



## UDC Zoning Code Summary

The Unified Development Chapter (UDC) and zone district maps are available at [www.duluthmn.gov](http://www.duluthmn.gov) on the Planning and Development web page.

**Project Address:** \_\_\_\_\_

**Parcel ID#:** \_\_\_\_\_

**Proposed Use:** \_\_\_\_\_

Attach 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.

### Sec. 50-14 through 50-17 – Zone Districts

**Zone District:** \_\_\_\_\_

#### Dimensional Standards for Zone District (except Form District)

Standard	Required	Proposed	If not shown on Site Plan, note plan sheet showing details
Minimum Lot Area			
Minimum Lot Frontage			
Minimum Front Yard Depth (i.e. front setback)			
Minimum Side Yard Width (i.e. side yard setback)			
Minimum Corner Lot Side Yard Width (i.e. corner side setback)			
Minimum Rear Yard Depth (i.e. rear yard setback)			
Maximum Building Height			

## Dimensional and Design Standards for Form Districts (Found in Sec. 50-22)

Building Type: \_\_\_\_\_

Standard	Required	Proposed	If not shown on Site Plan, note plan sheet showing details
Build-to zone(s)			
Other setbacks			
Height			
Minimum transparency			
Cap type			
Base type			

Provide information about any other form district requirements, such as parking location, expression lines, balconies, etc. Reference any plan sheets showing those requirements.

## Sec. 50-18 – Overlay Districts

### Natural Resources Overlay (Sec. 50-18.1)

Does the site contain wetlands?  Yes  No

- If yes, wetland delineation approval date: \_\_\_\_\_

Is the proposed site in a floodplain?  Yes  No

- If so, provide information about how this use meets flood plain requirements. Reference any plan sheets showing those requirements: \_\_\_\_\_

Is the site in a shoreland?  Yes  No

- If yes, please provide the following information:
  - Structure setback from Ordinary High Water Level: \_\_\_\_\_
  - Impervious surface setback from OHWL: \_\_\_\_\_
  - Minimum width of naturally vegetative buffer: \_\_\_\_\_

Reference any plan sheet showing those details: \_\_\_\_\_

### Airport Overlay (Sec. 50-18.2)

Is the site in an Airport Safety Zone?  Yes  No

- If yes, select zone:  A  B  C  Sky Harbor

### Historic Resources Overlay (Sec. 50-18.3)

Is the site listed as a local historic resource?  Yes  No

Is the site a listed national resource?  Yes  No

### Skyline Parkway Overlay (Sec. 50-18.4)

Is the site within 200' of Skyline Parkway and on the downhill side?  Yes  No

- If yes, provide information about how this meets Skyline Parkway Overlay requirements. Reference any plan sheets showing those requirements: \_\_\_\_\_

### Sec. 50-20 – Use Specific Standards

Do any use-specific standards apply to this project?  Yes  No

- If yes, please provide information about how this meets those standards. Reference any plan sheets showing those requirements: \_\_\_\_\_

### Sec. 50-23 – Connectivity and Circulation

Do any connectivity standards apply to this project?  Yes  No

- If yes, please add details on how this project meets those standards. Reference any plan sheets showing those requirements: \_\_\_\_\_

### Sec. 50-24 – Parking and Loading

Number of off-street parking spaces provided: \_\_\_\_\_

Number of off-street parking spaces in the “front yard” of the site: \_\_\_\_\_

Do parking maximums apply to your project?  Yes  No

- If yes, parking maximum: \_\_\_\_\_ proposed parking spaces: \_\_\_\_\_

Are snow storage areas shown on your site plan?  Yes  No

Is loading space required?  Yes  No

*Make sure your site plan shows parking space dimensions, and drive aisle dimensions.*

