

Rebuild Duluth



Round 2
Site Locations & Maps







Additional Site Information

Please refer to the Unified development Chapter (UDC) for specific setback requirements concerning corner lots. Some zoning districts have different setback requirements for corner lots. For more information and precise district standards, please refer to the UDC: <https://duluthmn.gov/planning-development/land-use-zoning-and-applications/zoning-regulations/>

Any site that had prior structures on it will require the new footprint/foundation to be on undisturbed soils. An approved geotechnical report and engineered plans will be required to build the foundation/footings if they cover all or part of the prior structure footprints.

Any structure wall that is closer than 5 feet to a property line will require Fire Resistant construction and any openings may be limited; including openings for attic venting.

Site 3 has frontage along Highway 23. MNDOT has stated that no curb cuts will be allowed on this frontage. Access/parking for the site should come from the alley located on the west side of the property. Utilities for this property can be connected at the fire line on the NE corner of the property and sewage should be drawn from 101st Ave West.

Sites 6 & 7 reside completely or partially within Shore Land areas and will require a permit and/or variance prior to construction. The City of Duluth will work with the applicant to obtain any necessary variance.

Additional Dwelling Units (ADU's) are allowed on lots with either single or two-family projects and will be taken into consideration for density during project scoring.

Site #1

PIN: 010-4480-04260

Neighborhood: Irving

Zoning District: R-1

Lot Dimensions: 25' X 125' (3125 sf)

Elevation Change: +/- 4'

Prior Building Demolished in 2012



Setbacks & Parking

Front: 25 ft (or average adjacent)

Rear: 25 ft

Side: Combined width of 8 ft

Height: 30 ft

Parking: 1 space per dwelling

Max # of Units Allowed: 1 (single-family)
w/ 1 ADU (max 800 sf)

Legend:

Parcel

Gas Line

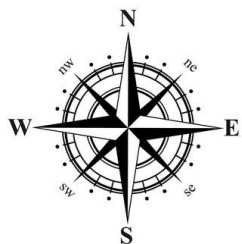
Water Main

Legal Lot Lines

Sewer Line

Storm water

Elevation (1 ft)



Site #2

PIN: 010-3850-01260; 01270

Neighborhood: East Hillside

Zoning District: R-1

Lot Dimensions: 50' X 140' (7000 sf)

Elevation Change: +/- 18'

Prior Building Demolished in 2010



Setbacks & Parking

Front: 25 ft (or average adjacent)

Rear: 25 ft

Side: Combined width of 12 ft

Height: 30 ft

Parking: 1 space per dwelling/1.25 space per unit

Max # of Units Allowed: 2 unit (townhome),
1 (two-family), or 2 (single-family)

Legend:

Parcel

Gas Line

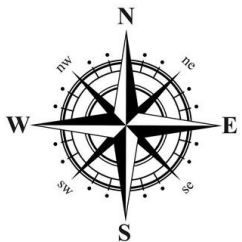
Water Main

Legal Lot Lines

Sewer Line

Storm water

Elevation (1 ft)



