50-22 BUILDING FORM STANDARDS

The following provisions apply only in the form districts listed in Section 50-16, but do not apply in other zone districts. (Ord. No. 10044, 8-16-2010, § 6; cited only by Ord. No. 10284, 3-10-2014, § 2.)

50-22.1 General requirements.

A. Intent.

The building types detailed in this Section outline the desired building forms for new construction and renovated structures within the form districts;

B. Applicability.

1. All building type standards apply to all new construction and renovation of existing structures, where the renovation includes an addition of more than 50 percent in building square footage;
2. When a renovation of the front facade occurs with no added building square footage, the street facade requirements and base type requirements must be met when:
   (a) The existing building front, corner, or lakefront facade is located within the build-to zone;
   (b) The renovation includes any of the following:
      (i) Installation of additional doors or a change in location of a door;
      (ii) Expansion or change in location of 30 percent of windows on any street or lakefront façade;
      (iii) Replacement of 30 percent or more of facade materials on any street or lakefront facade with a different facade material;
3. When a renovation of the shape or style of the roof occurs with no added building square footage, the cap type requirements must be met when the existing building front, corner or lakefront facade is located within the build-to zone;
4. Under all circumstances, no portion of the building type standards must be met in the case of normal repairs required for safety and continued use of the structure, such as replacement of window or door glass;

C. General requirements.

All construction in the form districts must meet the following requirements:

1. Zone districts.
   No primary building shall be developed within a form district unless it matches one of the building types approved for that district in Table 50-22.2-1;
2. Planning review required.
   Development of any building type must be reviewed and approved by the city through the planning review process in Article V;
3. Permanent structures.
   All buildings constructed must be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile. Temporary structures and uses are permitted as shown in Article III;

D. Alternative compliance for renovation of existing primary structures.

Where compliance with the specific requirements of Section 50-22 is not possible as a result of unique site conditions, an owner may propose alternatives consistent with the goals of sections 50-16 and 50-22. Approval of an alternative approach is authorized where an applicant can demonstrate the following:

1. The renovation does not increase the existing primary structure's footprint; and
2. The proposed renovation achieves the goals stated in Section 50-16 relevant to the particular form district to the same degree, or better than, the building form standards set forth in Section 50-22. (Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10153, 5-14-2012, § 3; cited only by Ord. No. 10284, 3-10-2014, § 2.)

50-22.2 General building type descriptions.

Four major categories of building types are described in this Section: Main Street Building, Corridor Building, Cottage Commercial Building, and Iconic Building. The building types proposed for the Form Districts include three variations of the Main Street Building, three variations of the Corridor Building, two variations of the Cottage Commercial Building, and one version of the Iconic Building. The building type variations go from least intense (Type I) to most intense (Type III);

A. Main street buildings.

Main street buildings, in general, are pedestrian-oriented, mixed use buildings. This building type typically has a storefront on the ground floor with offices or residential uses on the upper floors. The ground floor of the Main Street Building has a high amount of transparency, so that pedestrians walking by can look into the interior space.

1. Main street building I.
   This building type allows for service, retail, and office uses on the ground floor and office or residential above. It is appropriate for commercial uses adjacent to residential neighborhoods, as the intensity of this building type is not as high as the other main street building types. It has a larger build-to zone and a maximum height of two-and-a-half or three stories depending on location;
2. Main street building II.
   Main street building II is slightly more intense than main street building I, as it is required to be built up to the right-of-way and may generally be up to four stories tall. This building type also permits service, retail and office uses on the ground floor and office or residential on upper floors;
3. Main street building III.
   Main street building III is the most intense of the main street building types, as it is meant to be used in the downtown area. It is located directly adjacent to the sidewalk and should include retail or service uses on the ground floor whenever possible. Main street building III has a maximum height of 15 stories in limited locations;

B. Corridor buildings.

Corridor buildings are primarily meant to house office or multi-family residential uses, with less transparency required on the ground floor.

1. Corridor building I.
   This building type can house a single category of uses, such as office or residential, or a mix of uses. Corridor building I is the least intensive corridor building, located in the more neighborhood oriented study area locations. It has a larger build-to zone that is set back farther than the other corridor buildings and is permitted to be a maximum of three stories;
2. Corridor building II.
   Corridor building II is an intermediary building type between the more neighborhood scale locations and the intensity of Downtown. It is similar to corridor building I in many ways, but is permitted to be built up to the sidewalk and may also be taller, with generally a maximum height of four stories;
3. Lakefront corridor building.
   The lakefront corridor building is a variation on corridor building II that was created for use along Lake Superior in Canal Park. These buildings front the lake, but also require some level of frontage on Canal Park Drive. The maximum height is four stories;

4. Corridor building III.
   Corridor building III was created for use in Downtown. It is required to be built adjacent to the sidewalk and has a maximum height of 15 stories in specified locations. While the corridor building types are meant to house primarily office and residential uses, commercial uses are also permitted to create a vibrant commercial core for Downtown;

C. Cottage commercial.

The cottage commercial building is primarily commercial in nature but, unlike the Main Street Building, it is similar in form to single-family residential areas, providing transitions between commercial and residential areas.

1. Cottage commercial I.
   The cottage commercial building type is residential in character but commercial in use. At a maximum height of two and a half stories, it is meant to blend in with a surrounding residential neighborhood while at the same time providing neighborhood-scale commercial uses. Cottage commercial I is for use as a transition to residential locations, with a larger build-to zone and permitted side aisle of parking. Cottage commercial I may also include multiple principal structures on one lot, provided that each building meets the requirements of the building type;

2. Cottage commercial II.
   Cottage commercial II is similar to cottage commercial I but is used in the West Duluth study area, which is a more intense context. This building type may be built to the front property line and must locate parking in the rear;

D. Iconic building.

While the previously mentioned building types are intended to serve as the fabric buildings of the city, the iconic building is a unique civic or institutional building that has distinctive character and function within the community. The iconic building type is meant to house community, cultural, civic, educational or governmental uses (i.e. uses classified as “Community and Cultural Facilities” or “Educational Facilities” in Table 50-19.8). The iconic building has more flexible requirements for building location and transparency than the other non-residential building types due to its unique nature.

