




Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802

 218-730-5580

 planning@duluthmn.gov

UDC Zoning Code Summary

The Unified Development Chapter (UDC) and zone district maps are available at 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.

50-14 through 50-17 – Zone Districts

Zone District: _____

Dimensional standards for zone district (except Form District)

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>If not shown on Site Plan, note plan sheet showing details</u>
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 50-22)

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- Building Type: _____

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>If not shown on Site Plan, note plan sheet showing details</u>
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.

50-18 – Overlay Districts

Natural Resources Overlay (50-18.1)

- Does the site contain wetlands? Yes No
 If yes, wetland delineation approval date: _____
- Is the proposed site in a flood plain? 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:



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Minimum Required	Shoreland Standard	Proposed	List Plan Sheets Showing Details
	Structure setback from Ordinary High Water Level		
	Impervious surface setback from OHWL		
	Minimum width of naturally vegetative buffer		

Airport Overlay (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 (50-18.3)

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

Skyline Parkway Overlay (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.

50-20 – Use-Specific Standards

- Do any use-specific 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.



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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.

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 a loading space required? Yes No
- Make sure site plan shows parking space dimensions, drive aisle dimensions*

50-25 – Landscaping

Type		Required	Proposed	Plan Sheet Showing Locations and Species
Street frontage landscaping Total Frontage: _____ ft		<ul style="list-style-type: none"> Average depth: _____ Trees: 1 per 35 ft Shrubs: 1 large per 25 ft 	<ul style="list-style-type: none"> Average depth: _____ Trees: _____ per 35 ft Shrubs: _____ large per 25 ft 	
Parking lot landscaping	Perimeter	<ul style="list-style-type: none"> Minimum depth: 5 ft Trees: 1 per 35 ft Shrubs: 3 large per 25 ft OR 3 small shrubs if fence/berm provided 	<ul style="list-style-type: none"> Average depth: _____ Trees: _____ per 35 ft Shrubs: _____ per 25 ft 	
	Interior	<ul style="list-style-type: none"> Minimum area: _____% Trees: 1 per 300 sf 	<ul style="list-style-type: none"> Area: _____% Square footage of parking lot: _____ 	



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		<ul style="list-style-type: none"> • Tree canopy coverage: 30% 	<ul style="list-style-type: none"> • Square footage of interior landscaping: _____ • Total # trees: _____ • Tree canopy coverage: ____% 	
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- 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.

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 collection will occur: _____


- Will any fence be provided? Yes No
 If yes, note that you must apply for a separate fence permit and meet all fence requirements
- Will any retaining walls be constructed? Yes No
 If yes, please add details on how this project meets retaining walls standards including terracing and landscaping if over 6' high. Reference any plan sheets showing those requirements.



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50-27 – Signs

- Will any signs be provided? Yes No
If yes, note that you must apply for a separate sign permit and meet all sign requirements.

50-29 - Sustainability

- Do sustainability standards apply? Yes No

If yes, number of points required: _____

<u>Sustainability item being provided</u>	<u>Point total</u>

Total points: _____



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50-30 – Building Design Standards

- Do building design standards apply?
 Yes No

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

Multi-family		
	Item	List Plan Sheets Showing Details
<input type="checkbox"/>	Accessibility	
<input type="checkbox"/>	Façade length & articulation	
<input type="checkbox"/>	Roof design	
<input type="checkbox"/>	Four-sided design	
<input type="checkbox"/>	Parking structures & carports	
<input type="checkbox"/>	Design features	
<input type="checkbox"/>	Visibility of common areas	

Commercial & Institutional		
	Item	List Plan Sheets Showing Details
<input type="checkbox"/>	Façades & articulation	
<input type="checkbox"/>	Entryway design & location	
<input type="checkbox"/>	Additional standards for large commercial retail buildings	
<input type="checkbox"/>	Special provisions for MU-B district	


Industrial		
	Item	List Plan Sheets Showing Details
<input type="checkbox"/>	Façade articulation	
<input type="checkbox"/>	Entryway design	

Parking structure		
	Item	List Plan Sheets Showing Details
<input type="checkbox"/>	Façade requirements	
<input type="checkbox"/>	Design elements	



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50-31 – Exterior Lighting

- Is any exterior lighting being provided? Yes No

If yes:

Color temperature (K) of light fixtures on the site: _____

Color rendering index (CRI) of fixtures on the site: _____

Are all fixtures full cut-off fixtures with light sources concealed? Yes No

Maximum lighting (in fc) at property line:

With adjacent properties: _____

At street: _____

Maximum lighting (in fc) on the site: _____

Reference any plan sheets, photometric plans or fixture drawings showing those requirements.

- Does the lighting comply with all other requirements of UDC Section 50-31? Yes No