



UDC Interpretation		
	Applicability of Dimensional Standards in Form Districts	
	UDC Section: 50-22	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: The provisions in UDC Sec. 50-22 *Building Form Standards* apply only in Form Districts 1 thru 9, listed in Sec. 50-16. UDC Table 50-22.7-1 *Building Type Summary Table* includes a summary of the dimensional and development standards for building types in the form districts. It is followed by UDC Sections 50-22.1 thru 50-22.10, which describe those standards in detail for each of the ten building types. According to UDC Sec. 50-22.1.B.1 *Applicability, Building Form Standards*, “all building type standards apply to all new construction and renovation of existing structures, where the renovation includes an addition of more than 50% in building square footage.”

The question was raised as to the applicability of the dimensional standards in the form districts for building additions that are less than 50% of the total building square footage. Dimensional standards regulate the height, bulk, and area of structures. They typically take the form of setbacks, height limits, minimum lot sizes, and lot coverage limits. In form districts, dimensional standards include build-to-zones, setbacks, lot width, and height. As is the case for all zone districts in the UDC, the dimensional standards for building types in form districts must always be met.

Therefore, per this Interpretation, any addition to a building in Form Districts 1 thru 9 must meet the dimensional standards for that building type. 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.