## Sec. 50-25 - Landscaping

Type	Required	Proposed	Plan sheet showing locations and species
Street frontage landscaping	<ul style="list-style-type: none"> <li>Average depth: _____</li> <li>Trees: 1 per 35 ft</li> <li>Shrubs: 1 large per 25 ft</li> </ul>	<ul style="list-style-type: none"> <li>Average depth: _____</li> <li>Trees: ____ per 35 ft</li> <li>Shrubs: ____ large per 25 ft</li> </ul>	
Parking lot landscaping (perimeter)	<ul style="list-style-type: none"> <li>Minimum depth: 5 ft</li> <li>Trees: 1 per 35 ft</li> <li>Shrubs: 3 large per 25 ft <b>OR</b> 3 small shrubs if fence/berm provided</li> </ul>	<ul style="list-style-type: none"> <li>Average depth: _____</li> <li>Trees: ____ per 35 ft</li> <li>Shrubs: _____ per 25 ft</li> </ul>	
Parking lot landscaping (interior)	<ul style="list-style-type: none"> <li>Minimum area: _____%</li> <li>Trees: 1 per 300 sf</li> <li>Tree canopy coverage: 30%</li> </ul>	<ul style="list-style-type: none"> <li>Area: _____%</li> <li>Square footage of parking lot: _____</li> <li>Square footage of interior landscaping: _____</li> <li>Total # trees: _____</li> <li>Tree canopy coverage: _____%</li> </ul>	

Landscaping between differing land uses: does this apply?

Yes  No

- If yes, select:  Option A  Option B

Please add details on how this project meets those standards. Reference any plan sheets showing those requirements: \_\_\_\_\_

## Sec. 50-26 – Screening, Walls, and Fences

Will any exterior mechanicals be provided?

Yes  No

- If yes, please add details on how this project meets screening standards. Reference any plan sheets showing those requirements: \_\_\_\_\_

Will any loading zones be provided?

Yes  No

- If yes, please add details on how this project meets screening standards. Reference any plan sheets showing those requirements: \_\_\_\_\_

Will there be any commercial containers (dumpsters, etc.)?

Yes  No

- If yes, please add details on how this project meets screening standards. Reference any plan sheets showing those requirements: \_\_\_\_\_
- If no, please state where garbage and recycling collections will occur: \_\_\_\_\_

Will any fence be provided?

Yes  No

- If yes, please note that you must apply for any fence permit needed and meet all fencing requirements.

Will any retaining walls be constructed?  Yes  No

- If yes, please add details on how this project meets retaining wall standards including terracing and landscaping if over 6' high. Reference any plan sheets showing those requirements: \_\_\_\_\_

## Sec. 50-27 – Signs

Will any signs be provided?  Yes  No

- If yes, note that you must apply for any sign permit(s) needed and meet all sign requirements.

## Sec. 50-29 – Sustainability

Do sustainability standards apply?  Yes  No

- If yes, number of points required: \_\_\_\_\_

### Sustainability items being provided with point totals:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

Total points: \_\_\_\_\_

## Sec. 50-30 – Building Design Standards

Do building design standards apply?  Yes  No

- If yes, please check which criteria applies and list where these items can be found in plans submitted:

### Multi-Family

- Accessibility: \_\_\_\_\_
- Façade length and articulation: \_\_\_\_\_
- Roof design: \_\_\_\_\_
- Four-sided design: \_\_\_\_\_
- Parking structures & carports: \_\_\_\_\_
- Design features: \_\_\_\_\_
- Visibility of common areas: \_\_\_\_\_

### Commercial & Institutional

- Facades & articulation: \_\_\_\_\_
- Entryway design & location: \_\_\_\_\_
- Additional standards for large commercial retail buildings: \_\_\_\_\_
- Special provisions for MU-B district: \_\_\_\_\_

### Industrial

- Façade articulation: \_\_\_\_\_
- Entryway design: \_\_\_\_\_

**Parking Structure**

- Façade requirements: \_\_\_\_\_
- Design elements: \_\_\_\_\_

**Sec. 50-31 – Exterior Lighting**

Is exterior lighting being provided?

Yes     No

- If yes, please provide:
  - Color temperature (K) of light fixtures on the site: \_\_\_\_\_
  - Color rendering index (CRI) of fixtures on the site: \_\_\_\_\_
  - Are all fixtures fully cut-off fixtures with light sources concealed: \_\_\_\_\_
  - Maximum lighting (in fc) at property line:
    - With adjacent properties: \_\_\_\_\_
    - At street: \_\_\_\_\_
  - Maximum lighting (in fc) on the site: \_\_\_\_\_
  - Does the lighting comply with all other requirements of UDC Sec. 50-31?