

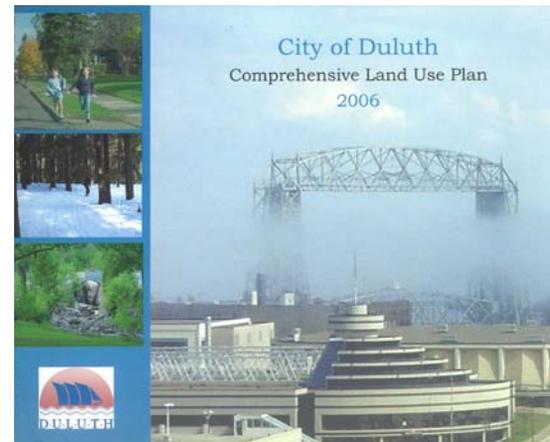
Welcome Neighbors!



**Public Meeting
for the Proposed Rezoning
of portions of the Kenwood area
Tuesday, July 17, 2012**

Unified Development Chapter

- **The Unified Development Chapter of the City of Duluth Legislative Code (UDC) is the new set of zoning regulations for the City of Duluth**
- **The UDC was drafted to implement the City's 2006 Comprehensive Land Use Plan, which is the community's vision for growth and development in Duluth over the next 20 years.**

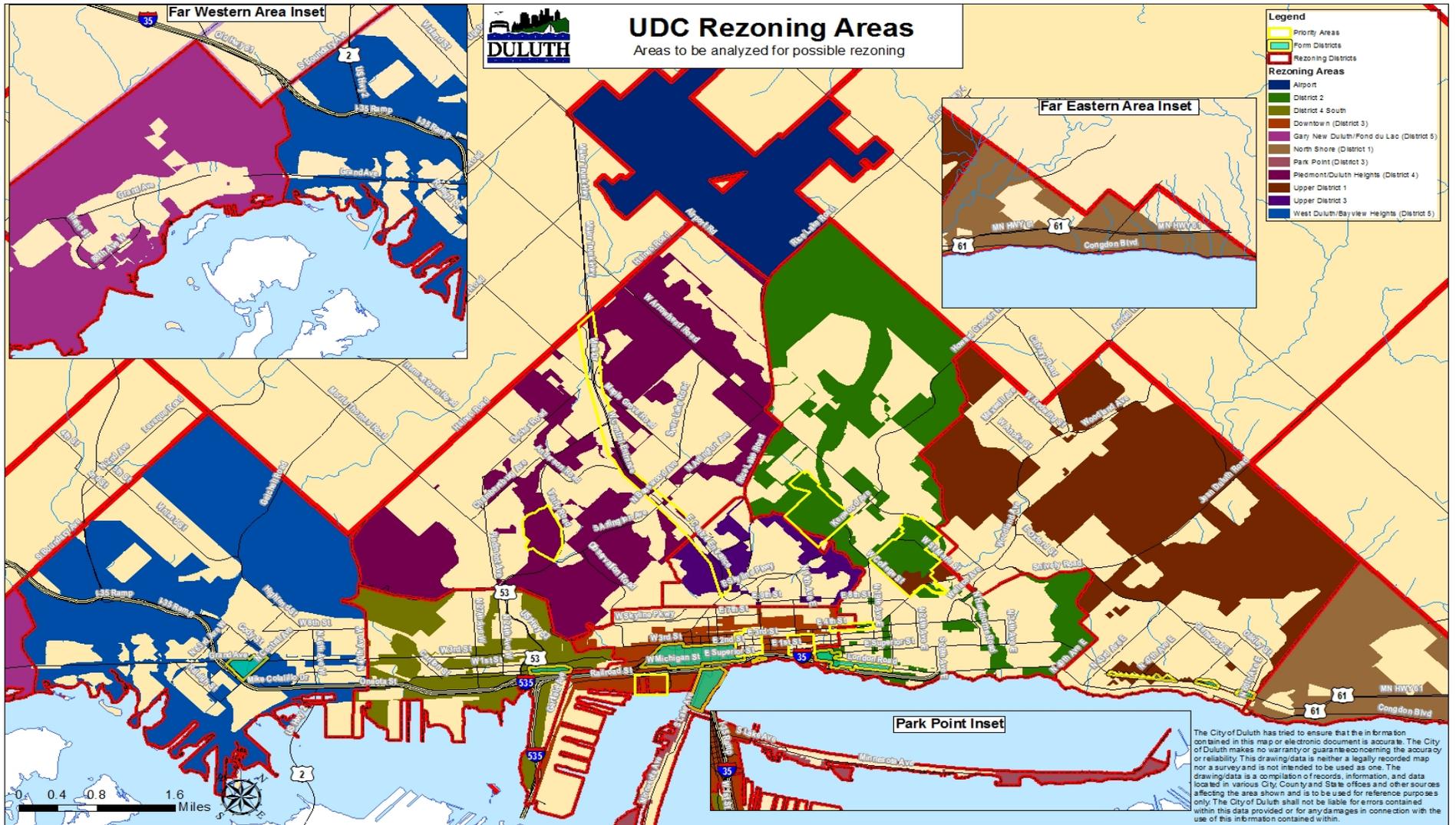


Rezoning



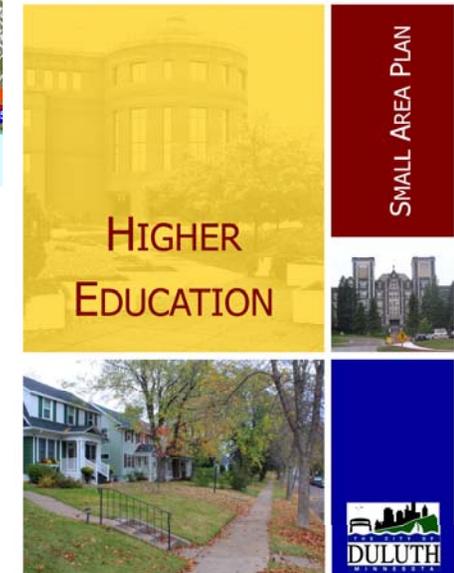
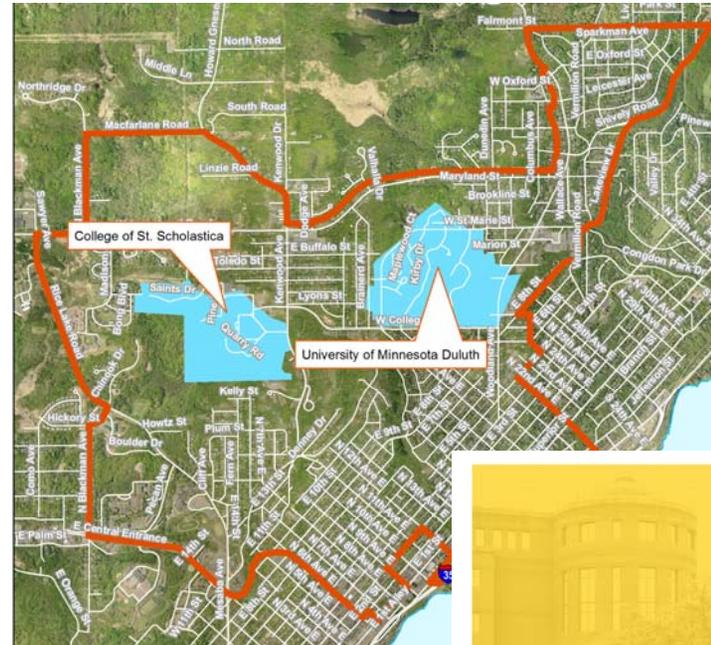
- **Zoning is the legal body of rules that cities create to regulate how land is developed and used.**
- **There are several areas of the city where existing zoning is inconsistent with the Comprehensive Land Use Plan.**
- **Over the next year, the City will be reviewing those areas closely to determine if they need to be rezoned.**