Table 50-22.2-1: Summary Table of Permitted Building Types by Zone District.

Districts	Building Types: Main Street Building I	Main Street Building II	Main Street Building III	Corridor Building I	Corridor Building II	Lakefront Corridor Building	Corridor Building III	Cottage Commercial I	Cottage Commercial II	Iconic Building	Areas
F1: Low-Rise Neighborhood Shopping	●										East Superior
F2: Low-Rise Neighborhood Mix	●			●				●		●	East Superior, London Road
F3: Mid-Rise Community Shopping		●									West Duluth, Canal Park
F4: Mid-Rise Community Mix		●			●				●	●	West Duluth London Road
F5: Mid-Rise Community Shopping/Office		●			●					●	West Superior, Canal Park
F6: Mid-Rise Neighborhood Shopping		●			●			●		●	Central Hillside
F7: Downtown Shopping			●								Downtown
F8: Downtown Mix			●				●			●	Downtown
F9: Canal Park						●					Canal Park

● Building Type permitted

(Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10096, 7-18-2011, § 23; Ord. No. 10284, 3-10-2014, § 2.)

50-22.3 Base types.

Base type standards apply to the ground story and visible basement of front facades of all building types. To determine which base type(s) are permitted for each building type, refer to the building types-specific information found in sections 50-22.7 through 50-22.17.

A. General provisions.

The following provisions apply to all base types.

1. Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each building type standard (refer to 50-22.7 through 50-22.17);
2. Applicability. The entire ground story front facade of all buildings must meet the requirements of one of the permitted base types, unless otherwise stated in this Section;
3. Measuring transparency. Refer to Section 50-22.5.D.1 for information on measuring building transparency;
4. Visible basements. Visible basements, permitted by base type, are optional;
5. Expression lines. For the purposes of this Section, expression lines are an architectural feature comprised of a decorative, three dimensional, linear element, horizontal or vertical, protruding or

indented at least one inch from the exterior facade of a building, and extending the length or height of the building with minimal interruptions from doors and windows. It is typically used to delineate the floors or stories of a building;

B. Storefront base type.

The storefront base type is a highly transparent ground story treatment designed to serve as the display area and primary entrance for retail or service uses. (Refer to Figure 50-22.3-A)

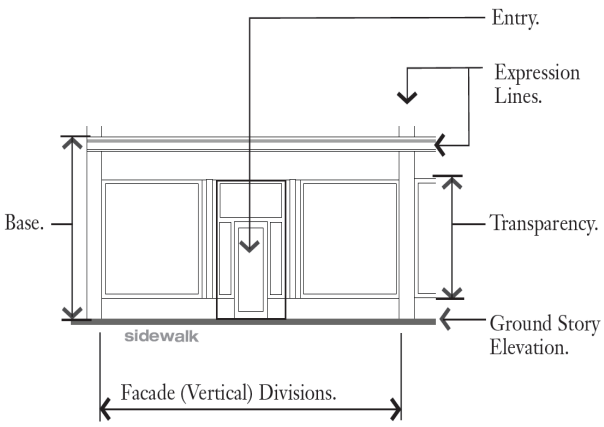


Figure 50-22.3-A: Storefront base type

1. Transparency. A minimum of 75 percent of the front facade between two and eight feet above the sidewalk must be comprised of transparent, non-reflective windows into the commercial space. A minimum of 25 percent of the windows shall have views directly into and out of the ground floor occupied space;

2. Elevation. Ground story elevation must be less than or equal to one foot above sidewalk;

3. Visible basement. A visible basement is not permitted;

4. Facade divisions. Expression lines shall divide the facade into segments;
   (a) Vertically divide the base facade into segments no greater than 30 feet in width;
   (b) Horizontally define the base facade from the upper stories;
5. Entrance. All entries shall be recessed from the front facade closest to the street;
   (a) Recess shall be a minimum of three feet and a maximum of eight feet deep, measured from the portion of the front facade closest to the street;
   (b) When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet;

C. Shopfront base type.

The shopfront base type treatment includes less transparency than the storefront, while still allowing views in and out of the commercial space, and an entrance off of a porch or stoop. (Refer to Figure 50-22.3-B)

1. Transparency. A minimum of 50 percent of the front facade between three and nine feet above the sidewalk must be comprised of transparent, non-reflective windows into the commercial space;
2. Elevation. Ground story elevation must be between zero and three feet above sidewalk and not less than six inches above the curb, with or without optional visible basement;
3. Visible basement. A visible basement is permitted;
4. Vertical facade divisions. For buildings wider than 50 feet, divide base facade into segments no greater than 50 feet in width with an expression line;
5. Entrance. Porch or stoop entrance required;

