

Council Agenda Item 26-019-O



MEETING DATE: June 15, 2026

SUBJECT/TITLE: AN ORDINANCE AMENDING CHAPTER 50 OF THE DULUTH CITY CODE, 1959, AS AMENDED, RELATING TO REVISIONS OF THE UNIFIED DEVELOPMENT CHAPTER.

SUBMITTED BY: Jenn Moses, Manager of Planning and Community Development

RECOMMENDATION: Approve

BOARD/COMMISSION/COMMITTEE RECOMMENDATION: Planning Commission

PREVIOUS COUNCIL ACTION: Resolution No. 25-0520R

BACKGROUND:

On June 16, 2025, City Council passed Resolution 25-0520R, Resolution in Support of Comprehensive Zoning and Code Modernization to Increase Housing Supply Across All Income Levels. Subsequently, Planning staff completed an assessment of the existing Unified Development Chapter (UDC) to identify ways the zoning regulations could be amended to implement the goals of City Council. At this time, staff is bringing forward several of these code changes:

- Eliminating the creation of new R-P and MU-P zone districts.
- Removing the Higher Ed Overlay district, instead adding the “build-to zone” requirement to MU-N zone districts.
- Simplifying the building design standards in Form Districts while keeping key form requirements, consolidating the districts from 9 to 4, and renaming them from Form Districts to Main Street Districts.
- Increasing residential height maximums and removing complicated height regulations.
- Reducing lot widths and setbacks in a majority of zone districts.
- Allowing more housing types as permitted uses in R-1 and R-2; allowing townhouses in MU-C, MU-I, and all Main Street districts, and eliminating design standards for townhouses.
- Remove the clustering standards required for platting in certain developments.
- Changes to connectivity, including removing the connectivity index.
- Updated sustainability standards to include newer best practices.

At its regular meeting on May 12, 2026, Planning Commission heard from staff (see Planning Commission memo, Attachment 7), held a public hearing, and passed a motion to recommend the text amendments to city council, with the motion passing on a vote of 9 yeas, 0 nays and 0 abstentions. The motion included the following conditions: that form districts be named something other than “main street” districts, and that there will be no decrease in

allowable heights in any zone districts.

BUDGET/FISCAL IMPACT: This ordinance supports increased development in zone districts across the city which would result in an increase in revenue for the city.

OPTIONS: Approve or deny the text amendments

NECESSARY ACTION: N/A

ATTACHMENTS:

Attachment 1: Chapter 50, Article I of the Duluth City Code 1959, as amended

Attachment 2: Chapter 50, Article II of the Duluth City Code 1959, as amended

Attachment 3: Chapter 50, Article III of the Duluth City Code 1959, as amended

Attachment 4: Chapter 50, Article IV of the Duluth City Code 1959, as amended

Attachment 5: Chapter 50, Article V of the Duluth City Code 1959, as amended

Attachment 6: Chapter 50, Article VI of the Duluth City Code 1959, as amended

Attachment 7: Planning Commission Memo