



Unified Development Chapter Zoning Compliance Summary

The Unified Development Chapter (UDC), zone district maps and overlay maps are available online at http://www.duluthmn.gov/planning/zoning_regulations/index.cfm.

References are to Duluth Unified Development Chapter unless otherwise noted.

Project Address: [grid] **Parcel ID #:** [grid]

Proposed use: [grid]

With this summary form, provide a site plan based on a boundary survey which is accurate, drawn to scale and shows clearly and in adequate detail that the proposal complies with the UDC as well as applicable building and fire code provisions.

UDC 50-41.300 p. 357, MSBC 1300

For zoning review, in addition to this summary and a site plan, provide a narrative summary of UDC requirements and how compliance is achieved for each applicable provision.

Provide the following information about the project:

Zone District (See UDC Table 50-13.3-1 p. 10) and zoning maps online at <http://www.duluthmn.gov/planning/maps.cfm>): [grid]

Is the proposed use permitted in the zone district? Table 50-19.8 p. 118

- | | |
|---|--|
| <input type="checkbox"/> Permitted use | <input type="checkbox"/> Accessory use |
| <input type="checkbox"/> Special use | <input type="checkbox"/> Prohibited |
| <input type="checkbox"/> Permitted upper story only | <input type="checkbox"/> Not listed |

Dimensional standards for zone district 50-14 through 50-17 p. 13

Required	Dimensional Standard	Proposed
	Minimum lot area	
	Min. lot frontage	
	Min. front yard depth	
	Min. side yard width	
	Min. corner lot front side yard width	
	Min. rear yard depth	
	Max. Building height	

Note additional dimensional standards in 50-21 p. 153.

Which overlay districts apply to this site (see overlay districts in UDC 50-18 p. 62 or online at <http://www.duluthmn.gov/planning/maps.cfm>)?

Natural Resources Overlay 50-18.1

Does the site contain wetlands? 50-18.1.B and 50-41.356 Yes No

Flood Plain 50-18.1.C

Floodway 50-18.1.C.2

- Is the proposed use permitted in a floodway? Yes No
- Does the proposed use require a special use permit? Yes No
 - If so, review procedures in UDC Article V for application for a special use permit.

Flood Fringe 50-18.1.C.3

- Is the proposed use permitted in a flood fringe? Yes No
- Does the proposed use require a special use permit? Yes No
 - If so, review procedures in UDC Article V for application for a special use permit.

General Flood Plain District 50-18.1.C.4

- Is the proposed use permitted in the general flood plain district? Yes No
- If not, floodway/flood fringe determination required prior to determining permitted and special uses.

Shorelands 50-18.1.D and Table 50-18.D-1

- General Development Waters
- Natural Environmental Waters
- Coldwater River

What is the minimum required setback from the water level?

Storm Water Management and Erosion Control 50-18.1.E

- What is the total area of land disturbance?
- What is the total of new impervious area created and/or redeveloped?
- Project is in: Zone A Zone B

Airport Overlay 50-18.2

Historic Resources Overlay 50-18.3

Skyline Parkway Overlay 50-18.4

Do use specific standards apply to this project? 50-20 p. 128

- Residential Uses 50-20.1
- Public, Institutional and Civic Uses 50-20.2
- Commercial Uses 50-20.3
- Industrial Uses 50-20.4
 - Major Utility or Wireless Telecommunications Facility
 - Is a special use permit required? 50-20.4.E Yes No
- Accessory Uses 50-20.5

Do off street parking requirements apply to this project? 50-24. p. 197 Yes No

- How many off-street parking spaces are required per Table 50-24-1 with the adjustments in 50-24.3?
- What is the maximum number of off street parking spaces allowed? 50-24.4

Do landscaping and tree preservation provisions apply to this project? 50-25 p. 208

Yes No. Why not?

Do standards for screening, walls and fences apply? 50-26. p. 219

Yes No. Why not?

Do sign standards apply? 50-27. p. 225

Yes If YES, separate sign permit application required. Find forms and submittal requirements on the Building Safety website at http://www.duluthmn.gov/building_safety/permits/Sign%20Permit%20Application.pdf

No. Why not?

Do sustainability standards apply? 50-29. p. 242 Yes No

Yes. How many points required from Table 50-29-1?
If YES submit sustainability checklist, available at http://www.duluthmn.gov/planning/planning_commission/documents/SustainabilityChecklist, with building permit application.

No. Why not?

Do design standards apply? 50-30 p. 244 Yes No

- | | |
|---|---|
| <input type="checkbox"/> Multi-family residential | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Parking garage |
| <input type="checkbox"/> Mixed use | |

Do exterior lighting standards apply? 50-31 p. 250 Yes No

- | | |
|---|-------------------------------------|
| <input type="checkbox"/> Multi-family residential | <input type="checkbox"/> Mixed use |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial |

UDC Applications

If the project requires any type of UDC application process, including:

- | | |
|--|--|
| ▪ Zoning Map Amendment | ▪ Variance |
| ▪ District Plan Adoption or Amendment | ▪ Special Use or Interim Use Permit |
| ▪ Subdivision Plat Approval or Amendment | ▪ Planning Review |
| ▪ Vacation of Street | ▪ Sidewalk Use Permit |
| ▪ Concurrent Use of Streets Permit | ▪ Historic Construction/Demolition Permit, |
| ▪ Historic Resource Designation | |

the process must be completed and written documentation provided at the time of application for a building permit.

See UDC Article V and the UDC Application Manual (online at http://www.duluthmn.gov/planning/planning_commission/applications.cfm) for information about UDC application submittal requirements and procedures.