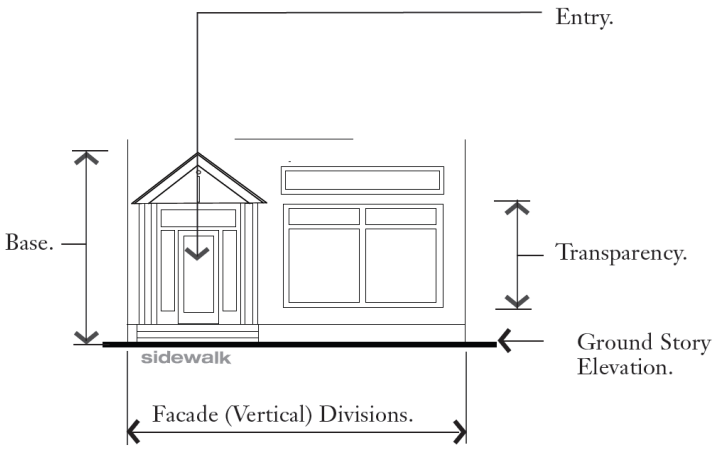


Figure 50-22.3-B: Shopfront base type

D. Arcade base type.

An arcade base type is a covered pedestrian walkway within the recess of a ground story. (Refer to Figure 50-22.3-C)

1. Arcade. An open-air public walkway is required from the face of the building recessed into the building a minimum of eight and a maximum of 15 feet;
2. Recessed or interior facade. Storefront or shopfront base types are required on the recessed ground story façade;
3. Column spacing. Columns shall be spaced between ten feet and 12 feet on center;
4. Column width. Columns shall be a minimum of one foot, eight inches, and a maximum two feet, four inches, in width;
5. Arcade opening. Opening may not be flush with interior arcade ceiling and may be arched or straight;
6. Horizontal facade division. Horizontally define the base facade from the upper stories;
7. Visible basement. A visible basement is not permitted;

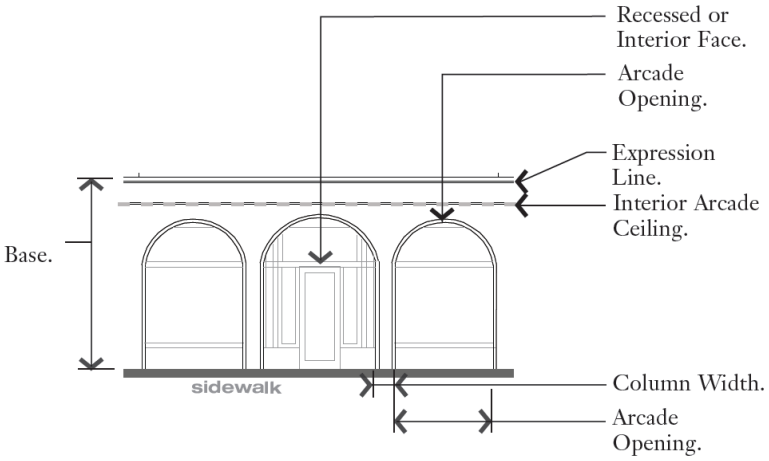


Figure 50-22.3-C: Arcade base type

E. Stoop base type.

A stoop is an unroofed, open platform. (Refer to Figure 50-22.3-D)

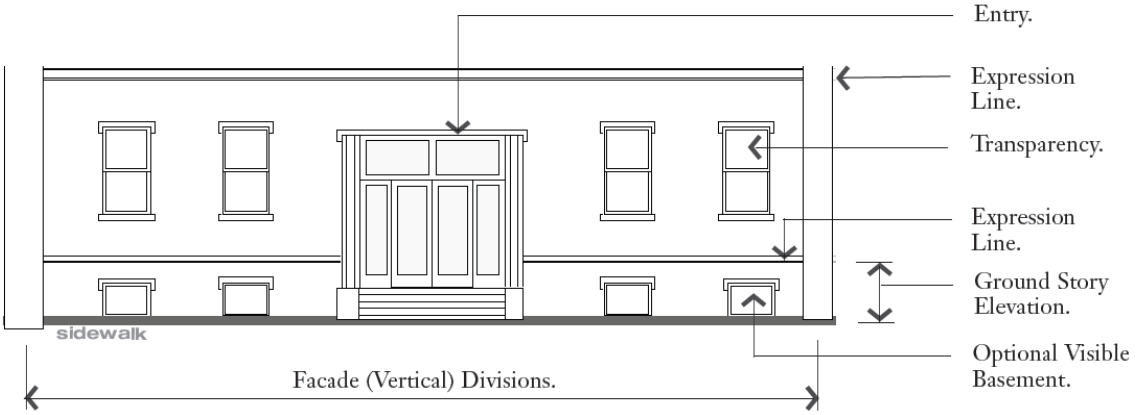


Figure 50-22.3-D: Stoop base type

1. Transparency. Minimum transparency per building type is required;
2. Stoop size. Stoops shall be a minimum of three feet deep and four feet wide;
3. Elevation. Ground story elevation must be located a maximum of two feet, six inches, above the sidewalk without visible basement and a maximum of four feet, six inches, above the sidewalk with a visible basement;
4. Visible basement. A visible basement is permitted;
5. Facade divisions. Expression lines shall divide facade segments;
   (a) Vertically divide the base facade into segments no greater than 100 feet in width;
   (b) Horizontally define the base facade from upper stories;
6. Entrance. All entries shall be located off a stoop;

F. Porch base type.

A porch is a raised, roofed platform that may or may not be enclosed on all sides. (Refer to Figure 50-22.3-E)

