



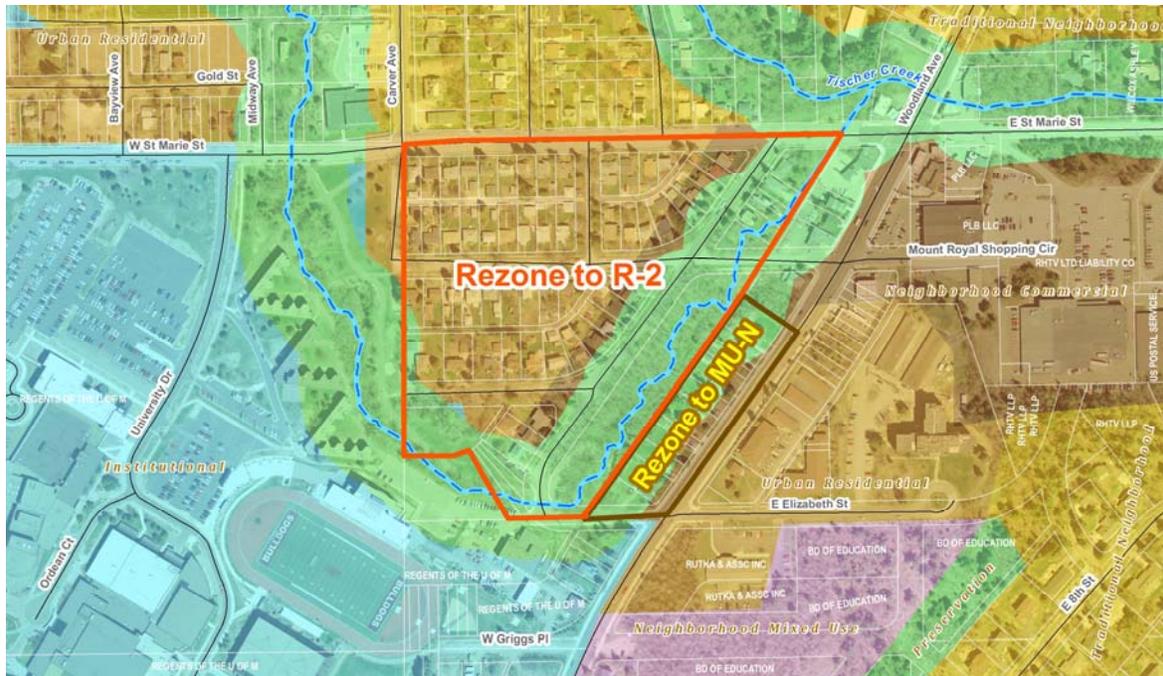
**City of Duluth
Planning Division**

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UDC Map Amendment

Area Bordered by St. Marie Street, Woodland Avenue, and the UMD Campus



Change from R-1 to R-2:

- Allows multi-family and limited, small-scale commercial
- Most commercial uses require a Special Use Permit (public notification, public hearing at Planning Commission)

Change from R-1 to MU-N:

- Allows multi-family and small-scale commercial

Both Zone Districts:

- Zone district standards address the following:
 - o Dimensional standards (lot size, building height, setbacks)
 - R-2 max height: 45 ft
 - MU-N max height:
 - Non-residential use: 35 ft
 - Residential or mixed use within 200 ft. of R-1: 35 ft.
 - Residential or mixed use within 200 ft. of R-2: 50 ft.
 - Residential or mixed use (general): 75 ft.
 - o Development standards (parking, buffers, landscaping)
 - o Design standards (commercial, mixed-use, and residential buildings)
 - o Natural Resource Standards (to protect water quality and the environment, which address stormwater, shorelands, flood plains, and wetlands.)