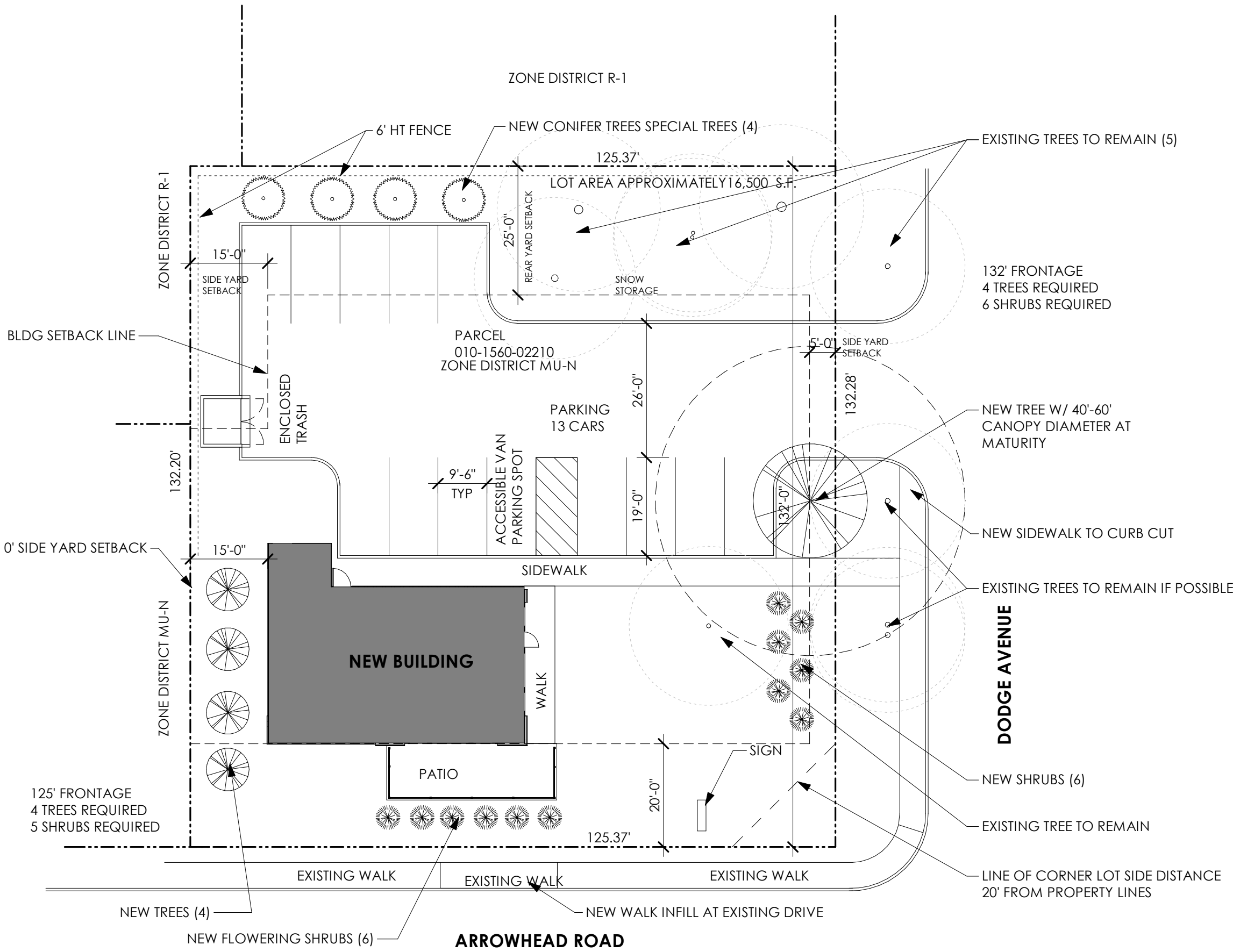


① SITE DEMOLITION PLAN
1" = 20'-0"




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

TABLE 50.15.2.1 MU-N DISTRICT DIMENSIONAL STANDARDS		
LOT STANDARDS		
	One-family	Two-family
Minimum lot area per family	4,000 sq. ft.	2,500 sq. ft.
	Multi-family	Efficiency unit
	500 sq. ft.	380 sq. ft.
	Townhouse or live-work dwelling	2,200 sq. ft.
No lot of record containing 5,000 sq. ft. or less shall be used except for a one-family dwelling or a permitted non-dwelling use		
Minimum lot frontage	One-family, two-family, or townhouse dwelling	Multi-family or non-residential
	30 ft.	50 ft.
STRUCTURE SETBACKS		
Minimum depth of front yard	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 front yard setback above
Minimum width of side yard	General, unless listed below	5 ft.
	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 adjacent to single-family district or use	10 ft.
Minimum depth of rear yard	Multi-family adjacent to multi-family district or use	0 ft.
		25 ft.
STRUCTURE HEIGHT		
Maximum height of building	Non-residential use	45 ft.
	Residential or mixed use (general)	75 ft.
	Residential or mixed use (within 500 ft. of R-1 or R-2 district)	45 ft.
Section 50.21 Dimensional standards contains additional regulations applicable to this district.		



ARCHITECTURE STUDIO, LLC

205 WEST FIRST STREET - DULUTH, MINNESOTA 55802

PRELIMINARY

NOT FOR CONSTRUCTION

DATE: 05.25.22


COMMERCIAL BUILDING

1303 W ARROWHEAD ROAD

DULUTH, MINNESOTA

ISSUE DATE

PROJECT NO.
2161.1

REVISIONS 

SHEET NO.

SITE