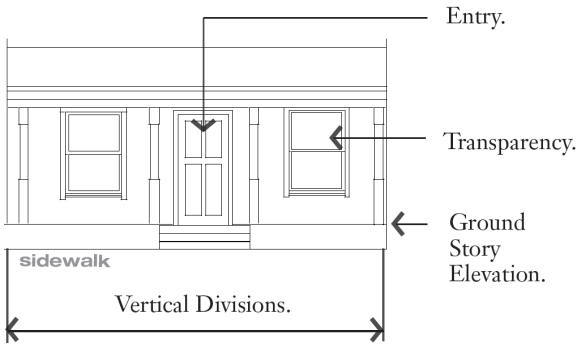


Figure 50-22.3-E: Porch base type

1. Transparency:
   (a) Minimum transparency per building type is required;
   (b) If enclosed, a minimum of 40 percent of the enclosed porch must be comprised of transparent, nonreflective windows;
2. Porch size. The porch shall be a minimum of five feet deep and maximum of eight feet wide;
3. Elevation. Ground story elevation must be located a maximum of two feet, six inches, above the sidewalk without visible basement, and a maximum of four feet, six, inches, above the sidewalk with a visible basement;
4. Visible basement. A visible basement is permitted;
5. Facade divisions. Use expression lines to divide facade segments;
   (a) Vertically divide base facade into segments no greater than 60 feet in width;
   (b) Horizontally define the base facade from upper stories;

6. Height. Porch may be two stories to provide a balcony on the second floor;
7. Entrance. All entries shall be located off a porch. (Ord. No. 10044, 8-16-2010, § 6; cited only by Ord. No. 10284, 3-10-2014, § 2.)

50-22.4 Cap types.

Cap type standards apply to the cap of all building types as required in this Section.

A. General provisions.

The following provisions apply to all cap types.

1. Intent. To guide the design of building caps in order to ensure an appropriate and aesthetically pleasing cap for all buildings;
2. Applicability. All buildings must meet the requirements of one of the cap types permitted for the building type;
3. Measuring height. Refer to the definition of "height of building" in Article VI;
4. Other cap types. The Iconic building type may seek to incorporate other building caps not listed as a specific type by applying for a special use permit pursuant to Section 50-37.10, but the height may not exceed the maximum height of the tallest cap type permitted for the building type;

B. Parapet cap type.

A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or pitched roof and also serves to limit the view of roof-top mechanics from the street. (Refer to Figure 50-22.4-A)

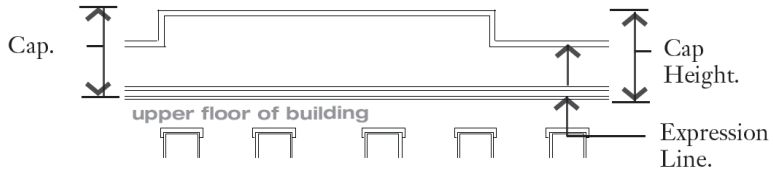


Figure 50-22.4-A: Parapet cap type

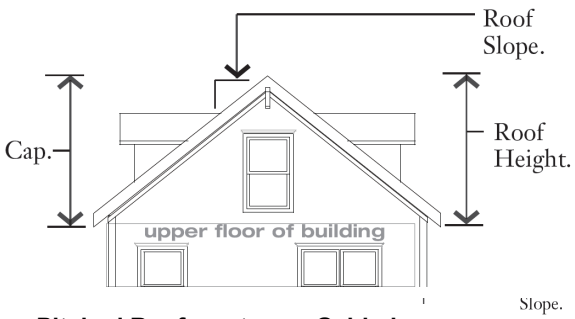
1. Parapet height. Height is measured from the top of the upper story to the top of the parapet;
   (a) Minimum height is two feet with a maximum height of six feet;
   (b) Cap shall be high enough to screen the roof and any roof appurtenances when viewed from the street(s) and any adjacent building of similar height;
2. Horizontal expression lines. An expression line shall define the cap from the upper stories of the building and shall also define the top of the cap;
3. Occupied space. Occupied space may not be incorporated behind this cap type;

C. Pitched roof cap type.

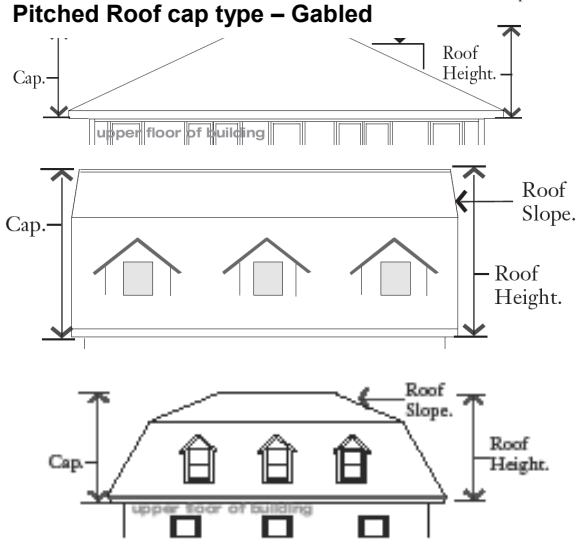
This cap type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run. (Refer to Figure 50-22.4-B)

1. Pitch measure. The roof may not be sloped flatter than a 6:12 (rise:run) or steeper than 16:12 (rise:run);
2. Roof types. Hipped, gabled, and combination of hips and gables with or without dormers are acceptable. Gambrel and mansard roofs are acceptable provided that when the ridge runs parallel to the street, one dormer per 15 feet of street face is required;
3. Parallel ridge line. A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof for two-story buildings or higher and at least every 50 feet of roof for one-story buildings when the ridge line runs parallel to the front property line;
4. Roof height. Roof height may not be greater than the total of all floors below the roof. For single story portions of the building, roof height may not exceed one-and-one-half times the floor below the roof; (Ord. No. 10457, 7-11-2010, § 2)

Figure 50-22.4-B: Pitched roof



Pitched Roof cap type – Gabled



Pitched Roof cap type - Mansard

D. Flat Roof cap type

This cap type has a flat roof with overhanging eaves. (Refer to Figure 50-22.4-C)

