



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

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## MEMORANDUM

**DATE:** October 28, 2024

**TO:** Planning Commission members

**FROM:** Jenn Moses, Senior Planner

**SUBJECT:** UDC Text Amendment (PLUTA-2410-0002) related to adult-use cannabis

Chapter 342 of Minnesota law, which governs adult-use cannabis, was established by the State Legislature in 2023 and was updated in 2024. Under this law, the state Office of Cannabis Management (OCM) is in charge of licensing various uses related to cultivation, manufacturing, transport, delivery, and sale of cannabis and cannabis products.

Local governments are allowed various means of oversight but may not issue outright bans on cannabis business, or limit operations in a manner beyond what is provided by state law. St. Louis County currently has a moratorium on the registration of cannabis businesses within the county which, by law, expires on December 31, 2024. While it is still unclear when the State will begin issuing licenses for cannabis businesses, the City should be prepared to go forward with registration on January 1, 2025.

In conjunction with the City Attorney and staff from other City departments, staff has completed an analysis of zoning and land use considerations related to cannabis. Zoning may be used to guide uses such as cultivation, sale, and processing into appropriate zone districts based on other similar land uses; for instance, retail sale of cannabis would be placed in areas that allow other retail uses, whereas wholesaling is appropriate in industrial areas.

Staff is recommending that a new use, industrial cannabis operations, be added to UDC Section 50-19.8 (Use Table), and a corresponding definition added in Section 50-41.9 (Definitions), to guide many of these uses to the appropriate districts of Mixed Use-Business (MU-B) and Industrial-General (I-G). Medical cannabis uses are now governed under state licenses through OCM, and no longer need separate use classifications in the zoning regulations, so these are proposed to be removed. The proposed UDC changes also include clarifications for things such as cannabis not being allowed in community gardens or urban agriculture, and craft breweries/distilleries continuing to be allowed to produce craft beverages with low-potency hemp products (such as THC beverages currently produced and sold by many local craft producers).

Per Section 50.37.3 of the UDC. Planning commission may review the proposal based on the below criteria:

1. Is consistent with the comprehensive land use plan;

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2. Is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use;
3. Is required by public necessity, convenience, or general welfare, or good zoning practice;
4. Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible.

Planning commission may recommend approval, approval with modifications or denial to city council.

Staff finds that:

- Under State Chapter 342, adult-use cannabis is legal in Minnesota, with the state providing licenses for businesses starting in 2025. It is thereby a public necessity for the City of Duluth to adopt appropriate ordinances consistent with state statute.
- In order to promote orderly development in the city, the Unified Development Chapter of the City of Duluth Legislative Code must be amended to guide where cannabis related uses can be located.
- The proposed ordinance language allows cannabis related uses in areas consistent with other similar land uses within the city, thereby implementing the comprehensive land use plan and following good zoning practice.

Staff recommends that Planning Commission recommend approval to City Council.

AN ORDINANCE AMENDING SECTIONS 50-19.8, PERMITTED USE TABLE; 50-20.2 USE SPECIFIC STANDARDS FOR PUBLIC, INSTITUTIONAL, AND CIVIC USES; 50-20.4 USE SPECIFIC STANDARDS FOR INDUSTRIAL USES; 50-41.1 DEFINITIONS "A"; 50-41.2 DEFINITIONS "B"; 50-41.4 DEFINITIONS "D"; AND 50-41.9 DEFINITIONS "I"; ALL RELATED TO ADULT-USE CANNABIS ZONING REGULATIONS

## **..Body**

### CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That Table 50-19.8 of the City of Duluth Legislative Code, Use Table, be amended to remove medical cannabis uses and add industrial cannabis operations, as shown in Attachment 1;

Section 2. That Section 50-20.2 of the City of Duluth Legislative Code, Public, institutional, and civic uses, be amended as follows:

A. Club or lodge (private).

1. In the P-1 and R-2 district, the club or lodge shall be operated by a not-for-profit civic, cultural or educational organization, and the primary activity cannot be any service that is customarily carried on as a business;
2. In the RR-1 district, any such buildings shall occupy not more than ten percent of the total area of the lot and shall be set back from all yard lines a distance of not less than two feet for each foot of building height;
3. In the RR-1, RR-2 and R-1 zone districts, the sum of all structures on the lot shall be not more than 50,000 square feet;
4. In the R-1 and R-2 zone districts, each property boundary with a lot occupied by a residential use shall be buffered with a dense urban screen;

B. ~~Medical cannabis distribution facility.~~

~~An interim use permit shall be required to operate a medical cannabis distribution facility. The maximum length of an interim use permit shall be three years. Interim use permits granted pursuant to this Section are not transferable and terminate upon sale of the facility or discontinuance of use;~~

~~In addition to the interim use permit requirements provided for under state law and Section 50-37 of the UDC, an applicant seeking to operate a medical cannabis distribution facility must submit a security plan stating how the facility will address~~

~~public health, welfare and safety concerns including, but not limited to: parking, traffic flow, security, fencing, lighting, window and door placement, landscaping, and hours of operation;~~

~~The distance limitations on location of a medical cannabis distribution facility in relation to a public or private school provided for under Minn. Stat. § 152.29, as may be amended, are incorporated herein. A medical cannabis distribution facility shall not be closer than 1,500 feet from a zoning district that allows single family, two-family, townhomes, or multi-family dwellings as a permitted use at a density of greater than one unit per five acres;~~

~~A medical cannabis distribution facility shall be setback from all property lines a minimum of 25 feet;~~

~~Medical cannabis distribution facilities are prohibited from operating drive-throughs;~~

~~Parking, design standards, and other applicable requirements under the unified development chapter for this use will be the same as for other medical or dental clinics;~~

~~C. Medical cannabis laboratory.~~

- ~~1. An interim use permit shall be required to operate a medical cannabis laboratory. The maximum length of an interim use permit shall be three years. Interim use permits granted pursuant to this section are not transferable and terminate upon sale of the facility or discontinuance of use;~~
- ~~2. In addition to the interim use permit requirements provided for under state law and Section 50-37 of the UDC, an applicant seeking to operate a medical cannabis laboratory must submit a security plan stating how the facility will address public health, welfare and safety concerns including, but not limited to: parking, traffic flow, security, fencing, lighting, window and door placement, landscaping, and hours of operation;~~
- ~~3. A medical cannabis laboratory shall be setback from all property lines a minimum of 25 feet;~~
- ~~4. Parking, design standards, and other applicable requirements under the unified development chapter for this use will be the same as for other medical or dental clinics;~~

