City of Duluth
Planning Division

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MEMORANDUM

DATE: September 1, 2015
TO: Planning Commissioners
FROM: Keith Hamre, Director of Planning and Construction Services
SUBJECT: Summary of 4 Ordinance Text Amendments

Temporary and Sidewalk Use Permits, and Zoning Permits

1) Clarifies the approval process for temporary permits. Current language directs these type of permits, incorrectly, to the section for sidewalk use permits.
2) Increases the required distances for sidewalk use cafes. Planning staff believe that the current minimum requirement (5 feet from the curb and 5 feet from all street furniture) does not leave sufficient space for adequate pedestrian flow on the sidewalks, around the cafes. Proposing increasing the minimum required distance to 7 feet from the curb, and 6 feet from all street furniture, meters, trees, etc.

Townhomes and Duplexes

1) Reduces the maximum density for townhomes in the R-1 zoned (from 8 to 6), increases the minimum lot area (from 2,500 to 3,000 sq feet per unit), and increases the required street frontage for each townhome from 15 feet of street frontage to 25 feet.
2) Adds additional use specific development standards (residential), such as requiring townhomes to be on the corners of blocks in R-1 zones, and that all townhomes and duplexes must have separate entrances (façade facing the front property line) in R-1 and R-2 zones.

Drivethroughs and Parking Lots in MU-N

1) In the past, drive throughs were not allowed for any new commercial establishment in the MU-N zone; the concern being that the noise, light, and odor from the speaker and idling cars may cause a land use conflict with neighboring residential properties. Last year the city changed the code to allow them in some situations in the MU-N zone, but only if the operational times were limited and if there was a sufficient buffer (such as 50 feet from any property line containing a residential structure). This ordinance change further amends that, allowing drive-troughs to be open an hour earlier (6 am), but only if there is at least 150 feet from the nearest residential structure.
2) Allowing "primary use parking lots" in the MU-N district, but would have higher landscaping standards that primary use parking lots, and would require a special use permit.

Craft Manufacturing and Urban Agriculture

1) Clarifies use specific development standards for urban agriculture and general agriculture, and in which zone districts they are allowed. Creates new land use definitions for "farmers market" and "community gardens" and use specific development standards (commercial).
2) Creates new land use definitions for "craft, artisan production shop", "craft, artisan studio", and "craft, brewery or distillery", and use specific development standards (industrial). Allowed as a permitted use only in the F-5 and F-7 zone districts.