St., Duluth, MN	40 Matthew Hanka, Esq. 218-725-6815 218-626-2705

Constantine S. Stukovsky

C-2

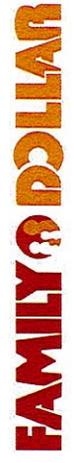
COMMONWEALTH AVE

C-9



710 West Roselawn Drive
Rogers, Arkansas 72756
Phone: 479.636.3545
Fax: 479.636.1209
Architect of Record
Bradley J. Phillips

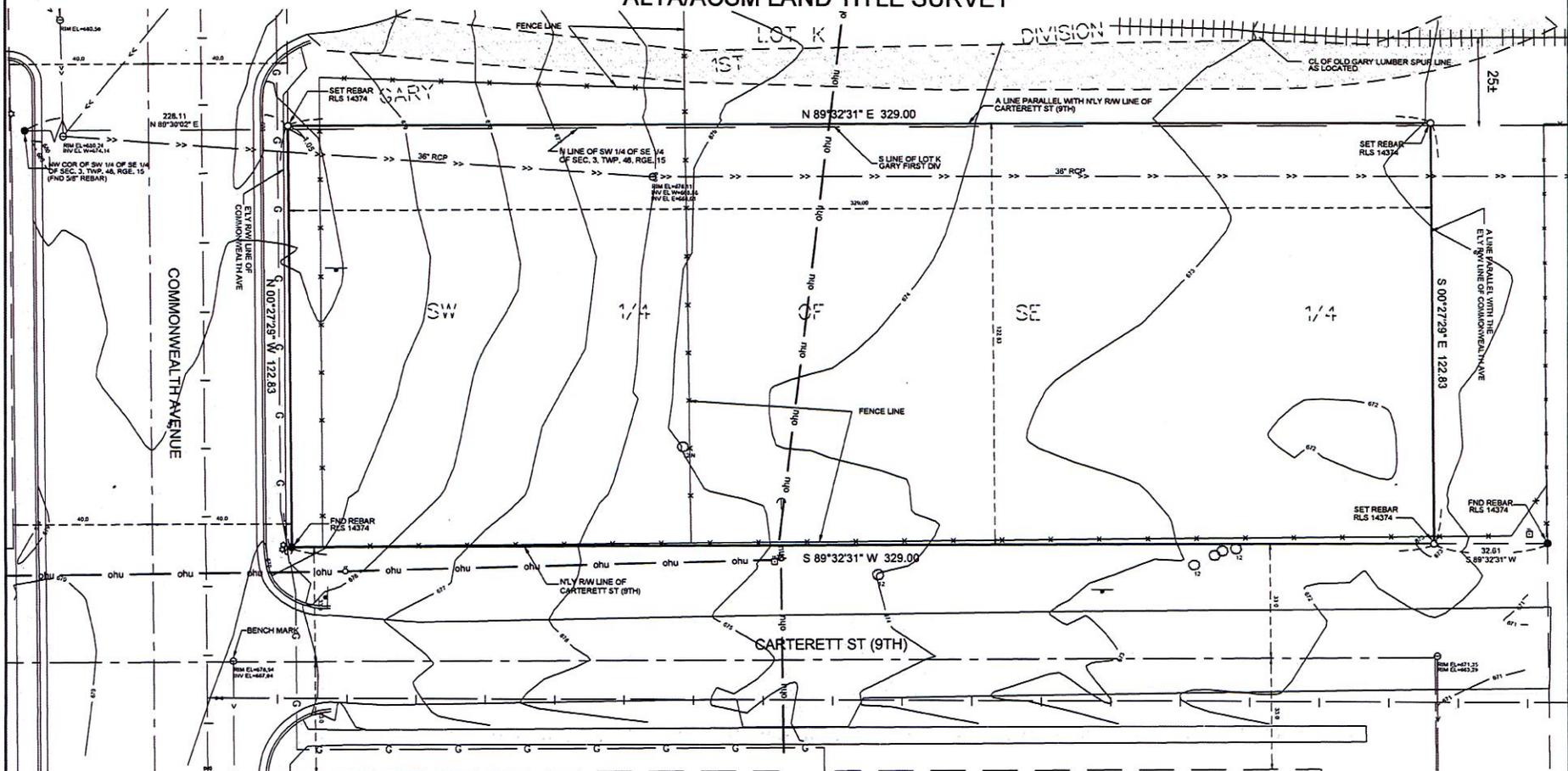
Zoning	Present: MU-N Mixed Use - Neighborhood	Variances Needed	Drive Aisle Width
	MU-B Mixed Use - Business Park		Curb Cut Spacing on Carterett
Future: MU-N		Parking	Required: 3 spaces per 1,000 SF = 27



