



**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](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

- Permitted use
- Special use
- Permitted upper story only
- Accessory use
- Not listed
- Legal Non-conforming use (See UDC 50-38)

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  
 ▪ Wetland delineation prepared? (50-18.1.B(a))  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

Minimum Required	Shoreland Standard (Table 50-18.1.D-1)	Proposed
	Structure Setback from High Water Level	
	Impervious Surface Setback from High Water Level	
	Minimum width of Naturally Vegetative Buffer	

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

▪ Project is in Airport Safety Zone:  A  B  C **OR**  
 Sky Harbor Airport Overlay Zone:

Historic Resources Overlay 50-18.3

▪ Project is on a site listed in UDC Exhibits 50-18.3-2, 50-18.3-2 or 50-18.3-3

Skyline Parkway Overlay 50-18.4

▪ Project is within 200' of Skyline Parkway (downhill side only)

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

Is the lot served by municipal sewer?  Yes  No

Are exceptions or encroachments listed in UDC 50-21.3 utilized for this project?

- If so, describe each:

Do connectivity and circulation requirements apply to this project? 50-24. p. 197  Yes  No

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?
- Are transit adjustments or shared parking used?  Yes  No
- What is the maximum number of off street parking spaces allowed? 50-24.4   
Location of parking must comply with 50-24.6
- Is a loading space required?  Yes  No

Landscaping Requirements 50-25	YES	NO
<b>Street frontage landscaping (50-25.3)</b>		
<b>Parking lot landscaping (50-25.4)</b>		
<b>Landscaping between differing land uses (50-25.5)</b>		
<b>Tree preservation (50-25.9)</b>		

Screening Requirements 50-26	YES	NO
<b>Mechanical equipment screening, roof or ground mounted (50-26.1)</b>		
<b>Service or off street loading area screening (50-26.2)</b>		
<b>Commercial container screening (50-26.3)</b>		

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](http://www.duluthmn.gov/building_safety/permits/Sign%20Permit%20Application.pdf)

No. Why not? [Redacted]

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

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

No. Why not? [Redacted]

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

- Multi-family residential  Industrial
- Commercial  Parking garage
- Mixed use

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

- Multi-family residential  Mixed use
- Commercial or Institutional  Industrial

### UDC Applications

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

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

**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/building\\_safety/index.cfm](http://www.duluthmn.gov/building_safety/index.cfm) ) for information about UDC application submittal requirements and procedures.