~~D. Medical cannabis manufacturer.~~

- ~~1. An interim use permit shall be required to operate a medical cannabis manufacturing facility. The maximum length of an interim use permit shall be~~

- ~~three years. Interim use permits granted pursuant to this section are not transferable and terminate upon sale of the facility or discontinuance of use;~~
- ~~2. In addition to the interim use permit requirements provided for under state law and Section 50-37 of the UDC, an applicant seeking to operate a medical cannabis distribution facility must submit a security plan stating how the facility will address public health, welfare and safety concerns including, but not limited to: parking, traffic flow, security, fencing, lighting, window and door placement, landscaping, hours of operation, and odor produced by the manufacturing process;~~
  - ~~3. The distance limitations on location of a medical cannabis manufacturing facility in relation to a public or private school provided for under Minn. Stat. § 152.29, as may be amended, are incorporated herein. A medical cannabis manufacturer shall not be closer than 1,500 feet from a zoning district that allows single family, two family, townhomes, or multi-family dwellings as a permitted use at a density of greater than one unit per five acres;~~
  - ~~4. A medical cannabis manufacturing facility shall be setback from all property lines a minimum of 50 feet;~~
  - ~~5. No odor produced by a medical cannabis manufacturing facility shall be detectable at the manufacturer's property lines surrounding the facility;~~
  - ~~6. Parking, design standards, and other applicable requirements under the Unified Development Chapter for this use will be the same as for other medical or dental clinics;~~
- E. Medical or dental clinic.
1. In the residential districts, the clinic shall occupy 10,000 square feet or less in total floor area;
  2. In the MU-N district, the clinic shall occupy 20,000 square feet or less in total floor area;
- F. Religious assembly.
1. In the RR-1 district, any such buildings shall occupy not more than ten percent of the total area of the lot and shall be set back from all yard lines a distance of not less than two feet for each foot of building height;
  2. In the RR-1, RR-2 and R-2 zone districts, the sum of all structures on the lot shall not exceed 50,000 square feet without a special use permit. A special use permit is required for all religious assemblies in the R-1 zone districts;

3. In the R-1 and R-2 zone districts, each property boundary with a lot occupied by a residential use shall be buffered with a dense urban screen

G. School, elementary, middle or high.

1. In the RR-1, RR-2 and R-1 districts, the school shall have a curriculum similar to that ordinarily given in public schools and having no rooms regularly used for housing or sleeping purposes, except staff quarters, when located on the premises for the school;
2. In the RR-1, RR-2, R-1, R-2, MU-N and MU-C districts, any such building shall be located not less than 40 feet from any side or rear lot line;
3. Notwithstanding any lower maximum height stated in Article II, in all zone districts except the form districts, the maximum height for this use shall be 45 feet.
4. Schools shall provide sufficient off-street student drop-off and pick up areas so as to not pose a safety or traffic hazard to pedestrian or vehicles;
5. New schools, and existing schools that are remodeled or expanded where the value of improvements is greater than 50 percent of the assessed value of the existing structure(s), shall incorporate Safe Routes to School Infrastructure. This shall include safe and comfortable pedestrian and bicycle transportation to and from the nearest residential neighborhood.

Section 3. That a new set of standards, Industrial Cannabis Operations, be added to Section 50-20.4 of the City of Duluth Legislative Code, Industrial Uses, as follows:

Industrial Cannabis Operations

- All production, growing, and storage must be conducted within a fully enclosed building.
- The use must be primarily focused on production, growing, storage, and transporting; any office space must be clearly incidental to the industrial uses on the site, and any retail space is limited to 15% of the gross floor area of the building.

Section 4. That Section 50-41.1 of the City of Duluth Legislative Code, Definitions-A, be amended as follows:

Accessory agriculture roadside stand. A structure erected for the display and sale of agriculture products grown on the premises and that is subordinate to the primary residential or agricultural use of the premises.

Accessory bed and breakfast. An owner-occupied building designed as a one-family dwelling that provides no more than five guest rooms for lodging accommodations by prior arrangements for compensation. The primary residence in the building or a separate, lawfully existing building located on the same site must be occupied by the building owner on a permanent basis. It may or may not include serving of meals to guests.

Accessory boat dock, residential. A personal use boating structure, subordinate to a primary residential use of property, that is built over or floats upon the water of a lake, river, or stream, and that serves one property owner for mooring boats or as a landing place for marine transport.

Accessory caretaker quarters. A subordinate dwelling unit intended for an employee or owner who looks after or takes charge of goods or property. The unit shall be either inside or attached to a main structure by a common wall. The unit is a complete, independent living facility with provisions for cooking, eating, sanitation and sleeping.

Accessory communications tower for private use. Any structure, subordinate to a primary use of land, that is designed and constructed primarily for the purpose of supporting one or more wireless analog or digital telecommunication facilities, that is located on the ground or anchored to the ground and exceeds 24 feet in height. Such a tower may have a variety of configurations, including a monopole, a lattice tower or a guyed tower.

Accessory day care facility. A private or public establishment licensed by the state that regularly provides one or more dependents with care, training, supervision, rehabilitation or developmental guidance on a regular basis, for periods less than 24 hours a day, for gain or otherwise, as a secondary and subordinate activity to a permitted or approved special use of the property.

Accessory dwelling unit. A subordinate dwelling unit added to, created within, or detached from a one or two family dwelling, located on the same lot or parcel as a primary residential structure and owned by the same owner as the primary residential structure, and providing basic requirements for living, sleeping, cooking, eating, and sanitation, and is constructed on compliant permanent footings or foundation, with permanent connections to public sanitary sewer and water. No recreational vehicle, or structure on a chassis, shall constitute an accessory dwelling unit.

Accessory heliport. An area used or intended to be used for the landing and takeoff of helicopters that is secondary and incidental to, and is operated in support of, a permitted or approved special use on the same property, including

operations facilities, such as maintenance, loading, and unloading, storage, fueling or terminal facilities.

**Accessory home occupation.** A business or occupation incidental and subordinate to the principal residential use. All home occupations must comply with the conditions in Section 50-20.5.F. Examples include but are not limited to: artist's studio; dressmaking; accessory beauty salon or barber shop, office of a physician or dentist for consultation or emergency treatment but not for general professional practice, lawyer, engineer, architect or accountant; teaching, with instruction limited to not more than two pupils at the same time. A home occupation shall not be interpreted to include accessory bed and breakfast, restaurants or tea rooms.

**Accessory home share.** A habitable bedroom or bedrooms in an owner-occupied dwelling, offered for trade or sale, whether for money or exchange of goods or services, for periods of 29 nights or less.

