



Planning & Development Division
Planning & Economic Development Department

Room 160
411 West First Street
Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

Date: April 5, 2021
To: Heritage Preservation Commission and Planning Commission
From: Steven Robertson, Senior Planner
RE: Proposed UDC Text Amendments Related to Allowed Uses in R-2

The purpose state of the R-2 district, as shown in 50-14.6, is “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”.

The UDC currently allows Office and Retail, Small (less than 15,000 square feet) as special uses in the R-2 district; these have been allowed in the R-2 since 2011. Planning staff are recommending that the permitted use table be amended to also allow Personal Service and Repair, Small (less than 10,000 square feet) and Grocery Store, Small (less than 15,000 square feet) as special uses in the R-2. Staff believe that these two new uses are in accord with the purpose statement of the R-2 district, and have similar traffic generation, off-street parking needs, and hours of operation as Retail, Small and Office. Staff recommend that 50-19.8 be amended as shown in the attached document.

TABLE 50-19.8: USE TABLE, REVISED JAN 2020

	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	
Offices																										
Bank							S ²	P ¹	P ¹	P	S	P ³	P	P	P	P	P	P	P	P	P					50-20.3.E
Office					S ²		P ²	P ¹	P ¹	P	P ¹	P ³	P	P	P	P	P	P	P	P	P					50-20.3.M
Data center							S ²	P ¹	P ¹	P	S	P ³	P	P	P	P	P	P	P	P	P	P				
Outdoor Recreation & Entertainment																										
Golf course		S	S			P ³																		P		
Marina or yacht club											P ¹											S	S			
Recreational vehicle park	S	S	S			P ³					S												S			50.20.3.P
Other outdoor entertainment or recreation use not listed		S						S		S	S															50.20.3.N
Personal Services																										
Business park support activities										P		P ³														
Preschool		S	S	S	P ²	P ³	P ²	P ¹	P ¹	S	P ¹	P ³	P	P	P	P	P	P	S	P	S					50-20.3.I
Daycare facility, small (14 or fewer)	P	P	P	P	P ²	P ³	P ²	P ¹	P ¹	S	P ¹	P ³	P	P	P	P	P	P	P	P	P					50-20.3.I
Daycare facility, large (15 or more)		S	S	S	S ²	P ³	P ²	P ¹	P ¹	S	P ¹	P ³	P	P	P	P	P	P	S	P	S					50-20.3.I
Funeral home or crematorium					S ²		S ²	P ¹	P ¹	P		P ³		P		P		P				P				
Mini-storage facility or self-service storage facility		S								P							P		P	P		P	P			50-20.3.L
Personal service and repair, small (less than 10,000 sq. ft.)					S ²	P ³	P ²	P ¹	P ¹	P	P ¹	P ³	P	P	P	P	P	P	P	P	P					
Personal service and repair, large (10,000 sq. ft. or more)							S ²	P ¹	P ¹	P	P ¹	P ³		P		P		P		P		P				

TABLE 50-19.8: USE TABLE, REVISED JAN 2020

	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	
Retail Sales																										
Adult bookstore																						P				Chapter 5
Building materials sales								S		P		P ³														50-20.3.G
Garden material sales		S						P ¹				P ³				P										
Grocery store, small (less than 15,000 sq. ft.)					S ²	P ³	P ²	P ¹			P ¹	P ³		P		P	P	P	P	P						50-20.3.K
Grocery store, large (15,000 sq. ft. or more)								P ¹				P ³														50-20.3.K
Retail store not listed, small (less than 15,000 sq. ft.)					S ²	P ³	P ²	P ¹	P ¹		P ¹	P ³	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 ¹			P ¹	P ³		P		P	P		P	P						50-20.3.R
Vehicle Related																										
Automobile and light vehicle, service							S ²	P ¹		P		P ³		P		P	P	P				P				50-20.3.C
Automobile and light vehicle, repair								P ¹		P ¹		P ³										P				50-20.3.C
Automobile and light vehicle sales, rental, or storage								P ¹		P												P				50-20.3.D
Filling station (small)					S ²	P ³	S ²	P ¹		P	P ¹	P ³		P		P	P	P				P	P			50-20.3.J
Filling station (large)								P ¹		P	P ¹	P ³		P		P	P	P				P	P			50-20.3.J
Parking lot (primary use)					S		S	P ¹	P ¹	P	P ¹	P ³	S	S	S	S	S	S		S	S	P	P			50.20.3.O
Parking structure								P ¹	P ¹	P	P ¹	P ³					S		S			P	P			50.20.3.O
Truck or heavy vehicle sales, rental, repair or storage										P												P				