



**Planning & Development Division**  
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## **1 Consult the zoning map.**

Consult the zoning map to identify the base zone district for your property. There are four types of base zone districts: Residential (R), Mixed Use (MU), Form (F) and Special Purpose (SP).

## **2 Review your base zone district.**

Find the description of that base zone district in Article II. In some cases there are special controls or procedures that apply to the base zone district.

## **3 Review the overlay zone districts.**

Review Section 50-18 in Article II to determine if your property is included in any of the city's four overlay zone districts – the Natural Resources Overlay (NR-O), Airport Overlay (AO), Historic Resources Overlay (HR-O), or Skyline Parkway Overlay (SP-O). Each overlay includes additional development regulations.

## **4 Find permitted uses of property.**

Review the permitted use table in Article III to determine whether your proposed use of the property is permitted by right, or available as a special use, or is prohibited in your base zone district. Article III also contains use-specific standards that control how some uses may be developed or operated.

## **5 Review what development standards apply.**

Review Article IV to determine what type and size of structure may be constructed on your property and what quality standards will apply to the development. If your property is located in a Form District (one that begins with an "F"), only specific types of structure will be allowed, and those structure types are explained in Section 50-22.

## **6 Find what procedures may be required.**

If your proposed use requires a special use permit, you will need to follow the process for obtaining that permit as described in Article V. If your proposed development requires any other types of approvals (for example, a variance from setback requirements), those procedures are also described in Article V.

<https://duluthmn.gov/planning-development/land-use-zoning-and-applications/>