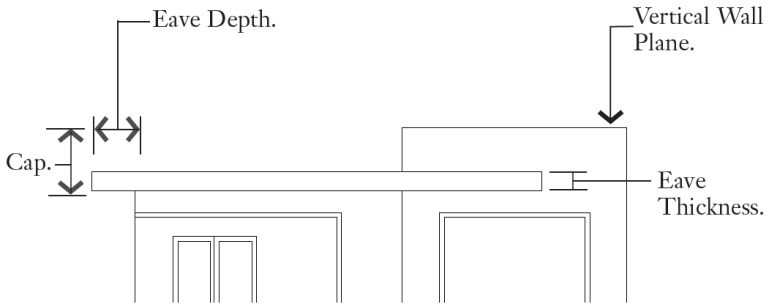


Figure 50-22.4-C: Flat roof

1. Roof types. Roofs with no visible slope are acceptable. Eaves are required on all street-facing facades;
2. Eave depth. Eave depth is measured from the building façade to the outside edge of the eave. Eaves shall have a depth of at least 12 inches;
3. Eave thickness. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of six inches thick;
4. Interrupting vertical walls. Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap;
   (a) No more than one-half of the front façade can consist of an interrupting vertical wall;
   (b) Vertical walls shall extend no more than four feet above the top of the eave;

E. Towers.

A tower is a rectilinear or cylindrical vertical element that must be used with other cap types. (Refer to Figure 50-22.4-D)

1. Quantity. One tower is permitted per building;
2. Tower height. Maximum height, measured from the top of the upper story to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied;
3. Tower width. Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less;
4. Occupied space. Towers must be occupied by the same uses allowed in upper stories of the building type to which it is applied;
5. Tower cap. The tower may be capped by the parapet, pitched, or flat roof cap types. (Ord. No. 10044, 8-16-2010, § 6; cited only by Ord. No. 10284, 3-10-2014, § 2.)

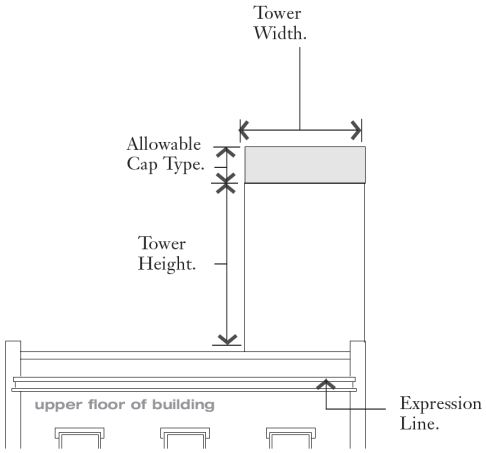


Figure 50-22.4-D: Tower

50-22.5 Explanation of table requirements.

The following explains and defines the requirements included in the tables for each building type, sections 50-22.7 through 50-22.17, and summarized for all building types in Table 50-22.2.

A. Building siting.

1. Street frontage.
   (a) Multiple principal buildings permitted on a lot. The presence of more than one principal structure on a lot;
   (b) Front build-to zone (BTZ) or setback. The build-to zone or setback parallel to the front property line. All BTZ and setback areas not covered by the building must contain either landscaping, patio space, or sidewalk space. Build-to zones define the minimum and maximum distance a structure may be placed from a property line;
   (c) Corner BTZ or setback. The build-to zone or setback parallel to the corner property line. All BTZ and setback areas not covered by building must contain landscape area;
   (d) Minimum coverage of front BTZ. Measurement defining the minimum percentage of street wall or building facade required along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front. Refer to Figure 50-22.5-A;
   (e) Occupation of corner. Occupying the intersection of the front and corner build-to zones with a principal structure;

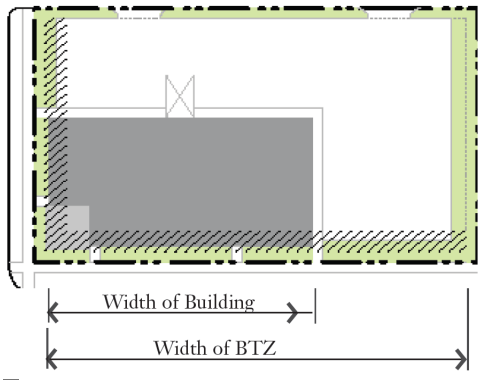


Figure 50-22.5-A: Measuring BTZ Coverage

2. Side and rear setbacks.
   (a) Minimum side yard setback. The minimum required setback along a side property line. All side yard setback areas not covered by building must contain landscape area;
   (b) Minimum rear yard setback. The minimum required setback along a rear property line;
3. Buildable area.
   (a) Minimum landscape area. The minimum percentage of a lot that must be primarily dedicated to landscape materials, such as planting beds, grass or shrubs. A portion of the area may include hardscape materials for pedestrian use or access to the area or building, such as patio or sidewalk;
   (b) Minimum lot width. The minimum width of a lot, measured at the front property line;
4. Parking and access.
   (a) Location of parking facilities. The yard in which a parking lot and associated drive is permitted;
   (b) Loading facility location. The facade of the building on which access is permitted for loading and unloading activities related to building uses;
   (c) Number of permitted driveways. Defines the circumstances under which a driveway is permitted on a lot;