UDC Rezoning Areas Map



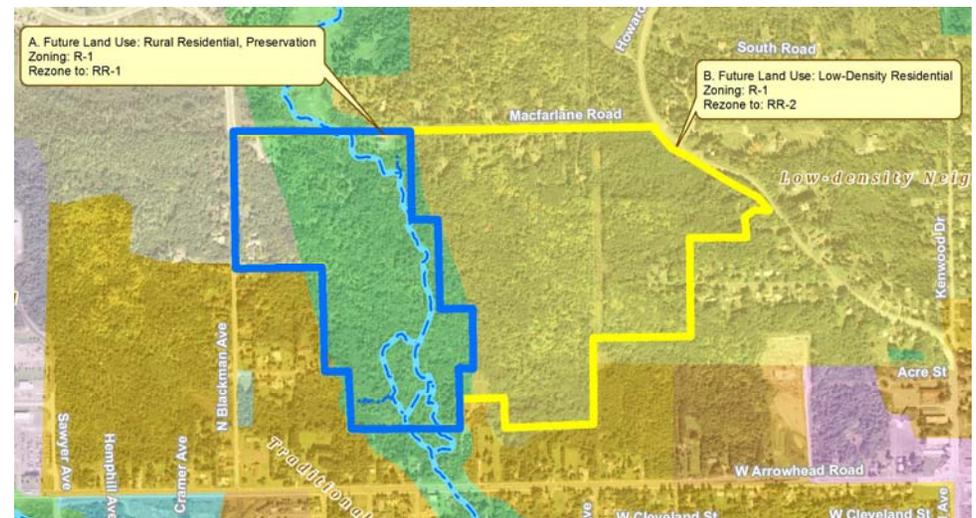
Higher Education Small Area Plan

- Conducted 2011-2012; adopted in 2012
- Purpose: to balance the needs of colleges and students with the needs of surrounding neighborhoods
- Established 5 goals and specific recommendations for the Higher Education area



Higher Education Small Area Plan

- **Goal 1: Strengthen single-family neighborhoods through appropriate zoning tools and neighborhood stabilization efforts.**
 - Look at areas where existing zoning is more intensive than the future land uses in the comprehensive plan.

