



# CITY OF DULUTH

DEPARTMENT OF PLANNING & CONSTRUCTION SERVICES  
Community Planning Division

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Date: July 31, 2017

To: Planning Commission

From: Steven Robertson, Senior Planner

RE: Form District Amendments to the UDC

Planning Staff are recommending the Planning Commission review and, if considered appropriate, recommend to the City Council three changes to the form district standards: change to how maximum structure height is measured, allow Corridor Building II in the F-6 (Mid Rise Neighborhood) district, and addressing an oversight with heights for Main Street II and Corridor II.

## Building Height

When addressing maximum structure height, the UDC references both feet and stories (such as 4 stories/55 feet) all the four major building types: main street, corridor, cottage commercial, and iconic found in the nine form districts. When the UDC was adopted in 2010, the four building types had a standard for minimum and maximum height for stories within the structure. That requirement was eliminated during a subsequent amendment to the UDC, based upon feedback from the business community and citizens. The current UDC, however, still references the number of stories when establishing building height, in addition to feet. This standard no longer serves a meaningful purpose, and it is easiest and most effective to simply reference feet when establishing limits on structure height.

## Corridor Building II

Staff are recommending the addition of Corridor II building to F-6; currently F-6 allows Main Street II, Cottage Commercial I, and Iconic Building. Because the city rezoned the entire length of the 4<sup>th</sup> Street from 6<sup>th</sup> Avenue East to 14<sup>th</sup> Avenue East (rezoning action PL 12-171, from MU-N and R-2 to F-6), there are areas in this neighborhood where we want to see apartment buildings and not only businesses, which is what F-6 predominantly encourages. Apartment developments, which are most often corridor buildings, would benefit from this additional building type.

## Height for Main Street Building II Corridor Building II

In the summer 2011, City Council adopted ordinance 10096 that had many changes to the recently adopted UDC. One of those changes was increasing the height of Main Street II and Corridor II to be “4 stories/55’ or 6 stories 80’ on Lake Avenue”. With a subsequent updated to the City Code, that amendment was mistakenly omitted. It was an inadvertent typist error that we will correct in this UDC text amendment to the City Council.