Site #3

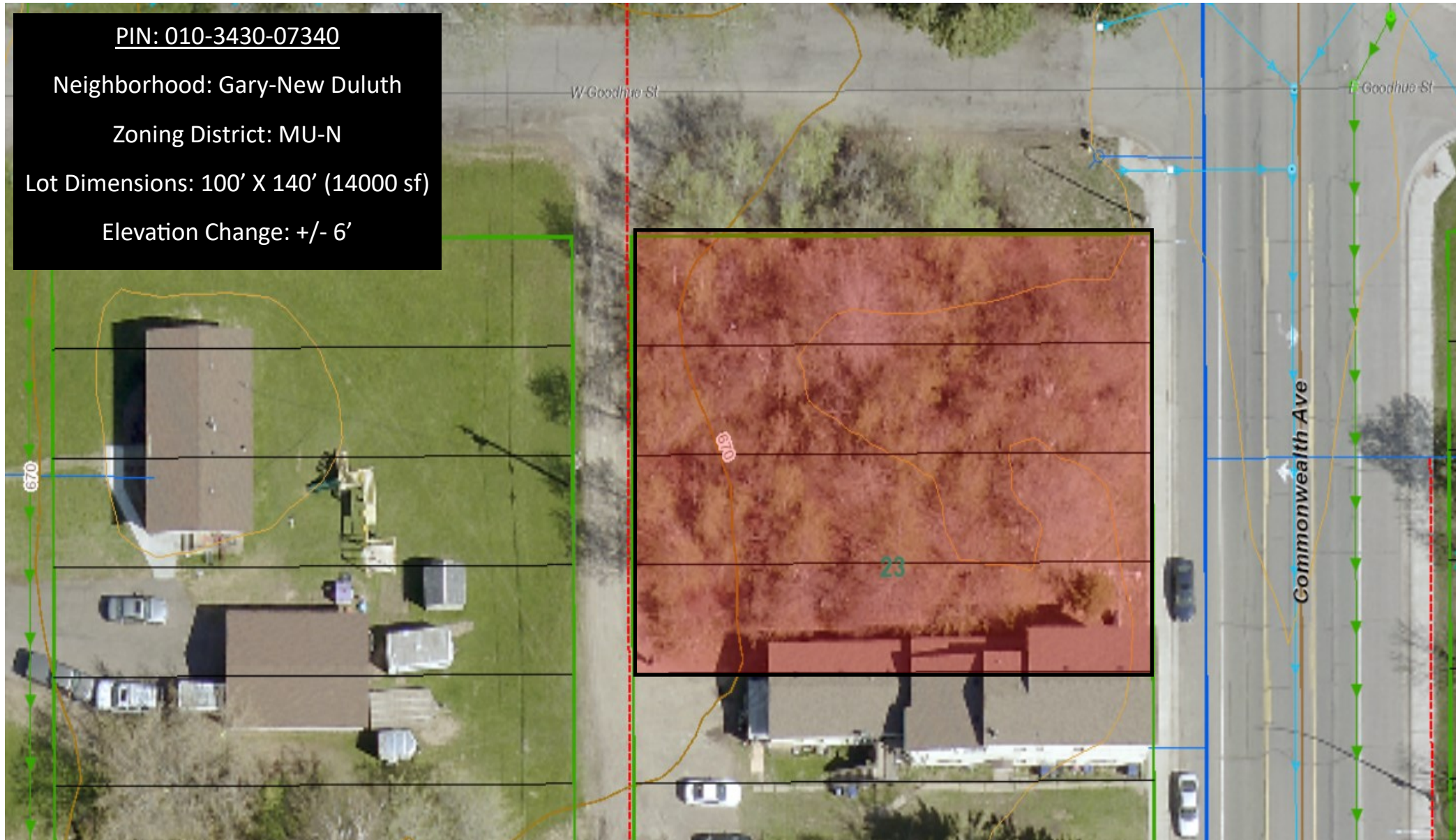
PIN: 010-3430-07340

Neighborhood: Gary-New Duluth

Zoning District: MU-N

Lot Dimensions: 100' X 140' (14000 sf)

Elevation Change: +/- 6'

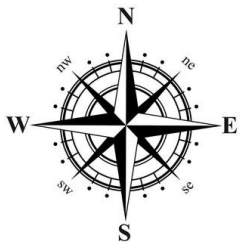


Setbacks & Parking

Front: 20 ft (or average adjacent) Rear: 25 ft
 Side: Min. of 5 ft (10' if multi-family) Height: 45 ft
 Parking: 1 space per dwelling/1.25 space per unit
 Max # of Units Allowed: 28 unit (multi-family),
 6 (townhomes), 5 (two-family), or 4 (single-family)

Legend:

- Parcel
- Gas Line
- Water Main
- Legal Lot Lines
- Sewer Line
- Storm water
- Elevation (1 ft)



