

Typical City of Duluth Land Use Legend

<u>Legend Item:</u>	<u>Description:</u>
Undeveloped	Lands that are private or publicly owned with no structures and have a complete vegetative cover. This includes vacant lots not owned by an adjacent property. (OSUD)
Low-Density Single-Family Residential	Single and two-family housing at a density between 0 and 2 units/acre. (LR, SUBR)
Medium-Density Single-Family Residential	Single and two-family housing at a density between 2 and 6 units/acre. (MRWA, MRNA)
High-Density Single-Family Residential	Single and two-family housing at a density greater than 6 units/acre with a built alley adjacent. Also, mobile-home park facilities including the homes, yards, roads, and offices. (HRWA, HRWA, MOBR)
Multi-Family Residential	Housing for three or more family units on a single parcel. (MF, HIR)
Educational	Any public or private, primary, secondary or college educational institutional grounds. Includes buildings, playgrounds, athletic fields, roads, parking lots and lawns. (SCH)
Parks, Cemeteries, and Recreation	Outdoor recreational areas including playgrounds, community gardens, picnic facilities, trails, golf courses, and natural areas. Not all property in this category is publicly owned. This category also includes cemeteries. (PARK, CEM)
Institutional	Public buildings and government offices, fairgrounds, military facilities, prisons and jails, performance centers, orphanages, group homes, museums, churches, service organizations, and community clubs. (MISC)
Medical and Related Facilities	Medical facilities that provide inpatient care and outpatient services and associated parking facilities. This includes clinics and long-term nursing-care facilities. This does not include dentist and chiropractic offices that are CST or CDT. (HOSP)
Commercial	Areas for which the primary functions involves the sale of goods and/or services and office uses. This includes the building and the parking lots. This also includes commercial uses that have incorporated in the same parcel other non-commercial uses, such as apartments above a store. And this includes large single-owner multi-tenant shopping centers and malls. (CST, CDT, SC)

Warehousing and Distribution

Those buildings and premises used for the storage and/or distribution of goods awaiting further processing or sale to retailers. This category includes warehouses, and wholesalers, electric substations, reservoirs and other utility buildings, outdoor material storage. (LI)

Manufacturing

Those buildings and premises which are devoted to the manufacture of products. (MI)

Transportation

Land uses related to the shipping of goods over water including grain elevators, bulk storage facilities and warehouses related to water-borne transportation. This also includes marinas. Airport facilities including, terminals, hangars, runways, and airport owned buffers. Railroad yards and associated buildings. (HARB, AIR, RRYD)