



**Planning & Development Division**  
*Planning & Economic Development Department*

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Date: February 1, 2022  
To: Planning Commission  
From: Steven Robertson, Senior Planner  
RE: PL 22-010 New Land Uses and Definitions

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Staff are proposing a minor ordinance change to recognize three additional land uses: **1) car wash, 2) auto impound lot, and 3) commercial support services.**

The need for language to allow impound lots was called out by UDC Interpretation 21-002, whereas the need for auto impound lots and commercial business support services was identified over the course of the last year during pre-application and pre-review meetings with various citizens, entrepreneurs, and development groups.

In addition, staff are recommending a slight amendment to the existing definition of **4) hotels**, to clarify that in-person staffing must be on site (to promote guest safety and security, customer reception, and ensure guests and their visitors don't create noise or nuisance issues for adjacent land uses/residents or other guests within the hotel).

**Recommendation:**

Staff recommends that the Planning Commission hold a public hearing, discuss the proposed land uses and use specific standards, and recommend approval of the UDC updates to the City Council.

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**NEW USE: CAR WASH, PRIMARY USE**

**Proposed Definition:** A building containing facilities for washing more than one (1) motor vehicle using steam cleaning or other mechanical devices. This definition includes self-service or automated car wash establishments. This definition does not include garages and filling stations where the washing of automobiles is only incidental or accessory to the business.

**Proposed Allowable Zone Districts:** Permitted in the MU-C and MU-B Districts, Special Use in MU-N District.

**Proposed Use Specific Standards:**

- All driving and parking surfaces shall be surfaced in a dust free, hard surface material such as concrete or bituminous;
- The vehicle exit door(s) shall be at least twenty (25) feet from the street property line or public sidewalk;
- No displays or storage of merchandise, parts or refuse may be located closer than ten feet from any public right-of-way;

-A dense urban screen must be installed and maintained along all side and rear property lines abutting a residential or mixed use district;

-The car wash must be at least 50 feet from any property line containing a residential structure, and all outdoor speakers and audio components of a vehicle wash facility located within 150 feet of any residential structure shall be muted daily between the hours of 10:00 p.m. and 6:00 a.m., excluding any residential use or structure on the same property as the filling station or within the same development.

In a mixed use neighborhood (MU-N district), the following additional standards apply:

- (a) Curb cuts to allow for vehicle traffic into and out of the site shall be located a minimum of 50 feet from street intersections, unless a greater or lesser distance is specified by the City Engineer for reasons of traffic or pedestrian safety. The number and width of curb cuts from the public street shall be evaluated to ensure pedestrian safety and to encourage walkability, including evaluation to consider appropriate car entrance locations while allowing for necessary tanker truck turning;
- (b) Vehicle stacking lanes shall be located away from adjacent uses such as residential and outdoor amenity areas to reduce the impacts of noise and pollution caused by stacking vehicles near such uses. Landscaping and fencing shall be used to buffer potential impacts;
- (c) Noise-generating areas, including car wash openings, vacuum stations, garbage storage and stacking lanes, shall be located away from adjacent residential areas and outdoor amenity areas. Potential noise generators shall be buffered with landscaping, berming, or fencing to reduce impacts;
- (d) Site and sign illumination shall be designed to avoid glare/light spillover toward adjacent land uses.

#### **NEW USE: AUTO IMPOUND LOT, PRIMARY USE**

**Proposed Definition:** A facility or area of land devoted principally to the storage of impounded vehicles or recreational vehicles with or without an office on the premises for the release of those types of vehicles.

**Proposed Allowable Zone Districts:** Permitted in the MU-B, I-G Districts, Special Use in the MU-C

-All driving and parking surfaces shall be surfaced in a dust free, hard surface material such as concrete or bituminous;

-A dense urban screen, such as a screening wall, berm, fence, or row of planting at least six feet tall, with screening material designed to provide 75 percent opacity, must be installed and maintained along all side and rear property lines. The dense urban screen must be continuously maintained during the entire permit period.

-Site illumination shall be designed to avoid glare/light spillover toward adjacent land uses.

-Signage shall be limited to one 40 square foot free standing sign and 20 square feet of non-illuminated wall signage. Signs shall not be located closer than ten feet to the front property line.

### **NEW USE: COMMERCIAL SUPPORT SERVICES**

**Proposed Definition:** A facility or area of land where commercial services such as cooking and cooking supplies, printing and photocopying, publishing, engraving, and other uses designed to support commercial activities in the vicinity, provided that such services are not listed separately as a permitted of special use in this Chapter.

**Proposed Allowable Zone Districts:** Permitted in the MU-C and MU-B districts, Special Use in the MU-N district.

**Proposed Use Specific Standards:** None.

### **INDUSTRIAL SUPPORT SERVICES**

**Amend Existing Definition:** A facility or area where industrial services such as heating, ventilation, cooking and refrigeration supplies, motion picture production, plumbing supplies, ~~printing and photocopying, publishing, engraving,~~ exposition building or center, and other uses designed to support industrial or heavy commercial activities in the vicinity, provided that such services are not listed separately as a permitted of special use in this Chapter.

### **HOTEL OR MOTEL**

**Amend Existing Definition:** A building or series of buildings operated as a commercial establishment providing accommodations to the transient traveling public in habitable units for compensation, and including both short-stay and extended stay facilities, and that may offer customarily incidental services. A hotel must have a minimum of five (5) separate habitable units, and must have a reception desk staffed with personnel present at all times on site, during times that accommodations are offered. Hotels and motels may have one (1) manager's dwelling unit, which may be located on any floor.

*Comment: as an alternative to staffing present at all times, the definition can be altered to say that staff must be present on site during regular business hours, and available by phone and email at all other times.*