

LAND USE PERMIT APPLICATION

Welcome to Duluth Township! Thank you for filling out our Application Form.

Our Zoning Ordinance is the mechanism through which we encourage the most appropriate uses of our lands, protect the rural character of our community and its natural resources to ensure a sustainable community for future generations.

This application helps us, the landowner and the Town, ensure that we are creating the community we envisioned for a sustainable future.

Here's how it works:

1. Review the Zoning Ordinance to determine the zoning requirements for your parcel. The entire ordinance can be accessed on our Township web site at www.duluthtownship.org. A printed copy may be obtained via the web site, or at the Town Hall, 6092 Homestead Road, Duluth, MN 55804.
2. You may pick up an application at the Town Hall during Office Hours. You may also download it from our web site.
3. Complete the application. You need to supply all required information. If the application is not complete it will be returned to you. If the information is inaccurate or invalid it will be returned to you, or it may render your permit invalid.
4. The application must be accompanied by a check in order for us to start processing it. The fee schedule is posted on the Web site and adjacent to the applications in the Town Hall.
5. In order to receive a land use permit for new construction below the freeway (Highway 61) a sewer connection permit from the Duluth North Shore Sanitary District (DNSSD) is required. Additions to structures on parcels in the DNSSD must not infringe upon the sewer line easement.

All other property in Duluth Township and construction that involves new or additional waste water handling requires a St. Louis County Individual Sewer Treatment System (ISTS) review or new permit for sanitation.

6. An application must be signed by the owner and dated.

We are happy to help you and answer any questions you may have.

Please contact us at 218.393.8500

FOR OFFICE USE					
Received By	Date	Fee Amount Paid	Check Number	Permit Number Issued	Date Issued
Owners Name			Mailing Address		

LAND USE PERMIT APPLICATION

SECTION I: PURPOSE OF LAND USE PERMIT

New House (Primary Structure) (Sq. Ft.)	New Accessory Structure (Sq. Ft.)	New Deck (Sq. Ft.)	Other (Sq. Ft.)	Total Sq. Ft. New Construction	Remodel (Sq. Ft.)	Structure Height	Estimated Value of Construction
	Type:						
	Sq. Ft:						

SECTION II: APPLICANT INFORMATION

DATE _____

Name		Mailing Address		Owner	
				Yes	No
Phone - Home		Phone - Work		Phone - Cell	
E-mail Address:					
Name, if not owner (Relationship)		Address		Phone	

SECTION III: PROPERTY INFORMATION

Address of Property	Zone District	Parcel Code*	Ownership		
			Public	Private	Rental

* Parcel code can be found on your tax statement. If none has yet been assigned, obtain the universal number for a newly platted parcel from St. Louis County.

SECTION IV. LEGAL DESCRIPTION OR PROPERTY

Township	Range	Section	Subdivision	Block	Lot

SECTION IV. EXISTING LAND USE

(Check one that applies)

Residential	Commercial	Industrial	Agricultural	Home Business	Home Occupation	Other (Describe)

SECTION V: LOT AREA

Width (Ft.)	Depth (Ft.)	Area (Width x Depth) Square Feet	Acres (Area ÷ 43,560)

SECTION VI. IMPERVIOUS SURFACES

Existing Amount of Impervious Surfaces

Main Structure Sq. Ft.	Garage Sq. Ft.	Deck Sq. Ft.	Shed Sq. Ft.	Driveway Parking Sq. Ft.	Septic Mound Sq. Ft.	Other Sq. Ft.	Other Sq. Ft.	Total (Add Columns) Sq. Ft.

Existing Percentage Lot Coverage:

Total SQ. FT Impervious Surfaces (Section VI) ÷ SQ. FT of Lot Area (Section 5) _____%

New Percentage of Lot Coverage with Proposed Structure:

Sq. Ft. New Structure + Sq. Ft. Impervious Surfaces (Section VI) ÷ SQ. FT of Lot Area (Section 5)
= _____%

SECTION VII. WETLANDS

Are there wetlands on the property? Yes _____ No _____

SECTION VIII. SANITATION

Requirements For Sanitation

1. Property between Lake Superior and the Expressway to Two Harbors, and construction that involves new or additional waste water handling, requires a permit from Duluth North Shore Sanitary District (DNSSD). Contact NE Technical Services at 218.624.8042.
2. All other property in Duluth Township and construction that involves new or additional waste water handling requires a St. Louis County Individual Sewer Treatment System (ISTS) permit for sanitation. This permit can be obtained from the St. Louis County Health Department. Contact them at 218.725.5200.
3. Any proposed land use that increases the load to an existing ISTS will require approval by St. Louis County.

Existing Permit Type	New System Number	Existing System Number
ISTS		
DNSSD		

SECTION IX. DETAILED SKETCH

If you wish, use the attached page to provide a detailed sketch of your property. Or, provide your own.

A detailed sketch with measurements showing dimensions of lot, structures, driveways, septic mounds, other disturbed surfaces, wetlands, streams, and lakes must be shown.

In addition, display all setback requirements for the existing structures and the proposed construction.

Existing Structures

Road Centerline To Front of Building (Ft.)	Furthest side yard (Ft.)	Nearest side yard (Ft.)	Rear yard line from back building line (Ft.)	Building to River or Lake (Ft.)

Proposed Structure

Road Centerline To Front of Building (Ft.)	Furthest side yard (Ft.)	Nearest side yard (Ft.)	Rear yard line From back building line to back of structure (Ft.)	Building to Stream or Lake (Ft.)

SECTION VII OWNER’S SIGNATURE:

_____ **Date:** _____

<i>FOR OFFICE USE</i>				
Reviewed by	Date	Information Not Complete Letter Sent to Applicant Date	Approved by	Date
Date Application submitted to DNSSD	Response From DNSSD Date		Approval or Permit Attached	Document Number

SKETCH

