



Residential Districts

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

Residential Zoning Districts are intended to:

- Provide appropriately located areas for residential development consistent with the City's Comprehensive Plan and the public, health, safety, and general welfare
- Ensure adequate light, air, and privacy for all dwelling units
- Protect the scale and character of existing residential neighborhoods and the community

There are six residential zoning districts in Duluth

1. Rural Conservation (R-C) – New District

- Accommodates single-family residential uses (at least 10 acres) where the Comprehensive Plan calls for protection of rural character
- Encourages development designs that conserve open space

R-C Example



2. Residential Rural (RR-1) – Formerly Suburban (S)

- Accommodates large-lot, single-family residential uses, typically surrounded by significant open space on lots at least 5 acres
- Encourages distinctive neighborhoods of semi-rural character

RR-1 Example



3. Residential Rural (RR-2) – Formerly Suburban (S-2)

- Accommodates single-family residential uses on lots at least 2 acres
- May serve as a transition between lower-density semi-rural areas and more intense residential or mixed use neighborhoods

RR-2 Example



4. **Traditional Residential (R-1)** – Formerly One-Family Residential (R-1-a, R-1-b, R-1-c) & Two-Family Residential (R-2)

- Accommodated traditional neighborhoods of single-family residences, duplexes and townhouses
- Intended to be used primarily in established neighborhoods
- Contextual standards such as allowing flexibility for minimum setbacks based setbacks of adjacent lots.

R-1 Example



5. **Urban Residential (R-2)** – Formerly Apartment Residential (R-3)

- Accommodates multi-family apartments and townhouses in an urban setting
- Intended for locations close to commercial and mixed use centers
- May serve as a transition between lower-density residential areas and more intense commercial and mixed use neighborhoods

R-2 Example



6. **Residential Planned (R-P)** – Formerly Traditional Neighborhood (TND) & Low-Density Planned Neighborhood

- Established to provide a flexible development option for residential projects that integrate creative site design, provide a variety of housing types and unique on-site amenities, conserve natural features, and increase pedestrian connectivity
- Must contain at least two acres of land for high-density R-P zones and four acres of land for low-density R-P zones.

R-P Example



More information on Residential Districts is available at:
<http://www.duluthmn.gov/planning/udc/index.cfm>