

Section 2. That Section 50-14.6 of the Duluth City Code, 1959, as amended, be amended as follows:

50-14.6 Residential-Urban (R-2).

A. Purpose.

The R-2 district is established to accommodate multi-family apartments and townhouses, in an urban setting. This district also allows for single-family detached dwellings, duplexes and group living accommodations as shown in Table 50-19.8. The district is intended primarily for locations closer to commercial and mixed use activity centers, and may serve as a transition between lower-density residential areas and more intense commercial and mixed use neighborhoods;

**TABLE 50-14.6-1
R-2 DISTRICT DIMENSIONAL STANDARDS**

| | | LOT STANDARDS |
|---|---|--|
| Minimum lot area per family | One-family | 4,000 sq. ft. |
| Minimum lot area per family | Two-family | 2,500 sq. ft. |
| Minimum lot area per family | Multi-family | 750 sq. ft. |
| Minimum lot area per family | Townhouse | 2,200 sq. ft. |
| No lot of record containing 5,000 sq. ft. or less shall be used except for a one-family dwelling or a permitted non-dwelling use. | | |
| Minimum lot frontage | One-family, two-family, and townhouse | 30 ft. |
| | Multi-family and non-residential | 50 ft. |
| | | STRUCTURE SETBACKS |
| Minimum depth front yard | | The smaller of 25 ft. or average of adjacent developed lots facing the same street |
| Minimum width of side yard for buildings less than 3 stories | | 6 ft. |
| Minimum width of side yard for buildings less than 3 stories (one-family) | | <u>Combined width of side yards must be at least 8 ft., with no side yard being less than 3 ft. wide</u> |
| Minimum width of side yard for building 3 stories or more | | 10 ft. |
| Corner Lot: width of front side yard | Dwellings | 15 ft. |
| | Detached accessory building | <u>15</u> 20 ft. |
| | Permitted non-residential building All Other Principal Structures | 25 ft. |
| Minimum depth of rear yard | | 25 ft. |
| | | STRUCTURE HEIGHT |
| Maximum height of building | | 45 ft. |

Section 50.21 *Dimensional standards* contains additional regulations applicable to this district. For lots with less than the minimum lot frontage, refer to 50-38.5.

B. Example.



C. Illustration.

R-2 Example Lot Layout

