
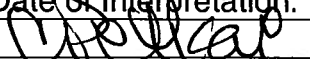


UDC Interpretation		
	Accessory Structures on Corner Lots	
	UDC Section: 50-21.3	Date of Interpretation: 10/31/11
Approved by:	Cindy Petkac, Land Use Supervisor	

BACKGROUND: The Unified Development Chapter of the City of Duluth Legislative Code (UDC) is the official body of rules and regulations to guide land use and development in the City of Duluth, Minnesota. UDC Sec. 50-10 *Interpretation* authorizes the land use supervisor to interpret the provisions of this Chapter.

UDC INTERPRETATION: UDC Sec. 50-21.3 *Exceptions and Encroachments*, Table 50-21.3-1 includes types of structures or features that are permitted to encroach into required yard areas. Accessory structures are permitted to encroach into required yard areas with the following conditions or limits: no accessory structure may be located (a) between a street and any façade of a primary building facing that street, or (b) closer than 10 ft to any principle structure on an adjoining property, or (c) closer than 5 ft to any rear lot line, or (d) closer than 3 ft to any side lot line, except as listed for specific accessory structures listed elsewhere in the table.

The question was raised as to the applicability of condition (a) on corner lots. This condition was intended to only apply to the street on which the lot fronts. For corner lots, *Lot, front* is defined as “the shortest side fronting upon a street shall be considered the front of the lot unless structures exist on the lot. In that case, the frontage shall be established by the orientation of the buildings, or the principle entrance if building orientation does not clearly indicate lot frontage.”

Therefore, per this Interpretation, no accessory structure may be located between a street and the façade of a primary building on which the lot fronts. The City anticipates a technical correction to this provision will be part of the annual UDC amendment package in 2012.

DISCLAIMER: While it is the intent of the administration to submit a technical correction to the city council consistent with this interpretation, the code can only be amended by city council action. This interpretation is not intended to be a promise or guarantee that the proposed amendment will be enacted.