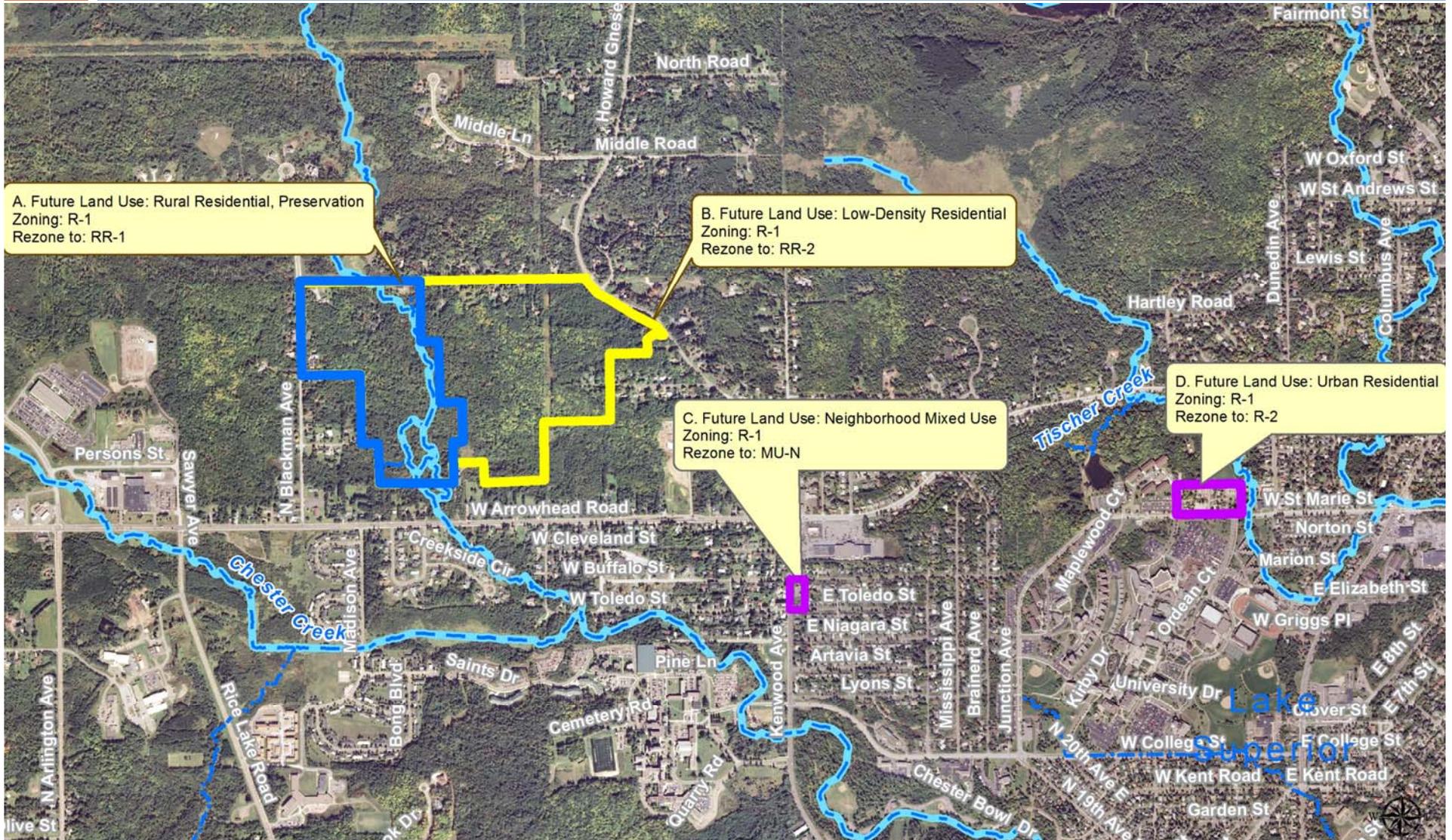


Higher Education Small Area Plan

- **Goal 3: Promote mixed-use development and student housing along transit corridors and within walking distance of campus**
 - Look at areas where existing zoning is less intensive than the comprehensive plan
 - Toledo Street: existing chiropractic clinic
 - St. Marie Street: identified as good location for student-oriented development



Proposal



Summary

- **RR-1:** Residential-Rural 1. Accommodates large-lot single-family uses. Lots at least 5 acres.
- **RR-2:** Residential-Rural 2. Accommodates large-lot single-family uses. Lots at least 2 acres.
- **R-2:** Residential-Urban. Concentrated residential development. Multi-family permitted.
- **MU-N:** Mixed Use-Neighborhood. Mix of residential and small-scale, neighborhood serving commercial.

R-1 District

Permitted uses listed by Land Use Category:

Residential

- Dwelling, one-family
- Dwelling, two-family
- Dwelling, townhouse*
- Co-housing facility*
- Residential care facility/assisted living (6 or fewer)
- Residential care facility/assisted living (7 or more)*

Public, Institutional, Civic

- Cemetery or mausoleum*
- Government building or public safety facility*
- Museum, library, or art gallery*
- Park, playground, or forest reserve
- Religious assembly*

- School, elementary
- School, middle or high*

Commercial

- Agriculture, urban
- Bed and breakfast*
- Preschool*
- Day care facility, small (14 or fewer)
- Day care facility, large (15 or more)*

Utilities

- Electric power transmission line or substation*
- Major utility or wireless telecommunication facility*
- Water or sewer pumping stations/reservoirs*

*Special Use Permit required

RR-1 District

Permitted uses listed by Land Use Category:

Residential

- Dwelling, one-family
- Residential care facility/assisted living (6 or fewer)

Public, Institutional, Civic

- Cemetery or mausoleum*
- Government building or public safety facility
- Park, playground, or forest reserve
- Religious assembly
- School, elementary
- School, middle or high*

Commercial

- Agriculture, general
- Agriculture, urban
- Kennel*
- Riding stable*
- Veterinarian or animal hospital*
- Seasonal camp or cabin

- Golf course*
- Tourist or trailer camp*
- Other outdoor entertainment or recreation use not listed*
- Preschool*
- Day care facility, small (14 or fewer)
- Day care facility, large (15 or more)*
- Garden material sales*

Utilities

- Electric power transmission line or substation*
- Major utility or wireless telecommunication facility*
- Radio or television broadcasting tower*
- Solar, geothermal, or biomass power facility (primary use)*
- Water or sewer pumping stations/reservoirs*
- Wind power facility (primary use)*
- Solid waste disposal or processing facility*

