



Mixed Use Districts

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

Duluth has established Mixed Use Districts to:

- Increase opportunities for residents to live in close proximity to jobs and non-residential development.
- Accommodate the mix of residential and non-residential land uses common in and around downtown/waterfront areas, major universities and medical centers, and along commercial corridors.
- Encourage mixed use redevelopment, conversion, and reuse of aging and underutilized areas, to increase the efficient use of available commercial land in the city.
- Create pedestrian-oriented environments that encourage transit use, pedestrian access, and more sustainable land use patterns.
- Ensure that the appearance and function of residential land and non-residential uses are of high and unique aesthetic character and quality, and are integrated with one another as well as with the character of the area they are located.

There are five mixed used districts in Duluth

1. Mixed Use Neighborhood (MU-N)

- Will accommodate a mix of neighborhood-serving non-residential uses as well as a range of residential uses in close proximity
- Non-residential uses to include small-scale retail and service and professional offices that provide goods and services to the residents of the surrounding neighborhood

MU-N Example Building



2. Mixed Use Commercial (MU-C)

- Will provide for community and regional commercial development along commercial corridors and nodal centers
- Non-residential uses to include retail, lodging, service, and recreational facilities
- Development will facilitate pedestrian connections between residential and non-residential uses

MU-C Example Building



3. Mixed Use Institutional (MU-I)

- Designed to provide for the unique development needs and impacts of major institutional developments such as medical and educational facilities
- Residential development is limited to that which directly services the institution

MU-I Example Building



4. Mixed Use Business Park (MU-B)

- Intended to accommodate modern light industrial and technology-based developments
- Intended uses include wholesaling, industrial services, research laboratories, and light manufacturing

MU-B Example Building



5. Mixed Use Waterfront (MU-W)

- Intended to provide for waterfront-dependent commercial uses and medium- to high-density residential development
- Non-residential services to include visitor-related retail and services, lodging, recreational facilities, and maritime uses, as well as local-oriented retail and service uses that take advantage of the waterfront setting

MU-W Example Building



More information on Mixed Use Districts is available at:

<http://www.duluthmn.gov/planning/udc/index.cfm>