B. Height.

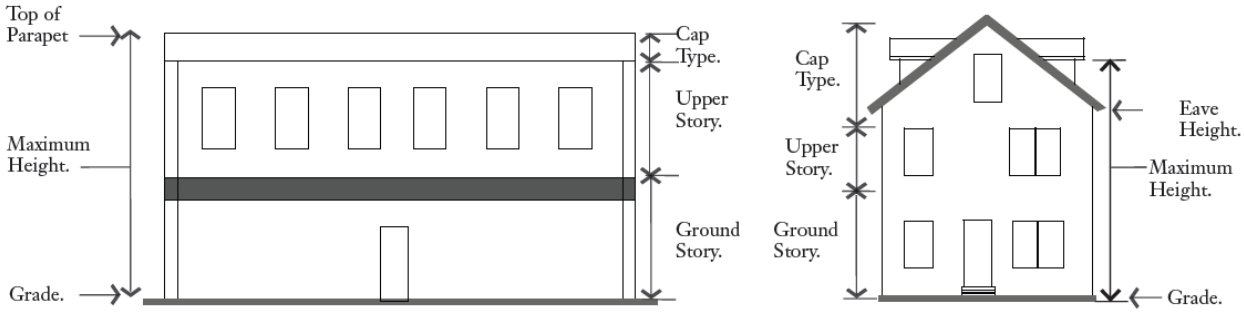


Figure 50-22.5-B: Measuring Height

1. Minimum and maximum overall height. (Refer to Figure 50-22.5-B)
2. A required minimum and maximum overall height is provided for all building types and is measured as follows:
   (a) Height in stories. The sum of a building's stories. Half stories are located either completely within the roof structure or in a visible basement exposed a maximum of one-half story above average finished grade;
   (b) Height in feet measured as follows:
      (i) Parapet cap type. Overall height is measured from the average finished grade of the building's front facade to the highest point of the parapet;
      (ii) Pitched cap type. Overall height is measured from the average finished grade of the building's front facade to the midpoint of the highest roof slope;
      (iii) Flat Roof cap type. Overall height is measured from the average finished grade of the building's front facade to the top of the highest eave;
      (iv) Appurtenances. Chimneys, antennae and other similar appurtenances may exceed the overall building height by no more than 25 feet;
      (v) Towers. Maximum height, measured from the top of the upper story to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied. This additional floor does not count toward the overall height of the building. Refer to Section 50-22.4 (E);
3. Ground story and upper story minimum and maximum height. (Refer to Figure 50-22.5-B.) Each building type includes a permitted range of height in feet for each story, which is measured as follows:
   (a) Floor height is measured in feet from the floor of a story to the floor of the story above it;
   (b) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling;
4. Where a building spans a block, and the block is adjacent to two street frontages with different building height maximums, the maximum height is determined as follows:
   (a) Where a block is adjacent to two streets with different maximum building heights, the midpoint between those two streets is the point where the maximum building height transition occurs;
   (b) Where a block is between Superior Street and Michigan Street, the greater maximum building height allowed on Superior Street extends through the entire block to Michigan Street;

5. In the situation where a single party owns frontage along a street corner, the maximum height for corner parcels applies to lots with the same street frontage owned by the same property owner within 100 feet of the corner;

C. Uses.

1. Ground story. The uses that may occupy the ground story of a building. Refer to Article III, *Permitted uses*;
2. Upper story. The uses that may occupy the upper stories of a building. Refer to Article III, *Permitted uses*;
3. Parking within building. The area(s) of a building in which parking is permitted within the structure;
4. Occupied space. The area(s) of a building that must be occupied by the users on a regular basis;

D. Facade requirements.

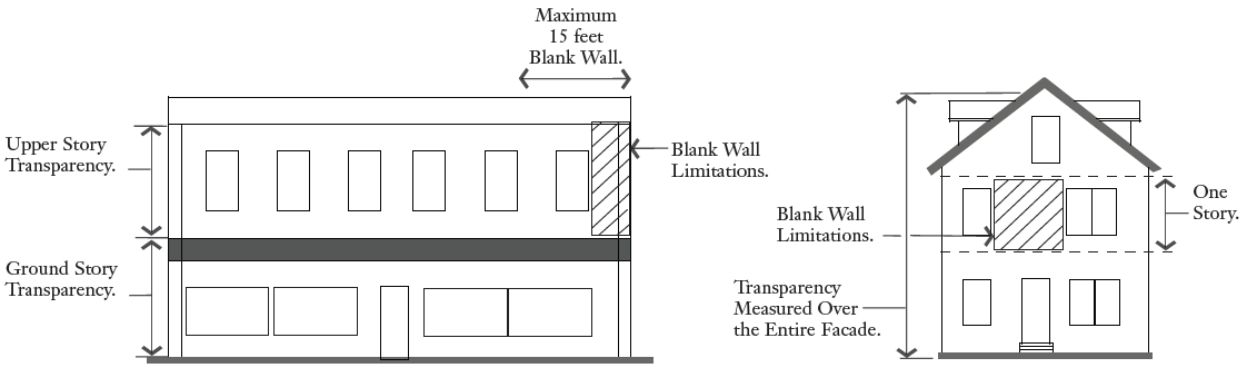


Figure 50-22.5-C: Measuring transparency

1. Transparency. Measurement of the percentage of a facade that has clear, non-reflective windows. Refer to Figure 50-22.5-C;
   (a) Minimum transparency. The minimum amount of transparency required on the upper stories of facades with street frontage, measured per story or per facade, depending on the building type. Buildings with storefront and shopfront base types are required to have a greater ground story transparency on the front facade, as defined in Section 50-22.3, *Base types*;
   (b) Blank wall limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall be met:
      (i) No rectangular area greater than 30 percent of a story's facade, as measured from floor to floor, may be windowless; and
      (ii) No horizontal distance greater than 15 feet of a story's facade may be windowless;
2. Building entrance.
   (a) Principal entrance location. The facade on which the primary building entrance is to be located;
   (b) Street facades. Number of entrances on street facade. The maximum spacing between entrances on a building facade with street frontage;
3. Balconies. The following requirements pertain to balconies on building facades with street frontage;
   (a) Size. The minimum dimensions of a permitted balcony;
   (b) Facade coverage. The percentage of a facade's total area that may be covered by balconies, including street facing railing and balcony structure;
   (c) Access. The number of units that are permitted to gain entry to an individual balcony;
   (d) Structure. Requirements related to the construction of a balcony. Two types of balcony structures are permitted:

