



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/> on the Community Planning Department web pages. References are to Duluth Unified Development Chapter unless otherwise noted.

Project Address: _____

Parcel ID #: _____

Proposed use: _____

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.

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) and zoning maps online. _____

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

- | | |
|---|---|
| <input type="checkbox"/> Permitted use | <input type="checkbox"/> Accessory use |
| <input type="checkbox"/> Special use | <input type="checkbox"/> Not listed |
| <input type="checkbox"/> Permitted upper story only | <input type="checkbox"/> Legal Non-conforming use (See UDC 50-38) |

Dimensional standards for zone district 50-14 through 50-17

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.

Which overlay districts apply to this site (see overlay districts in UDC 50-18 or online)?

Natural Resources Overlay 50-18.1

Does the site contain wetlands? 50-18.1.B.

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

Flood Plain 50-18.1.C

Floodway 50-18.1.C.2

▪ Is the proposed use permitted in a floodway?

▪ Does the proposed use require a special use permit?

▪ 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?

▪ Does the proposed use require a special use permit?

▪ 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?

▪ 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

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 or 50-18.3-2.

Skyline Parkway Overlay 50-18.4

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

Higher Education Overlay 50-18.5

▪ Project is on a site within the HE-O boundary. 50-18.5.D

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

- 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
- Accessory Uses 50-20.5

Is the lot served by municipal sewer?

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? 50-23.

Do off street parking requirements apply to this project? 50-24.

- 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?
- What is the maximum number of off street parking spaces allowed? 50-24.4 _____

Location of parking spaces must comply with 50-24.6
- Is a loading space required?

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

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

Do sign standards apply? 50-27.

Yes If YES, separate sign permit application required.
Find forms and submittal requirements on the

No. [Redacted]

Do sustainability standards apply? 50-29.

Yes. How many points required from Table 50-29-1? [Redacted]
If YES submit sustainability checklist with building permit application. Sustainability checklist available

No. [Redacted]

Do design standards apply? 50-30

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

Do exterior lighting standards apply? 50-31

- Multi-
- Mixed

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
- Variance
- Special Use or Interim Use Permit
- Planning Review

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/>) for information about UDC application submittal requirements and procedures.