*Special Use Permit required

RR-2 District

Permitted uses listed by Land Use Category:

Residential

- Dwelling, one-family
- Residential care facility/assisted living (6 or fewer)

Public, Institutional, Civic

- Cemetery or mausoleum*
- Government building or public safety facility
- Park, playground, or forest reserve
- Religious assembly
- School, elementary
- School, middle or high*

Commercial

- Agriculture, urban
- Riding stable*
- Golf course*
- Tourist or trailer camp*
- Preschool*
- Day care facility, small (14 or fewer)
- Day care facility, large (15 or more)*

Utilities

- Electric power transmission line or substation*
- Major utility or wireless telecommunication facility*
- Water or sewer pumping stations/reservoirs*

*Special Use Permit required

R-2 District

Permitted uses listed by Land Use Category:

Residential

- Dwelling, one-family
- Dwelling, two-family
- Dwelling, townhouse
- Dwelling, multi-family
- Co-housing facility*
- Residential care facility/assisted living (6 or fewer)
- Residential care facility/assisted living (7 or more)

Public, Institutional, Civic

- Cemetery or mausoleum*
- Club or lodge (private)*
- Government building or public safety facility
- Museum, library, or art gallery*

- Park, playground, or forest reserve
- Religious assembly
- School, elementary
- School, middle or high*
- Medical or dental clinic*
- Nursing home

Commercial

- Agriculture, urban
- Veterinarian or animal hospital
- Restaurant (no drive-in/drive-through)*
- Bed and breakfast
- Office*
- Preschool
- Day care facility, small (14 or fewer)

- Day care facility, large (15 or more)*
- Funeral home or crematorium*
- Retail store not listed, small*
- Filling station*

Utilities

- Electric power transmission line or substation*
- Major utility or wireless telecommunication facility*
- Water or sewer pumping stations/reservoirs*

*Special Use Permit required

MU-N District

Permitted uses listed by Land Use Category:

Residential

- 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

Public, Institutional, Civic

- Bus or rail transit station
- Cemetery or mausoleum*
- Club or lodge (private)
- Government building or public safety facility
- Museum, library, or art gallery

- Park, playground, or forest reserve
- Religious assembly
- Business, art, or vocational school
- School, elementary
- School, middle or high*
- Medical or dental clinic
- Nursing home

Commercial

- Veterinarian or animal hospital
- Restaurant (no drive-in/drive-through)
- Theater
- Hotel or motel
- Bed and breakfast
- Bank*
- Office
- Data center*
- Preschool
- Day care facility, small (14 or fewer)

- Day care facility, large (15 or more)
- Funeral home or crematorium*
- Personal service and repair, small
- Personal service and repair, large*
- Grocery store, small
- Retail store not listed, small
- Automobile and light vehicle repair and services*
- Filling station

Utilities

- Electric power transmission line or substation*
- Major utility or wireless telecommunication facility*
- Water or sewer pumping stations/reservoirs*

*Special Use Permit required

Zone District Standards

- Zone district standards address the following:
 - **Dimensional standards** (lot size, building height, setbacks)
 - RR-1 and RR-2 max height: 30 ft
 - 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.
 - **Development standards** (parking, buffers, landscaping)
 - **Design standards** (commercial, mixed-use, and residential buildings)
 - **Natural Resource Standards** (to protect water quality and the environment, which address stormwater, shorelands, flood plains, and wetlands.

Next Steps

Zoning Notice

Rezoning:

- **North of Arrowhead Road and east of Blackman Avenue, from Residential-Traditional (R-1) to Residential-Rural 1 (RR-1).**
- **North of Arrowhead Road and west of Howard Gnesen Road, from Residential-Traditional (R-1) to Residential-Rural 2 (RR-2)**
- **Northeast of the intersection of Kenwood Avenue and Toledo Street, from Residential-Traditional (R-1) to Mixed Use-Neighborhood (MU-N)**
- **North of St. Marie Street and east of Oakland Circle, from Residential-Traditional (R-1) to Residential-Urban (R-2)**

Public Meeting:

August 14, 2012, 4:00 p.m.

City Hall Room 303

Planning Commission Public Hearing:

August 14, 2012, 5:00 p.m.

City Hall Council Chambers