



Legislation Details (With Text)

**File #:** 22-017-O      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 3/18/2022      **In control:** Planning and Economic Development  
**On agenda:** 3/28/2022      **Final action:** 4/11/2022  
**Title:** AN ORDINANCE AMENDING SECTION 50-20.1.G AND 50-41.4 RELATED TO COTTAGE HOME PARK DEVELOPMENTS.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Attachment 1, 2. Attachment 2, 3. Attachment 3

Date	Ver.	Action By	Action	Result
4/11/2022	1	City Council	adopted	
3/28/2022	1	City Council	read for the first time	

AN ORDINANCE AMENDING SECTION 50-20.1.G AND 50-41.4 RELATED TO COTTAGE HOME PARK DEVELOPMENTS.

**CITY PROPOSAL:**

The city of Duluth does ordain:

Section 1. That Section 50-20.1.G Cottage Home Park, of the Duluth City Code, 1959, as amended, be amended as follows, as shown in Attachment 1.

Section 2. That Section 50-41.4, Definitions: D, of the Duluth City Code, 1959, as amended, be amended as follows, as shown in Attachment 2.

Section 3. That this ordinance shall take effect 30 days after its passage and publication.

**STATEMENT OF PURPOSE:** This ordinance implements several minor text amendments related to potential cottage home park developments within chapter 50 of the City Code, known as the Unified Development Chapter (UDC).

City staff are proposing several minor changes to the cottage home park use specific standards. Most changes are corrective/clarifying changes to better establish the city's expectations for these type of developments. The amended language corrects some errors or confusing text language in the current language.

Another change to cottage home parks is increasing the size of cottage homes from 200 to 800 square feet (the size allowed for accessory dwellings) to 200 to 1,200 square feet. The minor increase in size is to allow more housing variety, but still preserve the intent of having homes that are smaller and more compact than average/contemporary new homes entering the market, preserving the goal to keep development and construction costs lower and assist with affordability.

The planning commission held a public hearing and considered the changes at a March 8, 2022, planning commission meeting. Following discussion, the commission voted with 7 yeas, 0 nays, and 0 abstentions, to

recommend that the city council approve the proposed text changes to the Unified Development Chapter of the City Code.