**Accessory recycling collection point.** A facility used for the collection and temporary storage of empty beverage containers, aluminum, glass, paper or clothing for recycling purposes conducted totally within an enclosed structure or container, and that is accessory to a permitted or approved special use in the zone district. This definition does not include processing except for can banks that crush cans as they are deposited.

**Accessory sidewalk dining area.** An outdoor eating and drinking area that is generally associated with and subordinate to a permitted or approved special use on the same property and that is, located on a public sidewalk. This use may include removable tables, chairs, planters, or similar features and equipment.

**Accessory solar or geothermal power equipment.** Accessory uses and structures that are clearly subordinate in size and use to the primary use and structure on the property, and that are used to reduce energy consumption or to generate energy from non-fossil fuel and non-carbon dioxide emitting sources on the property. These structures and uses may include but are not limited to the following, and may be located at ground level or above or below ground unless specifically limited in this Chapter, provided that they meet all other applicable requirements of this Chapter: solar photovoltaic modules, solar thermal hot water collectors, solar arrays; and geothermal heat pumps, earth tubes, or downhole heat exchangers.

**Accessory use or structure.** A use or structure subordinate in use, area or purpose to the principal use or structure on the same lot and serving a purpose naturally and normally incidental to the principal use or structure and that is not included in a separate definition of an accessory use or structure in this Chapter. Where an accessory building is attached to the principal building in a substantial manner by a wall or a roof, it shall be considered part of the principal building.



An accessory building or use may be permitted on a lot of record that abuts or is separated by a public easement of no more than 25 feet in width to another lot or lots on which the primary use is located, provided all lots are owned by the same owner and none of the parcels are severed, legally sold, conveyed, or used without the other parcels. Examples include but are not limited to: pet houses, storage sheds, swimming pools, garages, accessory uses and structures for energy conservation and renewable energy production, and accessory structures for stormwater management and water conservation.

Accessory vacation dwelling unit. An accessory dwelling unit as defined by this Chapter that is used as a vacation dwelling unit as defined by this Chapter for periods of occupancy from 2 to 29 nights.

Accessory vacation dwelling unit, limited. A dwelling unit, as defined by this Chapter, that is an owner occupied homesteaded property, offered for trade or sale, whether for money or exchange of goods or services, for periods of no less than 2 consecutive nights and no more than 7 consecutive nights, and not exceeding 21 nights in total per year.

Accessory wind power equipment. A small scale accessory wind power generating or distribution system, that is clearly subordinate in size and use to the primary use and structure on the property, and that is used to reduce energy consumption or to generate energy from non-fossil fuel and non-carbon dioxide emitting sources on the property. Accessory wind power equipment is designed to generate no more than 10Kw of energy.

Accessory wireless antenna attached to existing structure. Any wireless service antenna located in or on the roof or upper facade of a structure that is not a telecommunications tower, such as a building, water tower, steeple, silo or utility pole.

Adjacent developed lots facing the same street. Where a dimensional standard is related to dimensions on "adjacent developed lots facing the same street" the measurement shall only include those lots that contain a primary structure and that share a side lot line with the subject property and shall not include corner lots where the primary structure faces a different street. If there is only one adjacent developed lot that fronts the same street, the measure shall refer only to the dimension on that lot. For purposes of this measurement, all contiguous lots in common ownership shall be considered as a single lot, not as separate platted lots.

Adult entertainment establishment. See definition in Chapter 5 of the City Code.

Adult bookstore. See definition in Chapter 5 of the City Code.

Agriculture, community garden. A use in which land managed by a group of individuals is used to grow food or ornamental crops, such as flowers, but not cannabis products, for donation or for use by those cultivating the land and their

households. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

Agriculture, farmers market. A recurring event, held outdoors or in another defined place, on designated days and times, where market vendors, consisting of agricultural producers, home processors, and craft producers that manufacture non-food goods by the force of their own labor, are organized for the purpose of selling their products directly to the public. A minimum of 30% of vendors shall be vendors selling food crops.

Agriculture, general. The production or keeping of livestock, dairy animals, dairy products, poultry or poultry products, fur-bearing animals, horticultural or nursery stock, fruit, vegetables, forage, grains, timber, trees, cannabis products, or bees and apiary products. This definition includes all activities listed under “agriculture, urban.”

Agriculture, urban. An establishment where food or ornamental crops are grown that includes, but is not limited to, growing on the ground, on a rooftop or inside a building, aquaponics, and aquaculture. This does not include cultivation of cannabis products.

Airport boundary. Those lands including the property owned by the city, state, and the United States, and their respective political subdivisions, that are used for aeronautical purposes and are contiguous with the runway and building area facilities. The Duluth International Airport boundaries are illustrated in the Airport Property Map of the approved set of Airport Layout Plans on file in the offices of the Duluth Airport Authority. The Sky Harbor Municipal Airport boundaries are illustrated on Exhibit 50-18.2-2.

Airport elevation. Any structure, object of natural growth, or use of land, which obstructs the air space required for the flight of aircraft in landing or taking off at any airport or restricted landing area or is otherwise hazardous to such landing or taking off. (Minn. Stat. 360.013)

Airport hazard. Any structure, tree, or use of land that obstructs the air space required for, or is otherwise hazardous to, the flight of aircraft in landing or taking off at the airport; and any use of land that is hazardous to persons or property because of its proximity to the airport.

Airport and related facilities. An area of land that is used or intended for the landing and takeoff of aircraft, and includes its buildings and facilities, if any. Accessory uses may include but are not limited to: car rental, aircraft servicing, fueling, or leasing, private aviation clubs or associations, and hotels. The Duluth International Airport lands located in Sections 1, 2, 3, 11, 12, Township 50, Range 15; Section 6, Township 50, Range 14; and Section 31, Township 51, Range 14

that is used, or intended for use, for the landing and take-off of aircraft, and any appurtenant areas that are used, or intended for use, for airport buildings or other airport facilities or rights of way, together with all airport buildings and facilities located thereon.

**Airport Safety Zone.** An area subject to land use zoning controls adopted under Minnesota Statutes sections 360.061 to 360.074 if the zoning controls regulate (1) the size or location of buildings, or (2) the density of population. (Minn. Stat. 394.22, Subd. 1(a)).

**Airport Zoning Map of the Duluth International Airport.** The Duluth International Airport Zoning Map prepared by RS&H, and adopted and attached as Exhibit C of the Duluth International Airport Zoning Ordinance.

**Alley.** A dedicated public right-of-way not more than 30 feet wide affording a secondary means of access to abutting property and not intended for general traffic circulation.

**Alley line.** The established side line of an alley easement.

**Antenna.** A system of electrical conductors that transmit or receive electromagnetic waves or radio frequency or other wireless signals.