(i) Independently secured balconies are those that are connected directly to the building and are unconnected to other balconies;
(ii) Balconies that are integral to the facade are a part of, and built in conjuncttion with, the building structure;

E. Cap and base type requirements.

1. Cap type. The cap type(s) permitted for a given building type. Refer to 50-22.4, *Cap types,* for more specific requirements;
2. Tower. A vertical building extension that may be permitted in conjunction with another cap type on certain building types. Refer to 50-22.4(E), *Cap types*;
3. Front street facade base type. The base type(s) required on the street-facing facade of a given building type. Refer to 50-22.3, *Base types*, for more specific requirements;
4. Parking lot facade base type. The base type(s) required on the facade of a given building type that faces a parking lot. Refer to 50-22.3, *Base types*, for more specific requirements;

F. Façade materials requirement.

The materials prohibited, required and to be avoided for designated facades. (Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10284, 3-10-2014, § 2.)

50-22.6 Additional development standards.

The following provides additional required physical standards for the uses outlined as permitted in Article III, *Permitted uses*.

A. Automobile and light vehicle repair and service.

1. Service bays. Vehicular service bays, including garages and car wash bays, shall not be located on the front façade;
2. Outdoor activities. All repairs or washing activities must occur inside a structure;

B. Filling station: fuel pumps and canopies.

Refer to Figure 50-22.6-A.

1. Fuel pumps are permitted in the side or rear yards;
2. If a lot containing fuel pumps is adjacent to any residential district, the boundary with those districts shall be buffered in accordance with the standards in Section 50-25.5.B;
3. Canopy roof structures shall match the roof structure of the principal structure on the lot;
4. Canopy height shall not exceed the height of the principal structure on the lot;
5. Signage is not permitted on the canopy;

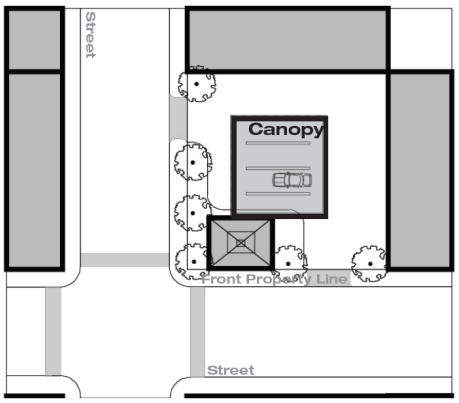


Figure 50-22.6-A: Relationship between the principal structure and the pump islands

C. Drive-through.

Refer to Figure 50-22.6-B.

1. The drive-through shall be located on the side or rear façade;
2. When occurring adjacent to any residential district, the boundary with those districts shall be buffered in accordance with the standards in Section 50-25.5.B;

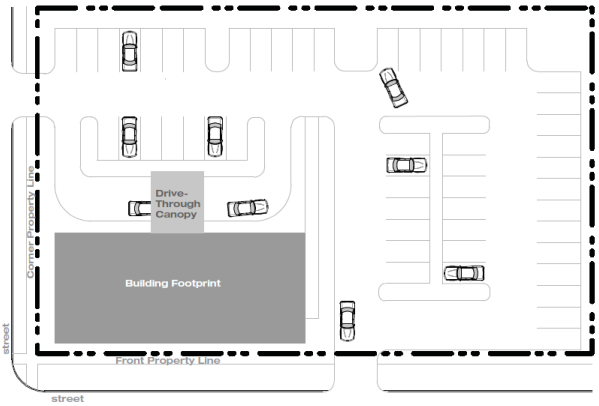


Figure 50-22.6-B: drive-through

D. Parking structure.

Facades of parking structures visible from any public right-of-way shall meet the following requirements:

1. Vertical expression lines are required every 60 feet;
2. Ramped floors shall not be visible from the street. Garage openings shall be organized in stories. Story dimensions shall match adjacent buildings, measured between nine feet and 14 feet floor to floor;
3. The street facing façade surface of the structure shall be articulated with the same level of detail and the same type of material as adjacent buildings. Brick masonry shall be the dominant surface material, occupying a minimum of 50 percent of the street facing façade surface;
4. Garage entries and exits shall be located on secondary streets or alleys. (Ord. No. 10044, 8-16-2010, § 6; cited only by Ord. No. 10284, 3-10-2014, § 2.)

50-22.7 Building type summary table.

Table 50-22.7-1: Building Type Summary Table.

Type	Street Frontage				Side & Rear Yard Setbacks		Buildable Area	
	Multiple Buildings Permitted on a Lot	Front Yard BTZ or setback (feet)	Corner Side Yard BTZ or setback (feet)	Minim coverage of Front Build-to-Zone	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Minimum Landscape Area	Minimum Lot Width (feet)
Main Street Building I	No	0-15	0-15	65%; BTZ may exclude permitted driveway	0	5	10%	30
Main Street Building II	No	0-5	0-5	95%	0	5	0%	20
Main Street Building III	No	0-5	0-5	95%	0	0	0%	20
Corridor Building I	Yes	5-15	5-15	65%	0	5	10%	30
Corridor Building II	Yes	0-15	0-15	75%	0	5	15%	50
Lakefront Corridor Building	Yes	0-25 BTZ on Lakefront; 0-15 BTZ along Canal Park Drive	0-15	33% on street face; 65% on Lakefront	10% of lot width on each side or aggregate on one side	Not Applicable	20%	50
Corridor Building III	No	0-5	0-5	85%	0	0	0%	50
Cottage Commercial I	Yes	5-20	5-20	60%	5	5	10%	50
Cottage Commercial II	No	0-15	0-15	60%	0	5	20%	50
Iconic	Yes	5' setback	5' setback	Not Applicable	5	5	20%	50