Duluth, MN #0000
Commonwealth AVE and Carterett ST

Project # _____ Preliminary Site Plan

ALTA/ACSM LAND TITLE SURVEY



ADDRESS
10 EAST HOUSE ST DULUTH, MN 55808

TOTAL PROPERTY AREA
SQ. FT. = 40411.1
ACRES = 0.9

FLOOD ZONE INFORMATION
BUILDING LIES IN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) PER FLOOD ZONE MAP FOR THE CITY OF DULUTH PANEL NUMBER 270421
0045 C APRIL 2, 1982

NOTES
BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996.

THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION, A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA SURVEY COMPANY, INC.

NO RECENT EARTHWORK OR CONSTRUCTION HAS BEEN OBSERVED ON THE SITE.

REV: 6-18-13 (ADD TOPO)
DATE: 5-1-13
SCALE: 1" = 20 FEET
PROJECT NO: 13-001

ZONING CLASSIFICATION
MU-N MIXED USE NEIGHBORHOOD MIXED USE BUSINESS PARK

SETBACK LINES MU-N
FRONT YARD- THE SMALLER OF 25 FT OR AVERAGE OF ADJACENT DEVELOPED LOTS FACING THE SAME STREET
SIDE YARD- NON RESIDENTIAL USE TO RESIDENTIAL DISTRICT- 15 FT
SIDE YARD- NON RESIDENTIAL USE TO NON RESIDENTIAL DISTRICT- 0 FT
SIDE YARD- MULTI FAMILY ADJACENT TO SINGLE FAMILY- 10 FT
SIDE YARD- MULTI FAMILY ADJACENT TO MULTI FAMILY- 0 FT
REAR YARD- 25 FT
MAXIMUM HEIGHT OF STRUCTURE NON RESIDENTIAL USE- 35 FT
ZONING AND SETBACK INFORMATION PROVIDED BY THE CITY OF DULUTH PLANNING AND BUILDING INSPECTIONS.

SETBACK LINES MU-B
FRONT YARD- GENERAL 25 FT
FRONT YARD- LOTS WITH LESS THAN 250 AVERAGE DEPTH- LARGER OF 10 FT OR 10% OF LOT DEPTH.
REAR YARD- GENERAL 0 FT
REAR YARD- ADJACENT TO RESIDENTIAL- 10 FT
MAXIMUM HEIGHT OF STRUCTURE GENERAL- 60 FT
MAXIMUM HEIGHT OF STRUCTURE WITH IN 200 FT OF R-1 DISTRICT- 35 FT
MAXIMUM HEIGHT OF STRUCTURE WITH IN 200 FT OF R-2 DISTRICT- 50 FT
ZONING AND SETBACK INFORMATION PROVIDED BY THE CITY OF DULUTH PLANNING AND BUILDING INSPECTIONS.

THERE IS NO OBSERVABLE EVIDENCE THAT THIS SITE HAS BEEN A SOLID WASTE DUMP OR SANITARY LANDFILL.

LEGAL DESCRIPTION

That part of the of the unplatted part of the Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) lying East of Commonwealth Avenue, Section Three (3), Township Forty-eight (48) North, Range Fifteen (15) West of the Fourth Principal Meridian, according to the United States Government Survey thereof and that part of Lot K, Gary First Division, lying East of the East boundary line of Commonwealth Avenue according to the plat thereof, on file in the office of the County Recorder, described as follows:

Beginning at the intersection of the Easterly right of way line of Commonwealth Avenue with the Northerly right of way line of Carterett Street (A.K.A. 9th Street); thence on an assumed bearing of North 00 degrees 27 minutes 29 seconds West along said Easterly right of way line of Commonwealth Avenue, a distance of 122.83 feet to the intersection of a line 122.83 feet Northerly and parallel with said Northerly right of way line of Carterett Street; thence North 89 degrees 32 minutes 31 seconds East, along said parallel line, a distant of 329.00 feet to the intersection of a line 329.00 feet Easterly and parallel with said Easterly right of way line of Commonwealth Avenue; thence South 00 degrees 27 minutes 29 seconds East, along said parallel line, a distance of 122.83 feet to said Northerly right of way line of Carterett Street; thence South 89 degrees 32 minutes 31 seconds West, along said Northerly right of way line of Carterett Street, a distance of 329.00 feet to the point of beginning.