**Apartment.** A part of a building consisting of a room or suite of rooms intended, designed or used as a residence by an individual or a one-family, including full cooking and bathroom facilities for individual use.

**Apartment hotel.** A building designed for or containing not less than 20 apartments, individual guest rooms or suites and in which may be furnished services ordinarily furnished by hotels, such as drugstores, tea room, barbershop, cigar and newsstands when such uses are located entirely within the building with no separate entrance from the street, and having no sign or display visible from the outside of the building indicating the existence of such use.

**Artisan production shop.** A building or portion thereof used for the creation of original handmade works of art or craft items by no more than six artists or artisans, either as a principal or accessory use, where the facility includes an area for retail of the art/craft items being produced.

**Artisan studio.** A building or portion thereof used for the creation of original handmade works of art or craft items by no more than three artists or artisans, either as a principal or accessory use, where the facility includes an area for retail of the art/craft items being produced.

**Automobile and light vehicle sales, rental, or storage.** The sale, display, lease, rental, or storage of light motor vehicles, including automobiles, vans, light trucks, light trailers, boats, and recreational vehicles. This shall not include salvage operations, scrap operations, vehicle impound yards, or commercial parking lots available for short-term use.

Automobile, repair. An establishment engaged in performing repairs of, automobiles, light vehicles, and small engines. Repair may include all activities or repair or servicing of automobiles allowed in “automobile service”, rebuilding or reconditioning of passenger automobiles, body, frame or fender straightening, dent repair, replacement or repair, painting or rust-proofing, or other similar repair or servicing of automobiles. Such work excludes commercial wrecking or dismantling, scrap/salvage yards, tire recapping and truck-tractor repair.

Automobile, service. An establishment engaged in performing servicing of automobiles, light vehicles, and small engines. Service may include muffler replacement, oil changing and lubrication, tire repair and replacement except tire recapping, wheel alignment, brake repair, suspension repair, transmission repair and replacement, flushing of radiators, servicing of air conditioners, audio installation, detailing, and other similar activities of light repair or servicing of automobiles. This shall not include car washes, retail sale of automotive supplies, tires, or parts unrelated to repairs being performed on the premises, the retreading or vulcanizing of tires, filling stations, or convenience stores that sell gasoline or lubricating oil.

Automobile and light vehicle impound lot. 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.

Average lot depth. The average of the lengths of the two side lot lines of a platted lot. In the case of flag lots (lots where the buildable portion of the lot is connected to a public street by an access or driveway 20 feet wide or less), the length of the access or driveway portion of the lot shall be ignored in measuring either side lot line.

Section 5. That Section 50-41.2 of the City of Duluth Legislative Code, Definitions-B, be amended as follows:

Bank. An establishment that provides retail banking, mortgage lending, and financial services to individuals and businesses, and including check-cashing facilities. Accessory uses may include automatic teller machines, offices, and parking.

Basement. Any area of a structure, including crawl spaces, having its floor or base subgrade below ground level on all four sides, regardless of the depth of excavation below ground level.

Bed and breakfast. A building designed as a one-family dwelling and operated as a primary use of land containing habitable units providing up to 12 guest rooms of lodging accommodations by prior arrangements, for compensation. It

may or may not include serving of meals to guests and the general public, and the operator need not live inside the dwelling.

Block. An area of land enclosed by four public or dedicated private streets, or by a combination of public or dedicated private streets and a railroad right-of-way or a natural feature such as a lake shore, riverfront or stream.

Block face. All lots abutting both sides of a street (street A) between the nearest two streets that intersect street A.

Bluff. A topographic feature such as a hill, cliff, or embankment having all of the following characteristics:

A. Part or all of the feature is located in a shoreland area;

B. The slope rises at least 25 feet above the Ordinary High Water level of the water body or bottom of the bluff;

C. The grade of the slope from the toe of the bluff to the top of the bluff averages 30 percent or greater.

Bluff, bottom of. The ordinary high water level or the lower point of a horizontal ten foot segment with an average slope exceeding 18 percent.

Bluff, top of. The higher point of a horizontal ten feet segment with an average slope exceeding 18 percent.

Bluff impact zone. A bluff and land located within 20 feet of a bluff.

Bluff line. The designation of a line to administratively divide the city as above or below the escarpment for purposes of requiring stormwater detention for future development.

Boathouse. A structure designed and used solely for the storage of boats or boating equipment and that is not used for human habitation. Any door or opening exceeding 40 inches in width in a boathouse shall face the water.

Brewery, craft, small. A facility with a capacity to manufacture 3,500 or fewer barrels of alcoholic and nonalcoholic malt liquor, as well as other craft beverages such as hemp beverage products, in a calendar year. A small craft brewery is one that contains less than 7,000 square feet of gross floor area. This definition excludes small breweries operated in conjunction with a bar or restaurant defined herein as an accessory use.

Brewery, craft, large. A facility with a capacity to manufacture more than 3,500 barrels of alcoholic and nonalcoholic malt liquor, as well as other craft beverages such as hemp beverage products, in a calendar year. A large craft brewery is one that contains 7,000 square feet or more of gross floor area.

Buffer area. A strip of land with natural or planted vegetation located between a structure and a side or rear property line intended to separate and partially obstruct the view of two adjacent land uses or properties from one another. A buffer area may include any required screening for the site.

Buffer, naturally vegetative. Land that is used to protect adjacent lands and waters from development and more intensive land uses. The land is kept in a natural state of trees, shrubs, and low ground cover and understory of plants and functions to filter runoff, control sediment and nutrient movement, and protect fish and wildlife habitat.

Build-to zone. The maximum horizontal distance, or a range of maximum horizontal distances, between a front lot line and a building or structure required by this Chapter.

Building. Any structure designed or built for the support, enclosure, shelter or protection of persons, animals, chattels or property of any kind, and when separated by party or division walls without openings, each portion of such building so separated shall be deemed a separate building.

Building material sales. An establishment engaged in the storage, distribution, and sale of building materials such as lumber, brick, tile, cement, insulation, floor covering, lighting, plumbing supplies, electrical supplies, cabinetry and roofing materials. Accessory uses may include repair or delivery services and outside sale of plants and gardening supplies.

Bulk storage not listed elsewhere. An establishment engaged in the storage of oils, lubricants, grains, mineral products or other commodities not listed separately as specific types of warehousing, wholesaling or storage.

Bus or rail transit station. A facility or structure where bus transit or rail transit vehicles stop to provide transportation services to the public. Accessory uses can include convenience retail or restaurants.

