



NOT FOR CONSTRUCTION
DATE: 05.25.22

COMMERCIAL BUILDING
1303 W ARROWHEAD ROAD
DULUTH, MINNESOTA

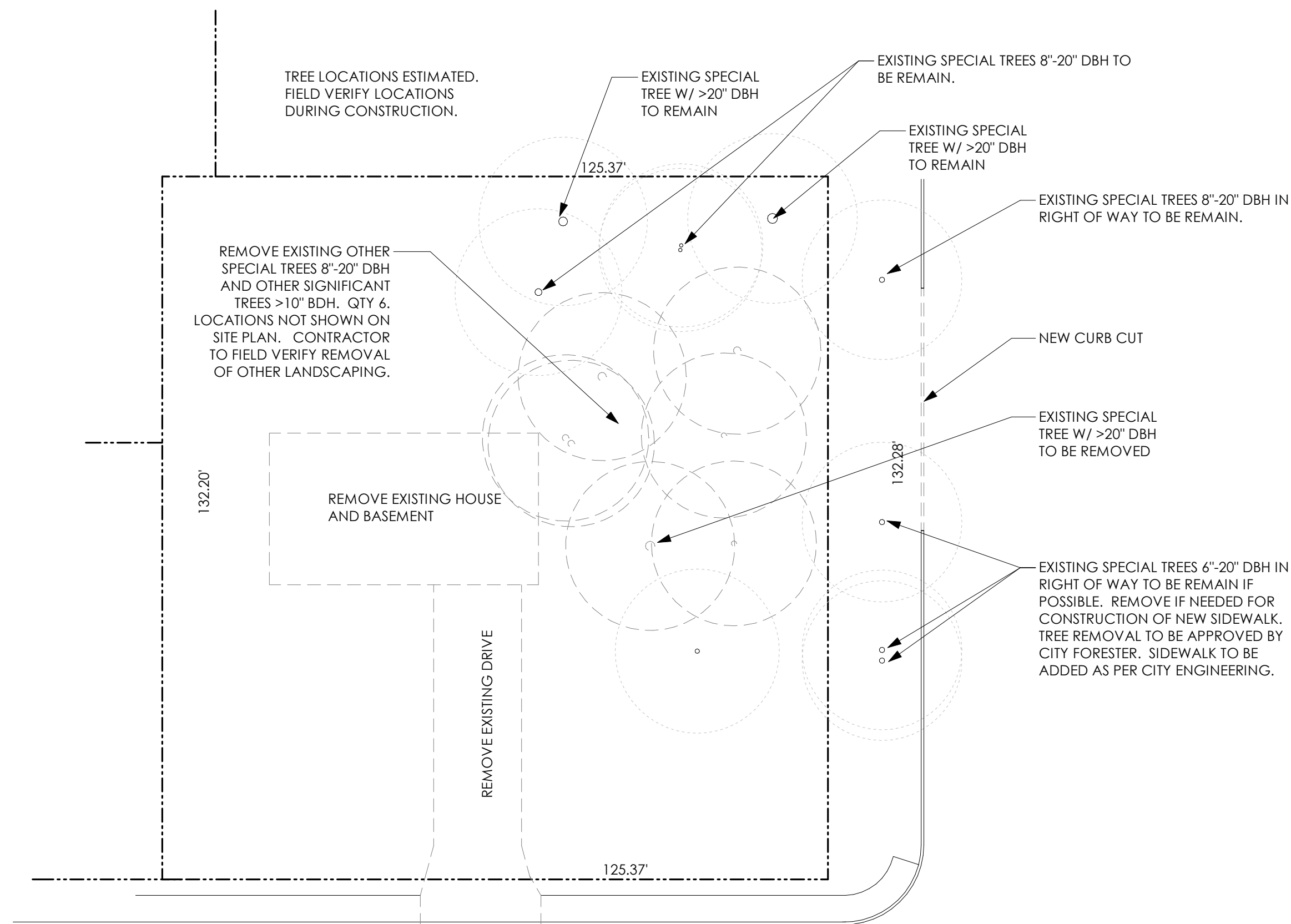
ISSUE DATE

PROJECT NO.
161.1

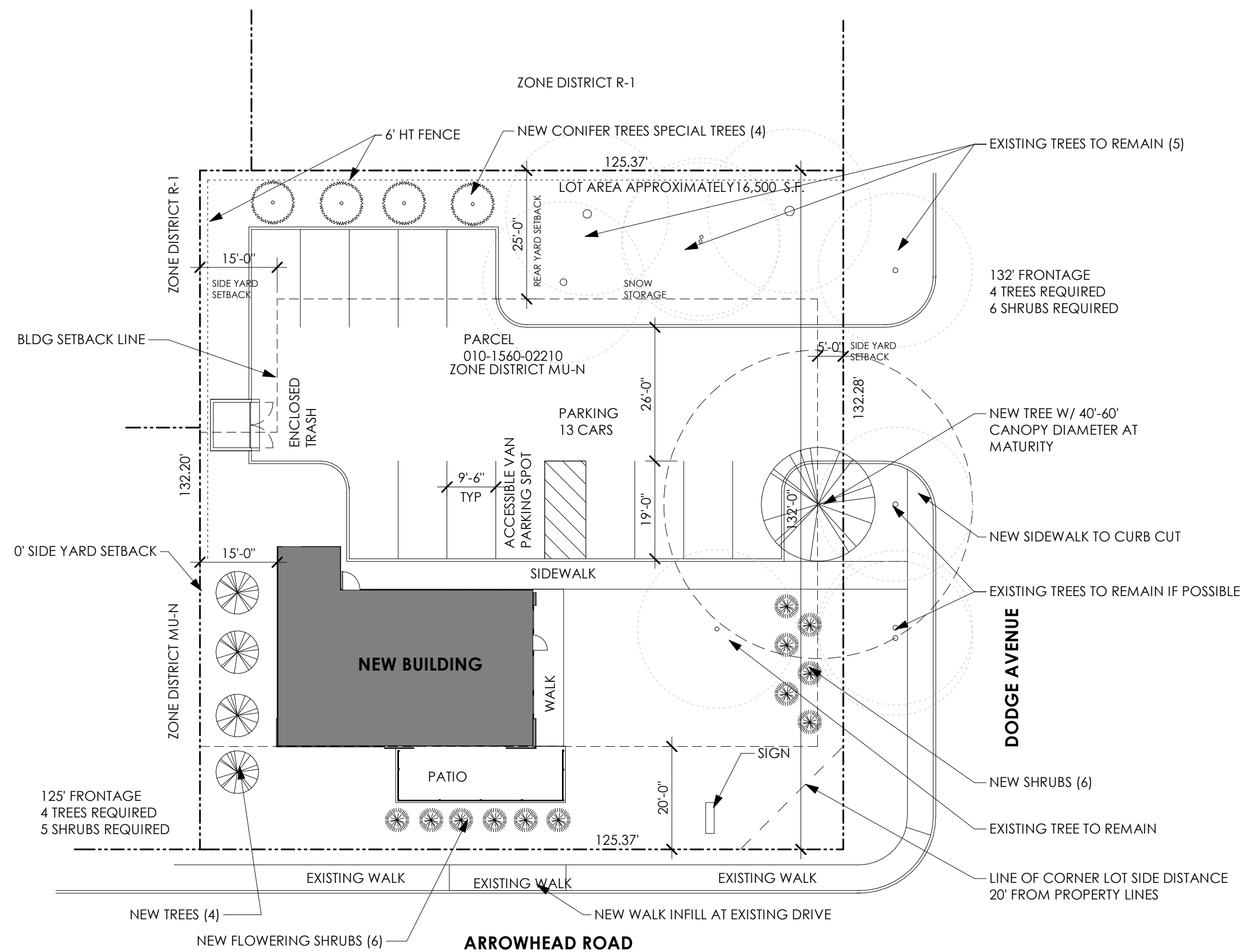
REVISIONS

SHEET NO.

SITE



① SITE DEMOLITION PLAN
1" = 20'-0"



② SITE PLAN/ LANDSCAPE PLAN
1" = 20'-0"

ZONING SUMMARY

- ZONE DISTRICT: MU-N (MIXED USE - NEIGHBORHOOD)
- HIGHER EDUCATION OVERLAY
- PROPOSED USES
 - RESTAURANT < 5,000 S.F.
 - SPECIAL USE PERMIT REQUIRED
- PARKING REQUIRED
 - RESTAURANT (1520 GROSS S.F.)
 - 6.5 SPACES PER 1,000 SF GROSS FLOOR AREA
 - = 10 SPACES
 - MINIMUM PARKING (10 + 30% PUBLIC TRANSIT)
 - = 7 SPACES
 - MAXIMUM PARKING (10 + 150% REQUIRED)
 - = 15 SPACES

MUL-50-15.2-1 TALLEN DISTRICT DIMENSIONAL STANDARDS		LCG STANDARDS
Minimum lot area per family	One-family	4,000 sq. ft.
	Two-family	2,500 sq. ft.
	Multi-family	500 sq. ft.
	Efficiency unit	380 sq. ft.
No lot of record contains 5,000 sq. ft. or less shall be used except for a one-family dwelling or a permitted non-dwelling use	Townhouse or live-work dwelling	2,200 sq. ft.
Minimum lot frontage	One-family, two-family, or townhouse dwelling	30 ft.
	Multi-family or non-residential	50 ft.
Minimum depth of front yard	STRUCTURE SETBACKS	
	For all structures 35 feet in height or less	The smaller of 20 ft. or coverage of adjacent developed lots facing the same street
	For portions of all structures higher than 35 feet	An additional 20 feet beyond the required from yard setback
	General, unless listed below	5 ft.
Minimum width of side yard	Non-residential use adjacent to residential district or use	15 ft.
	Non-residential use adjacent to non-residential district or use	0 ft.
	Multi-family district use to single-family district or use	10 ft.
	Multi-family district use to multi-family district or use	0 ft.
Minimum depth of rear yard	STRUCTURE HEIGHT	
	Non-residential use	25 ft.
Maximum height of building	Residential or mixed use (general)	45 ft.
	Residential or mixed use (within 500 ft. of R-2 district)	75 ft.
Section 50.21 Dimensional standards contain additional regulations applicable to this district.		