To: SMR ACQUISITIONS COMPANY, L.L.C. an Illinois limited liability company and Stewart title of Illinois.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard. Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 2011 and includes items 1, 2, 3, 4, 6(a), 6(b), 8, 9, 11(a), 11(b), 14, 16, 17, 18, 19, 20(a), 20(b) and 21 of Table "A" thereof. Pursuant to the accuracy standards as adopted by ALTA, NSPS and ACSM and in effect on the date of the certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "minimum angle, distance and closure requirements for survey measurements" which control land boundaries for ALTA/ACSM land title surveys and is correct to the best of my knowledge and belief.

Dated of plat or Map: June 18, 2013
Ronald L. Krueger
Ronald L. Krueger, PLS. #14374

BENCH MARK TOP OF RIM SANITARY MH LOCATED AT E SIDE OF COMMONWEALTH AVE AND CENTER CARTERETT ST EL=678.94 FEET (NAVD 88)

LEGEND

These standard symbols will be found in the drawing.

○ LIGHT POLE	—x— FENCE LINE
⊙ SAN MANHOLE	—ohu— OVERHEAD UTILITIES
● FND SURVEY MONUMENT	— — WATER MAIN
⊕ SIGN	—G— UNDERGROUND GAS
○ TREE	—>— SANITARY SEWER
⊕ UTILITY POLE	—>>— STORM SEWER
⊕ TEL PED	
⊕ GUY WIRE	
○ SET REBAR RLS NO. 14374	▭ CONCRETE
⊕ STORM MANHOLE	▭ BITUMINOUS
⊕ WATER VALVE	
▭ GRAVEL	



ALTA SURVEY COMPANY, INC.
Residential/Commercial Land Surveying-Land Development/Legal Descriptions
P.O. BOX 161538 Duluth, MN 55806
Phone: 218-727-6211 Fax: 218-727-3788