Business, art, or vocational school. A school, other than a college, that provides specialized training and education beyond the high school level, principally in the business, commercial or vocational arts, that does not provide lodging or dwelling units for students or faculty, and that has programs that typically result in the awarding of a certificate.

Business park support services. An establishment primarily engaged in rendering services to business establishments on a fee or contract basis, such as advertising and mailing, consulting services, protective services, equipment rental, leasing and financial services. Uses must be incidental to and supportive of business park uses and shall not include activities that are primarily retail in nature and devoted to the sale of consumer goods.

Section 6. That Section 50-41.4 of the City of Duluth Legislative Code, Definitions-D, be amended as follows:

**Data center.** An establishment primarily involved in the compiling, storage, conversion or analysis and maintenance of documents, records, and other types of information in digital form.

**Daycare facility.** A facility that provides accommodations for persons of any age who receive custodial care for less than 24 hours by individual other than parents or guardians, relatives by blood, marriage, or adoption, and in a place other than the home of the person cared for.

**Decorative fence.** A powder coated steel fence, solid core ornamental fence, decorative wood fence, or fence of similar construction or appearance, but not including a snow fence, chain link or highway guard rail.

**Demolition debris.** Solid waste resulting from the demolition of buildings, roads and other man-made structures including concrete, brick, bituminous concrete, untreated wood, masonry, glass, trees, rock and plastic building parts. It does not include asbestos wastes, appliances, furniture or household refuse.

**Dense urban screen.** Continuous screening wall, berm, fence, or row of planting at least six feet tall, with screening material designed to provide 75 percent opacity one year after planting along the full required height and length of the screening buffer.

**Design storm.** A rainfall event used in the analysis and design of drainage facilities. See the engineering guidelines for the current rainfall data.

**Detention.** The temporary storage of drainage water.

**Deteriorated.** A building or component of a building shall be deemed to have deteriorated when its function has been so impaired by natural forces including but not limited to weathering or decay that it needs to be replaced to restore its functionality.

**Developable area.** All land within a zone district not occupied by streets and public rights-of-way.

**Development.** The construction of a building or structure, any clearing, grading, excavation or other movement of land, or the division of a parcel of land into two or more parcels. Within flood plain districts, development is defined as any manmade change to improved or unimproved real estate, including but not limited to: buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

**Diameter at breast height (DBH).** The primary method of measuring the diameter of a tree trunk. Diameter is measured in inches 54 inches above the ground. If the tree splits into multiple trunks at a height below 54 inches, but above the ground, the diameter is measured at the highest point beneath the split.

**Direct illumination.** Illumination by light sources that are effectively visible, either directly or through a translucent material, as a part of the sign and illuminating outward.

Discharge. The discharge of any pollutant into the waters of the state from any point source.

Discharge rate. The rate at which drainage water is released from a specific site and expressed as a volume per unit of time, such as cubic feet per second.

Discharge volume. The volume of drainage water discharged from a site from a single rainfall event, expressed as cubic feet or acre-feet.

Distillery, craft. A facility that manufactures distilled spirits, as defined by Minn. Stat. § 340A.301, as well as other craft beverages such as hemp beverage products, with a capacity to manufacture 40,000 or fewer proof gallons in a calendar year. A small craft distillery is one that contains less than 7,000 square feet of gross floor area. A large craft distillery is one that contains 7,000 square feet or more of gross floor area.

District. Any section of the city within which the zoning regulations are uniform.

DNR. Minnesota department of natural resources.

Drainage basin. The tributary area through which drainage water is collected, regulated, transported and discharged to receiving waters.

Drainage system. Any system that conveys stormwater or surface water including sewers culverts, ditches, and swales.

Drainage water. Stormwater, snow melt, surface and irrigation water, water from footing drains and sump pumps or other drains approved by the city.

Drip line. A vertical line extending from the outermost edge of a tree's canopy to the ground.

Dry cleaning or laundry plant. An establishment where laundry or dry cleaning is performed in bulk and primarily for commercial and institutional customers. This use does not include facilities where the public drops off or picks up dry cleaning or laundry that is cleaned off-site.

Duluth Airport Authority ("DAA"). A political subdivision of the State of Minnesota established pursuant to Minnesota Laws of 1969, Chapter 577 for the purpose of controlling and managing City of Duluth airport facilities. DAA has the exclusive power to receive, control, and order the expenditure of any and all moneys and funds in the control and management of the City of Duluth airport facilities.

Duluth International Airport Joint Airport Zoning Board ("JAZB"). The joint airport zoning board established pursuant to the authority conferred by Minnesota Statutes Sections 360.061-360.074 comprised of appointed representatives of the St. Louis County, City of Duluth, City of Hermantown, Canosia Township, and the City of Rice Lake.

Dwelling. Any building or portion of a building that is designed for or used for residential purposes and provides basic requirements for living, sleeping, cooking, eating, and sanitation, and is constructed on compliant and permanent footings or foundation, with permanent connections to public sanitary sewer and



water. No recreational vehicle, or structure on a chassis, shall constitute a dwelling, except as allowed and provided for in manufactured home parks or recreational vehicle parks.

Dwelling unit. A habitable unit in a dwelling providing sleeping, cooking, eating, living and sanitation facilities designed for and occupied by one family only, occupied by the owner or by another family for periods of occupancy exceeding one week, and that is physically separated from any other habitable unit that may be located in the same building.

Dwelling unit, efficiency. A dwelling unit in a multi-family, townhouse, or two-family dwelling, which is not an accessory dwelling unit, and which consists of one principal room, exclusive of bathroom, kitchen, hallway, closets or dining alcove directly off the principal room, providing that such dining alcove does not exceed 125 square feet in area.

Dwelling, cottage. A one-family dwelling unit which does not include any accessory dwelling units, and providing basic requirements for living, sleeping, cooking, eating, and sanitation, constructed on compliant footings or foundation, with permanent connections to public sanitary sewer and water, and which is located within a cottage housing development. No recreational vehicle, or structure on a chassis, shall constitute a cottage dwelling. A dwelling, cottage, must contain at least 200 square feet of enclosed space, but may not exceed 1200 square feet.

Dwelling, live-work. A dwelling unit containing an integrated living and working space that is intended to function predominately as business workspace with incidental residential use. The unit typically has a store-front, with the workspace, public display area, or show-room on the ground floor of the unit and the majority of the residence located either on the upper floor if there are two floors, or the back of the unit if there is only one floor.

Dwelling, multi-family. A building containing three or more dwelling units, none of which are accessory dwelling units, that is not a townhouse.