Site #4

PIN: 010-4530-03610

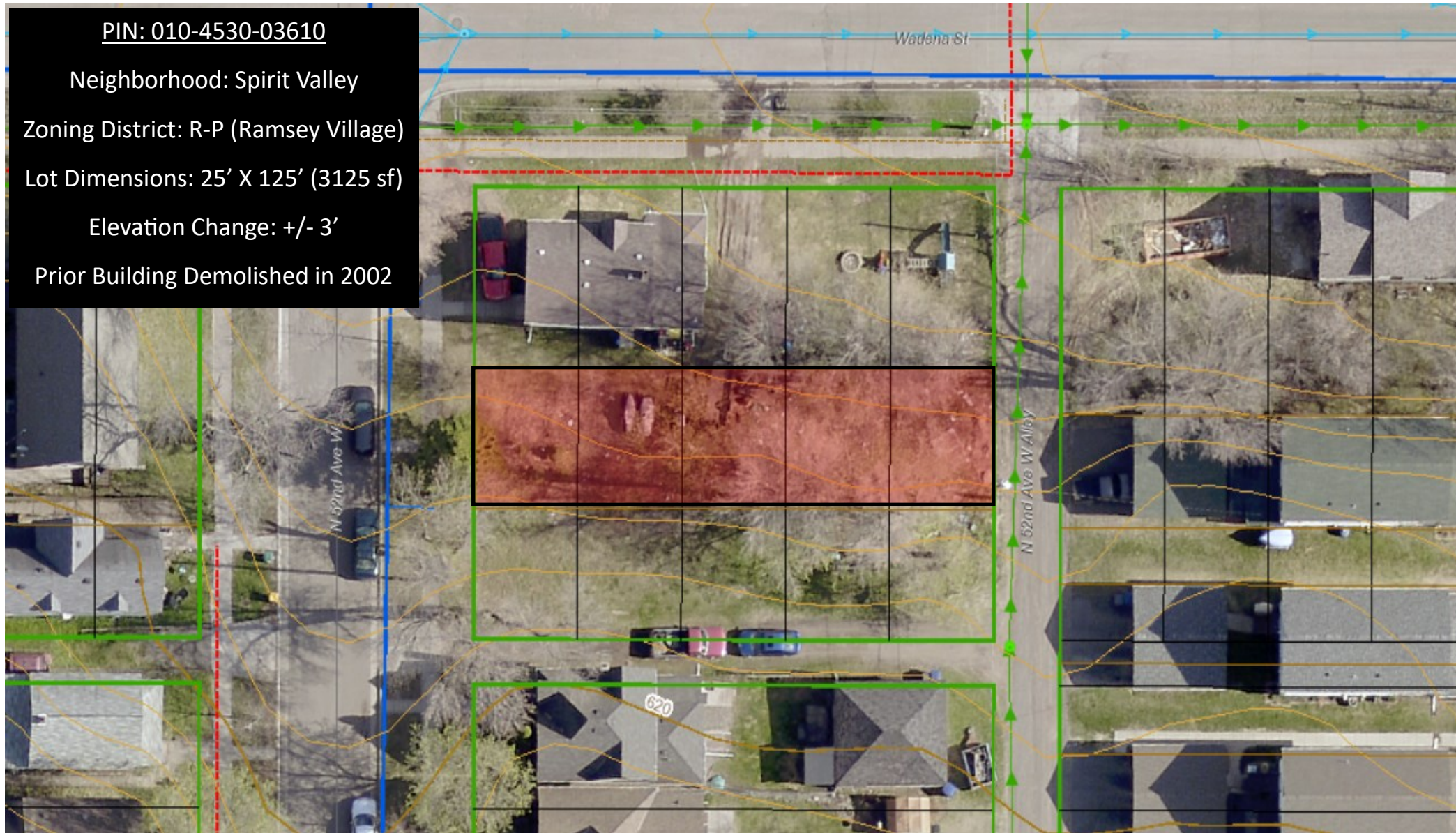
Neighborhood: Spirit Valley

Zoning District: R-P (Ramsey Village)

Lot Dimensions: 25' X 125' (3125 sf)