C-10

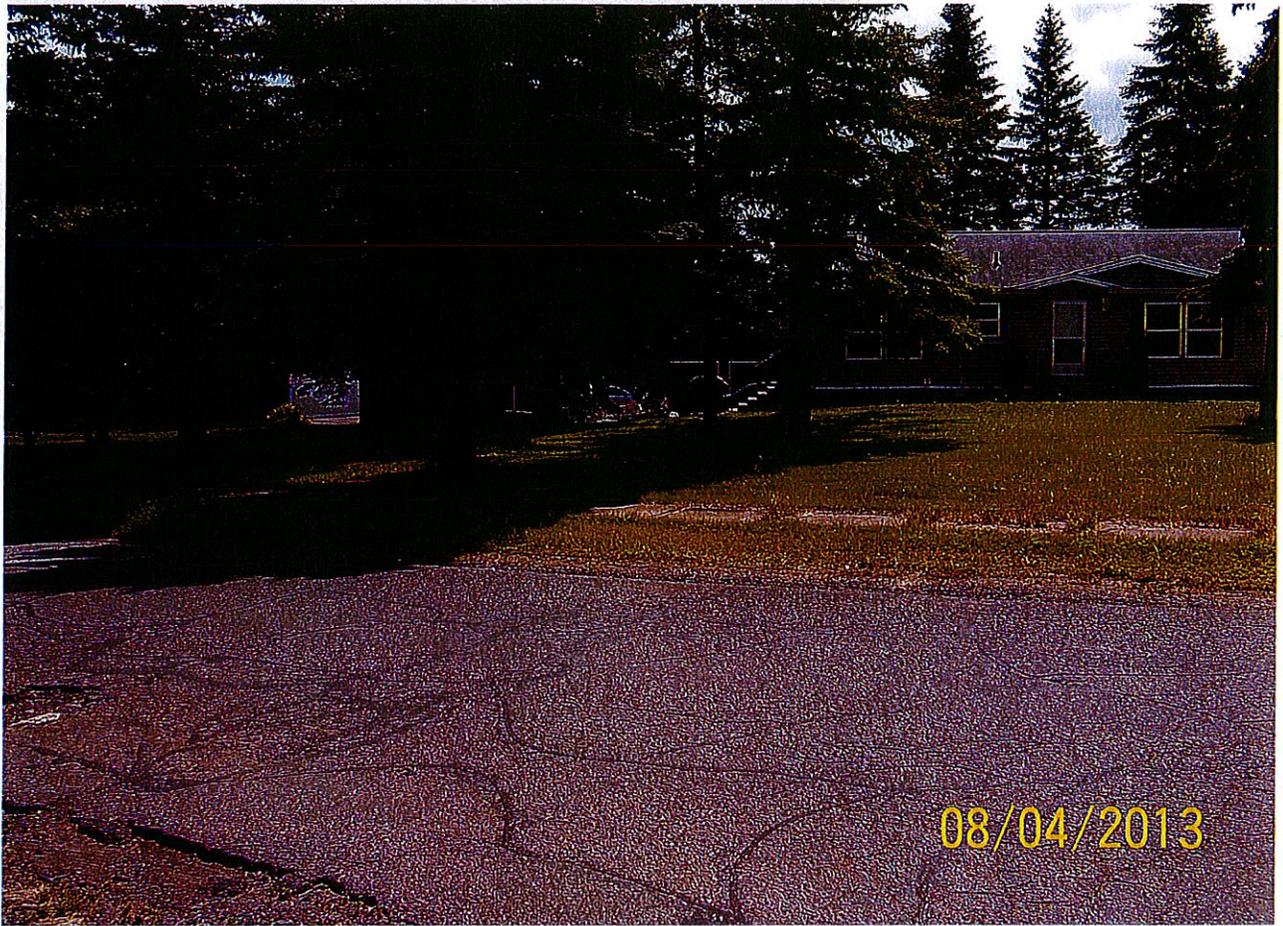


08/04/2013



08/04/2013

C-11



C-12

Comparison of Current and Proposed Zone Districts and Comprehensive Plan Future Land Uses

Current Zone Districts	Proposed Zone Districts	Future Land Use Categories
Residential	Residential	
	R-C Rural-Conservation	P Preservation (private owned land)
S Suburban	RR-1 Rural Residential 1	RR Rural Residential &
S-2 Suburban Residential	RR-2 Rural Residential 2	LDN Low-Density Neighborhood
R-1-a One-Family Residential	R-1 Traditional Neighborhood	LDN Low-Density Neighborhood & TN Traditional Neighborhood
R-1-b One-Family Residential		
R-1-c One-Family Residential		
R-2 Two-Family Residential		
R-3 Apartment Residential	R-2 Urban Residential	UR Urban Residential
R-4 Apartment Residential	(Merged into MU-N Mixed-Use Neighborhood)	
TND	R-P Planned Residential	
Commercial	Mixed Use	
C-1 Commercial	MU-N Mixed Use-Neighborhood (formerly R-4 and C-1)	NC Neighborhood Commercial NMU Neighborhood Mixed Use
C-2 Highway Commercial	[Retired]	AOC Auto-Oriented Commercial
C-3 Shopping Center	[Retired]	
C-5 Planned Commercial	MU-C Mixed Use-Commercial	CBS Central Business Secondary AOC Auto-Oriented Commercial LSC Large-Scale Commercial
	MU-I Mixed Use-Institutional (formerly MC)	MD Medical District
	MU-B Mixed Use-Business Park (formerly M-1, I-P, and I-T)	BP Business Park GMU General Mixed Use
	MU-W Mixed Use-Waterfront (formerly part of W-1)	CW Commercial Waterfront
	Form Districts	
C-4 Business Center Commercial	F-1 Form District 1	CBP Central Business Primary
	F-2 Form District 2	
	F-3 Form District 3	
DWMX-D Downtown Waterfront Mixed-Use Design	F-4 Form District 4	TE Tourism/Entertainment
	F-5 Form District 5	
	F-6 Form District 6	CBS Central Business Secondary
	Special Purpose	
MC Medical Center	(replaced with MU-I)	MD Medical District
MCL Medical Center Link	[Retired]	
Skyharbor Airport	A-1 Airport	TU Transportation & Utilities
	P-1 Park & Open Space	P Preservation (public owned land) R Recreation INST Institutional
Manufacturing		
M-1 Manufacturing	(Merged into MU-B)	LI Light Industrial
I-P Industrial Park	(Merged into MU-B)	BP Business Park
I-T Industrial Technology		
M-2 Manufacturing	I-G Industrial-General	GI General Industrial
W-1 Waterfront	W-I Waterfront Industrial	IW Industrial Waterfront
	Overlay Districts	
Water Resources Management	Natural Resources Overlay	SLO Sensitive Lands Overlay
	Skyline Parkway Overlay	
	Historic Resources Overlay	HISTO Historic Resources Overlay
	University Housing Overlay	HEO Higher Education Overlay

C-13