Dwelling, one-family. A building containing one dwelling unit designed for exclusive occupancy by one family and occupied exclusively by one family, except that the structure may also contain an accessory dwelling unit where expressly authorized, and that is constructed on compliant and permanent footings or foundation. This definition includes a manufactured or modular home that meets this definition and the requirements of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sections 5401 et. seq.).

Dwelling, townhouse. A structure containing three to eight dwelling units, none of which are accessory dwelling units, each sharing two vertical party or division

walls, except that each end unit will have a single party or division wall, with no dwelling units sharing a common horizontal surface.

Dwelling, two-family. A building containing two dwelling units, neither of which is an accessory dwelling unit, designed for exclusive occupancy by two families and occupied exclusively by two families. A twin home is a two-family dwelling where each unit shares a common vertical wall and where a side lot line exists on the common wall extending to the front and rear lot lines, but is on two separate lots.

Section 7. That Section 50-41.9 of the City of Duluth Legislative Code, Definitions-I, be amended as follows:

Impaired waters. Those streams, rivers and lakes that currently do not meet their designated use classification and associated water quality standards under the federal Clean Water Act.

Impervious surface. A constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities or at an increased rate than prior to development. Examples include but are not limited to: conventional roofs, concrete/bituminous surfaces, stone pavers and gravel surfaces.

Indirect illumination. Illumination that is derived from light sources that are not visible to intended viewers of the sign but which illuminate the sign by being directed at the sign's reflective face.

Indoor entertainment facility. A facility providing entertainment or recreation activities where all activities take place within enclosed structures, but not including a theater or a convention or event center. Examples include but are not limited to: bowling alleys, trampoline centers, video arcades, climbing wall centers, paintball or laser tag centers.

Industrial Cannabis Operations. A facility used for adult-use cannabis production that could include manufacturing, wholesaling, and/or indoor cultivation of cannabis and hemp.

Industrial support services. A facility or area where industrial services such as heating, ventilation, cooking and refrigeration supplies, motion picture production, plumbing supplies, 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.

Industrial stormwater permit. A national pollutant discharge elimination system (NPDES) permit issued to a commercial industry or group of industries that regulates the pollutant levels associated with industrial stormwater discharges or specifies on-site pollution control strategies.

Industrial use. The use of land or buildings for the production, manufacture, warehousing, storage, or transfer of goods, products, commodities or other wholesale items.

Infill development. Land development that occurs within designated areas based on local land use, watershed, or utility plans where the surrounding area is generally developed, and where the site or area is either vacant or has previously been used for another purpose.

Infiltration. The process of percolating stormwater into the subsoil.

Infiltration facility. Any structure or device designed to infiltrate retained water to the subsurface. These facilities may be above grade or below grade.

Institution. An established organization or foundation, especially one dedicated to education, medicine, public service, or culture, or an organization founded for a specific purpose, such as a hospital, synagogue, college, service club, or charitable entity.

Institutional support use. An establishment primarily engaged in rendering services to institutions on a fee or contract basis, such as advertising and mailing, consulting services, protective services, equipment rental, leasing and financial services. Uses must be incidental to and supportive of institutional uses and shall not include activities that are primarily retail in nature and devoted to the sale of consumer goods.

Interim outdoor living site. An interim outdoor living site is a facility that provides short-term, temporary shelter, such as an outdoor encampment, temporary small houses, or overnight parking lot, and which typically does not require payment of monetary charges.

**TABLE 50-19.8: USE TABLE, REVISED MAR 2023**

P: Permitted Use I: Interim Use U: Permitted Only in Upper Stories (Form Dist.) 1, 2, 3, as per table 50-19.1	Residential						Mixed Use					Form									Special				Use Specific Standards		
	R-C	RR-1	RR-2	R-1	R-2	R-P	MU-N	MU-C	MU-I	MU-B	MU-W	MU-P	F-1	F-2	F-3	F-4	F-5	F-6	F-7	F-8	F-9	I-G	I-W	P-1		AP	
<b>RESIDENTIAL USES</b>																											
<b>Household Living</b>																											
Dwelling, one-family	P	P	P	P	P	P <sup>3</sup>	P					P <sup>3</sup>	P	P	P	P	P	P	P	P	P						50-20.1.A
Dwelling, two-family				P	P	P <sup>3</sup>	P					P <sup>3</sup>	P	P	P	P	P	P	P	P	P						50-20.1.A
Dwelling, townhouse				S	P <sup>2</sup>	P <sup>3</sup>	P <sup>2</sup>				P <sup>1</sup>	P <sup>3</sup>														50-20.1.B	
Dwelling, multi-family					P <sup>2</sup>	P <sup>3</sup>	P <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>		P <sup>1</sup>	P <sup>3</sup>	P	P	P	P	P	P	P	P	P						50-20.1.C
Dwelling, live-work							P <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>		P <sup>1</sup>	P <sup>3</sup>	P	P	P	P	P	P		P	P						
Manufactured home park				S	S <sup>2</sup>	P <sup>3</sup>	S <sup>2</sup>																				50-20.1.F
Cottage home park		S	S	S	S <sup>2</sup>	P <sup>3</sup>	S <sup>2</sup>																				50-20.1.G
<b>Group Living</b>																											
Co-housing facility				S	S <sup>2</sup>	P <sup>3</sup>	P <sup>2</sup>					P <sup>3</sup>															
Interim outdoor living site	I	I	I	I	I	I <sup>3</sup>	I	I	I	I	I	I <sup>3</sup>	I	I	I	I	I	I	I	I	I	I	I				50-20.1.I
Residential care facility/assisted living (6 or fewer )		P	P	P	P <sup>2</sup>	P <sup>3</sup>	P <sup>2</sup>					P <sup>3</sup>	P	P	P	P	P	P	P	P	P						50-20.1.D
Residential care facility/assisted living (7 or more)				S	P <sup>2</sup>	P <sup>3</sup>	P <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>		P <sup>1</sup>	P <sup>3</sup>	P	P	P	P	P	P	P	P	P						50-20.1.D
Rooming house					S <sup>2</sup>		P <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>		P <sup>1</sup>	P <sup>3</sup>	P	P	P	P	P	P	P	P	P						50-20.1.E
Sober house (6 or fewer)				P	P <sup>2</sup>	P <sup>3</sup>	P <sup>2</sup>					P <sup>3</sup>	P	P	P	P	P	P	P	P	P						50-20.1.H
Sober house (7 or more)					S <sup>2</sup>	P <sup>3</sup>	S <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>			P <sup>3</sup>	P	P	P	P	P	P	P	P	P						50-20.1.H



