



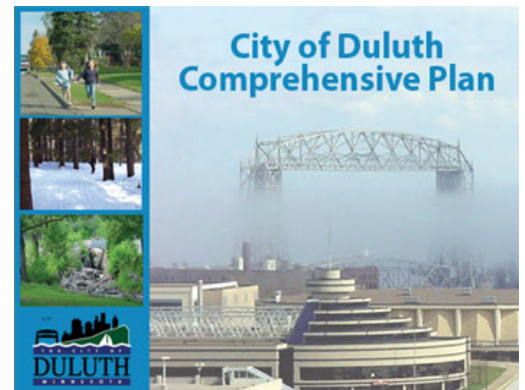
Comprehensive Land Use Plan and the UDC

Unified Development Chapter of the City of Duluth Legislative Code (UDC)

In June 2006, the Duluth City Council adopted a new Comprehensive Land Use Plan for the City, the result of an intensive community-based process to determine the long-term future of Duluth's physical development.

The UDC is a new legal framework for comprehensive land use regulations that will implement the goals and objectives of the Comprehensive Plan.

- During the Comprehensive Plan process a set of 12 governing principles were identified as the foundation of the Plan.
- To implement these principles, the UDC uses a variety of land use tools including the following:
 1. ***New zone districts***, including Rural Conservation, Parks and Open Space, and Mixed Use districts.
 2. ***Form districts*** to support a walkable, pedestrian-friendly environment in the traditional shopping areas of the City.
 3. ***Sustainable development standards*** to set a minimum level of sustainable performance, which can be achieved using options such as installation of solar panels, redevelopment of brownfields, and use of alternative energy sources.
 4. ***Transit oriented development tools*** such as mixed-use development near transit facilities and reduction of minimum number of parking spaces for development located near transit routes.
 5. ***New urbanism***, which promotes the creation and restoration of the compact, mixed-use development patterns found throughout the City.



How does the UDC implement the principles and policies of the Comprehensive Plan?

The following table identifies the Comprehensive Land Use Plan principles and how they will be implemented by the UDC.

COMPREHENSIVE PLAN PRINCIPLES	UNIFIED DEVELOPMENT CHAPTER (UDC)	
	Zoning Districts	Development Standards
Principle #1 - Reuse previously developed land	<ul style="list-style-type: none"> Contextual standards support infill development 	<ul style="list-style-type: none"> Parking requirements reduced where located near a transit line
Principle #2 – Declare the necessity and secure the future of undeveloped places	<ul style="list-style-type: none"> Rural Conservation, Park and Open Space, and Residential-Planned Districts 	<ul style="list-style-type: none"> Tree preservation and replacement requirements
Principle #3 – Support traditional economic base	<ul style="list-style-type: none"> Industrial-Waterfront and Industrial-General Districts 	<ul style="list-style-type: none"> No shoreland setback requirement for equipment necessary for ship loading and unloading
Principle #4 – Support emerging economic growth sectors	<ul style="list-style-type: none"> Mixed Use Business, Mixed Use Waterfront, and Mixed Use Institutional Districts List of permitted uses has been updated to reflect current development trends 	<ul style="list-style-type: none"> Performance based storm water management requirements
Principle #5 – Strengthen neighborhoods	<ul style="list-style-type: none"> Mixed Use Districts – maximum height restrictions for buildings located within 200 feet of R-1 and R-2 zoning districts 	<ul style="list-style-type: none"> Connectivity and circulation requirements support pedestrian- and bicycle-friendly neighborhoods
Principle #6 – Reinforce the place-specific	<ul style="list-style-type: none"> Form Districts, Natural Resources Overlay, Skyline Parkway Overlay, Historic Resources Overlay 	<ul style="list-style-type: none"> Landscaping and tree preservation
Principle #7 – Create and maintain connectivity	<ul style="list-style-type: none"> Park and Open Space District and Skyline Parkway Overlay 	<ul style="list-style-type: none"> Connectivity and circulation standards
Principle #8 – Encourage mix of activities, uses, and densities	<ul style="list-style-type: none"> Mixed Use and Form Districts 	<ul style="list-style-type: none"> Design standards
Principle #9 – Support private actions that contribute to the public realm	<ul style="list-style-type: none"> Mixed Use Institutional District – Maximum building heights increased 	<ul style="list-style-type: none"> Landscaping and tree preservation, screening, walls, and fences, signs, exterior lighting, and design standards
Principle #10 – Take sustainable actions	<ul style="list-style-type: none"> Residential-Planned District and Natural Resources Overlay 	<ul style="list-style-type: none"> Sustainability standards, tree preservation and replacement
Principle #11 – Include consideration for education systems in land use actions	<ul style="list-style-type: none"> Mixed Use Institutional District Mixed Use Neighborhood District – planning review required for development located within 1.5 miles of a college or university 	<ul style="list-style-type: none"> One parking space per habitable room required for rooming houses, including student rentals
Principle #12 – Create efficiencies in delivery of public services	<ul style="list-style-type: none"> Public safety facilities listed as permitted uses 	<ul style="list-style-type: none"> Sustainability standards encourage redevelopment of previously used lands