



## Special Purpose Districts

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

### Duluth has established Special Purpose Districts to:

- Preserve, protect, and promote employment generating uses
- Create suitable environments for various types of commercial and industrial uses
- Facilitate implementation of the Comprehensive Plan by accommodating special land uses needed by the City's residents, businesses, visitors, and workers
- Encourage site planning, land use planning, and architectural design that create an interesting, pedestrian-friendly environment where appropriate
- Minimize potential negative impacts of non-residential development on adjacent residential areas
- Preserve the natural resources of the City and secure the future of undeveloped places

### *There are three special purpose districts in Duluth*

1. **Park and Open Space (new district)**
2. **Industrial Waterfront (formerly part of W-I Waterfront district)**
3. **Industrial General (formerly M-2 Manufacturing district)**

### Park and Open Space (P-1)

- Designed to protect and reserve lands for recreational, scenic, and natural resource uses
- Intended to apply to publicly owned land but may be applied to private property with landowner's written consent
- Passive recreational (e.g., walking paths, picnic tables) and active recreational (playgrounds, ball fields, tennis courts) permitted
- Small-scale buildings, structures, and development incidental to and supportive of approved uses allowed
- Uses and structures compatible in scale, design, and impact with natural features and character of the land

***P-1 Example Picture***



## **Industrial Waterfront (I-W)**

- Intended to provide for water-dependent and port-dependent industrial uses
- Office uses incidental to and supportive of on-site industrial uses
- Located away from residential development

*I-W Example Building Form*



## **Industrial General (I-G)**

- Intended to provide for general- to heavy- impact industrial, processing, assembly, fabrication, and manufacturing uses
- Office uses incidental to and supportive of on-site industrial uses allowed
- Primarily located close to major transportation corridors and active commercial centers away from residential development

*I-G Example Building Form*



More information on Special Purpose Districts is available at:

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