**TABLE 50-19.8: USE TABLE, REVISED MAR 2023**

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	R-C	RR-1	RR-2	R-1	R-2	R-P	MU-N	MU-C	MU-I	MU-B	MU-W	MU-P	F-1	F-2	F-3	F-4	F-5	F-6	F-7	F-8	F-9	I-G	I-W	P-1		AP	
<b>COMMERCIAL USES</b>																											
<b>Agriculture and Animal-Related</b>																											
Agriculture, community garden	P	P	P	P	P		P <sup>2</sup>	P	P																		50-20.3.B
Agriculture, farmers market			S		S <sup>2</sup>		S <sup>2</sup>	S	S		S	P <sup>3</sup>															50-20.3.B
Agriculture, general	P	P																									50-20.3.B
Agriculture, urban			P	S	S <sup>2</sup>	P <sup>3</sup>	S <sup>2</sup>	S	S																		50-20.3.B
Kennel	S	S						S	S	P		P <sup>3</sup>	S	S	S	S	S	S	S	S							50-20.3.T
Riding stable	S	S	S			P <sup>3</sup>					S													S			
Veterinarian or animal hospital	S	S			P <sup>2</sup>	P <sup>3</sup>	P <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>	P	P <sup>1</sup>	P <sup>3</sup>	P	P	P	P	P	P									50-20.3.T
<b>Food, Beverage and Indoor Entertainment</b>																											
Adult entertainment establishment																							P				50-20.3.A
Convention or event center								P <sup>1</sup>		P	P <sup>1</sup>	P <sup>3</sup>				P	P		P	P	P						50-20.3.H
Indoor entertainment facility								P <sup>1</sup>		P	P <sup>1</sup>	P <sup>3</sup>		P		P	P		P	P	P						
Restaurant (less than 5,000 sq. ft.)					S <sup>2</sup>	S <sup>3</sup>	S <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>	P	P <sup>1</sup>	S <sup>3</sup>	P	P	P	P	P	P	P	P	P						50-20.3.Q
Restaurant (5,000 sq. ft. or more)						S <sup>3</sup>		P <sup>1</sup>	P <sup>1</sup>	P	P <sup>1</sup>	S <sup>3</sup>	P	P	P	P	P	P	P	P	P						50-20.3.Q
Theater							S <sup>2</sup>	P <sup>1</sup>			P <sup>1</sup>	P <sup>3</sup>		P	P	P	P		P	P	P						
<b>Lodging</b>																											
Hotel or motel							S <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>	P	P <sup>1</sup>	P <sup>3</sup>		P		P	P		P	P	P						
Bed and breakfast				S	P <sup>2</sup>	P <sup>3</sup>	P <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>	P	P <sup>1</sup>	P <sup>3</sup>		P		P		P									50-20.3.F
Seasonal camp or cabin	S	S	S			P <sup>3</sup>					P <sup>1</sup>													S			50.20.3.S
Vacation dwelling unit		I	I	I	I <sup>2</sup>	I <sup>3</sup>	I <sup>2</sup>						I	I	I	I	I	I	I	I	I						50-20.3.U

**TABLE 50-19.8: USE TABLE, REVISED MAR 2023**

P: Permitted Use I: Interim Use U: Permitted Only in Upper Stories (Form Dist.) 1, 2, 3, as per table 50-19.1	Residential						Mixed Use					Form									Special				Use Specific Standards	
	R-C	RR-1	RR-2	R-1	R-2	R-P	MU-N	MU-C	MU-I	MU-B	MU-W	MU-P	F-1	F-2	F-3	F-4	F-5	F-6	F-7	F-8	F-9	I-G	I-W	P-1		AP
<b>Offices</b>																										
Bank							S <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>	P	S	P <sup>3</sup>	P	P	P	P	P	P	P	P	P					50-20.3.E
Office					S <sup>2</sup>		P <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>	P	P <sup>1</sup>	P <sup>3</sup>	P	P	P	P	P	P	P	P	P					50-20.3.M
Data center							S <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>	P	S	P <sup>3</sup>	U	U	U	U	U	U	U	U	U	P				
<b>Outdoor Recreation &amp; Entertainment</b>																										
Golf course		S	S			P <sup>3</sup>																		P		
Marina or yacht club											P <sup>1</sup>											S	S			
Recreational vehicle park	S	S	S			P <sup>3</sup>					S												S			50.20.3.P
Other outdoor entertainment or recreation use not listed		S						S		S	S															50.20.3.N
<b>Personal Services</b>																										
Business park support services										P		P <sup>3</sup>														
Commercial support services							S <sup>2</sup>	P <sup>1</sup>		P																
Preschool		S	S	S	P <sup>2</sup>	P <sup>3</sup>	P <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>	S	P <sup>1</sup>	P <sup>3</sup>	P	P	P	P	P	S	P	S					50-20.3.I	
Daycare facility, small (14 or fewer)	P	P	P	P	P <sup>2</sup>	P <sup>3</sup>	P <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>	S	P <sup>1</sup>	P <sup>3</sup>	P	P	P	P	P	P	P	P	P				50-20.3.I	
Daycare facility, large (15 or more)		S	S	S	S <sup>2</sup>	P <sup>3</sup>	P <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>	S	P <sup>1</sup>	P <sup>3</sup>	P	P	P	P	P	S	P	S				50-20.3.I		
Funeral home or crematorium					S <sup>2</sup>		S <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>	P		P <sup>3</sup>		P		P					P					
Mini-storage facility or self-service storage facility		S						S <sup>1</sup>		P						P		P	P		P	P			50-20.3.L	
Personal service and repair, small (less than 10,000 sq. ft.)					S <sup>2</sup>	P <sup>3</sup>	P <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>	P	P <sup>1</sup>	P <sup>3</sup>	P	P	P	P	P	P	P	P	P					
Personal service and repair, large (10,000 sq. ft. or more)							S <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>	P	P <sup>1</sup>	P <sup>3</sup>		P		P		P			P					