Elevation Change: +/- 3'

Prior Building Demolished in 2002



Setbacks & Parking

Front: Min. 10' from ROW

Rear: Min. of 5'

Side: Min. 5'

Height: 25 ft

Parking: 1 space per main dwelling

Max # of Units Allowed: 1 (single-family)
w/ 1 ADU (max 720 sf)

Legend:

Parcel

Gas Line

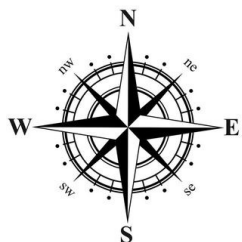
Water Main

Legal Lot Lines

Sewer Line

Storm water

Elevation (1 ft)



Site #5

PIN: 010-1010-01110; 01120

Neighborhood: Central Hillside

Zoning District: R-2

Lot Dimensions: 50' X 140' (7000 sf)

Elevation Change: +/- 20'

Prior Building Demolished 2017



Setbacks & Parking

Front: 25' (or average adjacent)

Rear: 25 ft

Side: Combined width of 8'

Height: 45 ft

Parking: 1 space per dwelling/1.25 space per unit

Max # of Units Allowed: 9 units (multi-family),
3 unit (townhome), 1 (two-family), or 1 (single-family)

Legend:

Parcel

Gas Line

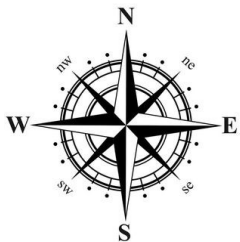
Water Main

Legal Lot Lines

Sewer Line

Storm water

Elevation (1 ft)



Site #6

PIN: 010-2420-01410

Neighborhood: Fairmont

Zoning District: R-1

Lot Dimensions: 100' X 150' (12500 sf)

Elevation Change: +/- 2'



Setbacks & Parking

Front: 25' (or average adjacent)

Rear: 25 ft

Side: Combined width of 12'

Height: 30 ft

Parking: 1 space per dwelling/1.25 space per unit

Max # of Units Allowed: 4 (townhomes),
4 (two-family), or 3 (single-family)

Legend:

Parcel

Gas Line

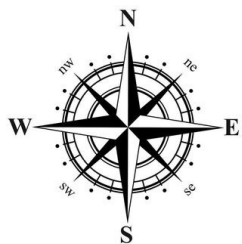
Water Main

Legal Lot Lines

Sewer Line

Storm water

Elevation (1 ft)



Site #7

PIN: 010-0370-01010; 01020; 01030;
01040; 01050; 01060

Neighborhood: Fairmont

Zoning District: R-1

Lot Dimensions: 150' X 125' (18750 sf)

Elevation Change: +/- 5'

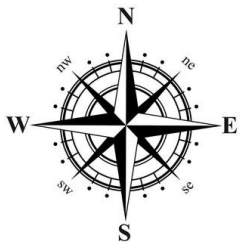


Setbacks & Parking

Front: 25' (or average adjacent) Rear: 25 ft
Side: Combined width of 12' Height: 30 ft
Parking: 1 space per dwelling/1.25 space per unit
Max # of Units Allowed: 6 (townhomes),
3 (two-family), or 4 (single-family)

Legend:

Parcel
Gas Line
Water Main
Legal Lot Lines
Sewer Line
Storm water
Elevation (1 ft)



Site #8

PIN: 010-1140-03050

Neighborhood: Lincoln Park

Zoning District: R-2

Lot Dimensions: 25' X 140' (3500 sf)

Elevation Change: +/- 3'

Prior Building Demolished in 2007

Setbacks & Parking

Front: 25' (or average adjacent)

Rear: 25 ft

Side: Combined width of 8'

Height: 45 ft

Parking: 1 space per dwelling

Max # of Units Allowed: 1 (single-family)
w/ 1 ADU (max 800 sf)

Legend:

Parcel

Gas Line

Water Main

Legal Lot Lines

Sewer Line

Storm water

Elevation (1 ft)

