



What's My New Zone District?

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

Zone districts in the City of Duluth will change as a result of the UDC.

1. When the UDC went into effect on November 19, 2010, all zoning **converted** to new zone districts, as follows:

Former Zone District		UDC Zone District	
S	Suburban	RR-1	Residential-Rural 1
S-2	Suburban Residential	RR-2	Residential-Rural 2
R-1-a, R-1-b, R-1-c, R-2	One-Family Residential, Two-Family Residential	R-1	Residential-Traditional
R-3, MCL	Apartment Residential, Medical Center Link	R-2	Residential-Urban
TND	Traditional Neighborhood	R-P	Residential-Planned
R-4, C-1, C-2, C-3, DWMX-D	Apartment Residential, Commercial, Highway Commercial, Shopping Center, Downtown Waterfront Mixed Use-Design Review	MU-N	Mixed Use-Neighborhood
C-4, C-5	Business Center, Planned Commercial	MU-C	Mixed Use-Commercial
MC	Medical Center	MU-I	Mixed Use-Institutional
M-1, I-P, I-T	Manufacturing, Industrial Park, Industrial-Technology	MU-B	Mixed Use-Business Park
M-2	Manufacturing	I-G	Industrial-General
W-1	Waterfront	I-W	Industrial-Waterfront

*See the UDC for information on Overlay Districts, including the Natural Resources Overlay, Airport Overlay, Historic Resources Overlay, and Skyline Parkway Overlay.

2. Following the conversion, some areas of the city will be studied for **possible rezoning**:
 - **About 70% of the developed areas of the city will not need to be rezoned.**
 - Areas to be studied for possible rezoning include those where existing zoning does not match the Comprehensive Land Use Plan.
 - The nine form districts will be studied and mapped (see Form Districts fact sheet for more information).
 - The R-C (Rural-Conservation), MU-W (Mixed Use-Waterfront) and P-1 (Park and Open Space) zone districts will also be studied and mapped as part of this rezoning analysis.

UDC Rezoning Process

In establishing the UDC Rezoning Process, a number of high priority areas were identified, due to their unique attributes and/or immediate potential for development or redevelopment. These priority areas will be the first areas to be rezoned. They include:

- College of St. Scholastica
- Areas of the city where Small Area Plans and other initiatives were completed:
 - Bayfront District
 - Central Entrance/Miller Hill Mall Area
 - Woodland Middle School Site and East 4th St (14th to 19th Ave East)

- Medical Campuses (St. Luke's and SMDC)
- Areas for which Form Districts were developed:
 - Grand Ave and Central Ave in West Duluth
 - West Superior St in Lincoln Park
 - Downtownw/Canal Park/Central Hillside
 - London Rd (12th to 21st Ave East)
 - East Superior St in Lakeside/Lester Park

Following the rezoning of the priority areas, Planning staff will then begin conducting detailed analysis of properties in the following ten areas where zoning is inconsistent with the Comprehensive Land Use Plan. The areas are listed in sequential order of completion, i.e., Park Point rezoning will be first, followed by Gary/New Duluth/Fond du Lac, followed by Piedmont/Duluth Heights, etc.

1. Park Point in Council District 3
2. Gary/New Duluth/Fond du Lac in Council District 5
3. Piedmont/Duluth Heights in Council District 4
4. The upper portion of Council District 1
5. All of Council District 2
6. Council District 4 south of Skyline Parkway
7. North Shore in Council District 1
8. Duluth International Airport in Council District 4
9. West Duluth/Bayview Heights in Council District 5
10. The upper portion of Council District 3

Public Participation in UDC Rezoning Process

Planning staff will hold two public meetings for each of the ten rezoning areas. The purpose of the first meeting will be to explain the rezoning process, present data and gather feedback from the community. The local knowledge of the residents and property owners will be especially important during this process; this input will be invaluable in determining the most appropriate zoning designations.

At the second meeting, staff will present the findings and results from the first meeting along with proposed zoning changes for the area. Additional feedback at the second meeting will inform the final recommendation to the Planning Commission who will review and hold a public hearing before making a recommendation to City Council. It is the Council who will make the final decision on all rezonings.

Property Owner Initiated Rezoning

The City-led rezoning process was kicked off in November, 2010 and will take at least one year to complete. At any time during this period, those property owners wishing to rezone their properties may file a rezoning petition by following the procedures as specified in Section 50-37.3 of the UDC.

The UDC is available at <http://www.duluthmn.gov/planning/udc/index.cfm>