**TABLE 50-19.8: USE TABLE, REVISED MAR 2023**

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	R-C	RR-1	RR-2	R-1	R-2	R-P	MU-N	MU-C	MU-I	MU-B	MU-W	MU-P	F-1	F-2	F-3	F-4	F-5	F-6	F-7	F-8	F-9	I-G	I-W	P-1		AP
<b>Retail Sales</b>																										
Adult bookstore																							P			Chapter 5
Building materials sales								S <sup>1</sup>		P	P <sup>3</sup>														50-20.3.G	
Garden material sales		S						P <sup>1</sup>			P <sup>3</sup>				P											
Grocery store, small (less than 15,000 sq. ft.)					S <sup>2</sup>	P <sup>3</sup>	P <sup>2</sup>	P <sup>1</sup>			P <sup>1</sup>	P <sup>3</sup>		P		P	P	P	P	P					50-20.3.K	
Grocery store, large (15,000 sq. ft. or more)								P <sup>1</sup>				P <sup>3</sup>													50-20.3.K	
Retail store not listed, small (less than 15,000 sq. ft.)					S <sup>2</sup>	P <sup>3</sup>	P <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>		P <sup>1</sup>	P <sup>3</sup>	P	P	P	P	P	P	P	P	P				50-20.3.R	
Retail store not listed, large (15,000 sq. ft. or more)								P <sup>1</sup>			P <sup>1</sup>	P <sup>3</sup>		P		P	P		P	P					50-20.3.R	
<b>Vehicle Related</b>																										
Automobile and light vehicle, service							S <sup>2</sup>	P <sup>1</sup>		P		P <sup>3</sup>		P		P	P	P				P			50-20.3.C	
Automobile and light vehicle, repair								P <sup>1</sup>		P <sup>1</sup>		P <sup>3</sup>										P			50-20.3.C	
Automobile and light vehicle sales, rental, or storage								P <sup>1</sup>		P												P			50-20.3.D	
Automobile and light vehicle impound lot								S <sup>1</sup>		P <sup>1</sup>		P <sup>3</sup>										P			50-20.3.V	
Car wash (primary use)							S <sup>2</sup>	P <sup>1</sup>		P <sup>1</sup>		P <sup>3</sup>													50-20.3.W	
Filling station (small)					S <sup>2</sup>	P <sup>3</sup>	S <sup>2</sup>	P <sup>1</sup>		P	P <sup>1</sup>	P <sup>3</sup>		P		P	P	P				P	P	50-20.3.J		
Filling station (large)								P <sup>1</sup>		P	P <sup>1</sup>	P <sup>3</sup>		P		P	P	P				P	P	50-20.3.J		
Parking lot (primary use)					S		S <sup>2</sup>	P <sup>1</sup>	P <sup>1</sup>	P	P <sup>1</sup>	P <sup>3</sup>	S	S	S	S	S	S		S	S	P	P	50.20.3.O		
Parking structure								P <sup>1</sup>	P <sup>1</sup>	P	P <sup>1</sup>	P <sup>3</sup>					S		S			P	P	50.20.3.O		
Truck or heavy vehicle sales, rental, repair or storage										P												P				



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	R-C	RR-1	RR-2	R-1	R-2	R-P	MU-N	MU-C	MU-I	MU-B	MU-W	MU-P	F-1	F-2	F-3	F-4	F-5	F-6	F-7	F-8	F-9	I-G	I-W	P-1		AP
<b>INDUSTRIAL USES</b>																										
<b>Industrial Service</b>																										
Contractor's shop and storage yard										P		P <sup>3</sup>					P					P	P			50-20.4.B
Dry cleaning or laundry plant										P												P				
Research laboratories									P <sup>1</sup>	P		P <sup>3</sup>										P	P			
Industrial support services										P												P	P			
<b>Manufacturing and Mining</b>																										
Manufacturing, craft, artisan production shop or artisan studio							P <sup>2</sup>	P		P			P	P	P	P	P	P	P	P	P					50-20.4.F
Manufacturing, craft, brewery or distillery								P		P					P	P	P	P	P	P		P			50-20.4.F	
Manufacturing, light									P <sup>1</sup>	P		P <sup>3</sup>					P					P			50-20.4.G	
Manufacturing, heavy																						P				
Manufacturing, hazardous or special																						S			50-20.4.H	
Mining, extraction and storage		S																				S	S		50-20.4.I	
Water-dependent manufacturing, light or heavy																							P			
<b>Transportation-Related</b>																										
Airport and related facilities	S																					P			P	50-20.4.A
Railroad yard or shipyard and related facilities																						P	P			
Truck freight or transfer terminal										P												P	P			
<b>Utilities</b>																										
Electric power or heat generation plant																						P	P			
Electric power transmission line or substation	S	S	S	S	S <sup>2</sup>	P <sup>3</sup>	S <sup>2</sup>	S	S	S	S	P <sup>3</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S	50-20.4.C
Major utility or wireless telecommunication facility	S	S	S	S	S <sup>2</sup>	P <sup>3</sup>	S <sup>2</sup>	S	S	S	S	P <sup>3</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S	50-20.4.E
Radio or television broadcasting tower		S								S												S	S			50.20.4.J
Solar, geothermal or biomass power facility (primary use)	S	S	S			P <sup>3</sup>	S	S	P		P <sup>3</sup>										P	S	S	S		

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	R-C	RR-1	RR-2	R-1	R-2	R-P	MU-N	MU-C	MU-I	MU-B	MU-W	MU-P	F-1	F-2	F-3	F-4	F-5	F-6	F-7	F-8	F-9	I-G	I-W	P-1		AP					
Water or sewer pumping stations/reservoirs	S	S	S	S	S <sup>2</sup>	P <sup>3</sup>	S <sup>2</sup>	S	S	S	S	P <sup>3</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S						
Water or sewer treatment facilities																							P	P							
Wind power facility (primary use)		S							S	S													P	S							50-20.4.N
<b>Waste and Salvage</b>																															
Junk and salvage services																							S	S							50.20.4.D
Recycling collection point (primary use)								S	S	S													P	P							
Solid waste disposal or processing facility		S								S													S	S							50-20.4.K
<b>Wholesale Distribution and Storage</b>																															
Storage warehouse										P							P						P								50.20.4.L
Wholesaling										P							P						P								50-20.4.M
Bulk storage not listed elsewhere																							P								
Water-dependent bulk storage or wholesaling not listed elsewhere																								P							
<b>Industrial Cannabis</b>																															
<u>Industrial Cannabis Operations</u>										<u>P</u>													<u>P</u>								





**TABLE 50-19.8: USE TABLE, REVISED MAR 2023**

P: Permitted Use    S: Special Use I: Interim Use      A: Accessory Use U: Permitted Only in Upper Stories (Form Dist.) 1, 2, 3, as per table 50-19.1	Residential						Mixed Use					Form									Special				Use Specific Standards											
	R-C	RR-1	RR-2	R-1	R-2	R-P	MU-N	MU-C	MU-I	MU-B	MU-W	MU-P	F-1	F-2	F-3	F-4	F-5	F-6	F-7	F-8	F-9	I-G	I-W	P-1		AP										
Lakefront Corridor Building																										P										
Corridor Building III																															P					
Cottage Commercial I														P					P																	
Cottage Commercial II																P																				
Iconic Building														P		P	P	P												P						