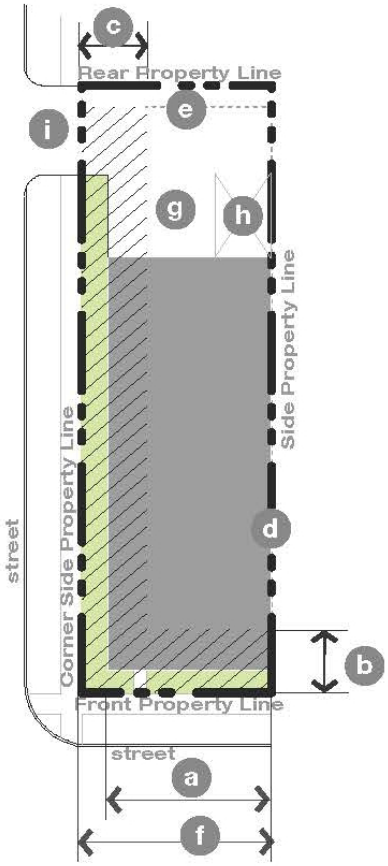
1 Tower permitted for all Building Types;
2 Two driveways may be permitted through Land Use Supervisor approval if frontage exceeds 200';
3 15 Stories or 188' as measured from W Superior Street, permitted from Mesaba Ave to N 4th Ave E;
4 Ground floor transparency may be greater depending on base type;

Parking & Access		Building Height		Transparency		Entrance	Cap and Base Type	
Location of Parking Facilities (yard)	**Number of Permitted Driveways**	**Minimum Principal Building Height (stories)**	**Maximum Principal Building Height**	**Min Front & Corner Side Facade Transparency per Story*4***	**Blank Wall Limitations**	**Primary Entrance Location**	**Allowed Cap Types*1***	**Allowed Base Types**
Rear; single or double side aisle permitted	1 driveway permitted per frontage*2*	1	37' along East Superior Street; 45' along London Road	20%	Required	Front or Corner Side Facade	Parapet, Flat Roof, Pitched Roof	Storefront
Rear	If no alley exists, 1 driveway permitted per frontage*2*	1	55'; 80' on Lake Avenue	20%	Required	Front or Corner Side Facade	Parapet, Flat Roof, Pitched Roof	Arcade, Storefront
Rear	If no alley exists, 1 driveway permitted per frontage*5*	1; 2 along Superior Street	80'; 116' on corner parcels only; 188' along Superior Street*3*	20%	Required	Front or Corner Side Facade	Parapet, Flat Roof	Arcade, Storefront
Rear, Single or double side aisle permitted	1 driveway permitted per frontage*2*	1	45'	20%	Required	Front or Corner Side Facade	Parapet, Flat Roof, Pitched Roof	Stoop, Porch
Rear	If no alley exists, 1 driveway permitted per frontage*2*	1	55'; 80' on Lake Avenue	20%	Required	Front or Corner Side Facade	Parapet, Flat Roof, Pitched Roof	Stoop, Porch
Must be screened from the Lakefront by building	1 driveway permitted per every 140' of frontage	1	55'	20%	Required only on street or Lakefront facades	Visible from street	Parapet, Flat Roof, Pitched Roof	Stoop or Porch on Lake or parking lot face; Storefront or Stoop on street face
Rear	If no alley exists, 1 driveway permitted per frontage*5*	1	80'; 116' on corner parcels only; 188' along Superior Street*3*	20%	Required	Front or Corner Side Facade	Parapet, Flat Roof	Stoop
Rear, Single or double side aisle permitted	1 driveway permitted per frontage*2*	1	33'	20%	Not required	Front of Corner Side Facade	Pitched Roof	Shopfront, Porch, Stoop
Rear	If no alley exists, 1 driveway permitted per frontage*2*	1	33'	20%	Not required	Front of Corner Side Facade	Pitched Roof	Shopfront, Porch, Stoop
Rear, Single side aisle permitted	1 driveway permitted per frontage*2*	1	55'	10%	Not required	Front or Corner Side Facade	Parapet, Flat Roof, Pitched Roof	Stoop

(Ord. No 10044, 8-16-2010, Ord. No 10096, 7-18-2011; Ord. No. 10284, 3-10-2014; Ord No. 10522 9-11-2017)

50-22.8 Main street building I.

A. Building Siting



1. Street Frontage

Multiple Principal Buildings	Not permitted
Front Build-to Zone Coverage	65%; BTZ may exclude permitted driveway **(a)**
Occupation of Corner	Required
Front BTZ	0'to 15' **(b)**
Corner BTZ	0'to 15' **(c)**

2. Building Area

Side Yard Setback	0' **(d)**
Rear Yard Setback	5' **(e)**
Minimum Lot Width	30' **(f)**
Minimum Landscape Area	10%

3. Parking Lot, Loading & Access

Parking Lot Location	Rear yard, Single or double aisle permitted in side yard **(g)**
Loading Facility Location	Rear or side building facade **(h)**
Access	1 driveway permitted per frontage, 2 driveways may be permitted through Land Use Supervisor approval if frontage exceeds 200' **(i)**

B. Height

Minimum Overall Height	1 story **(j)**
Maximum Overall Height	37' along East Superior; 45' along London Road **(k)**

C. Uses

Ground Story	Refer to Article 3. Permitted Uses **(l)**
Upper Story	Refer to Article 3. Permitted Uses **(m)**
Parking within Building	Permitted in the rear of the ground floor and fully in any other floor
Occupied Space	30' depth space required on ground floor facing Primary Street **(n)**

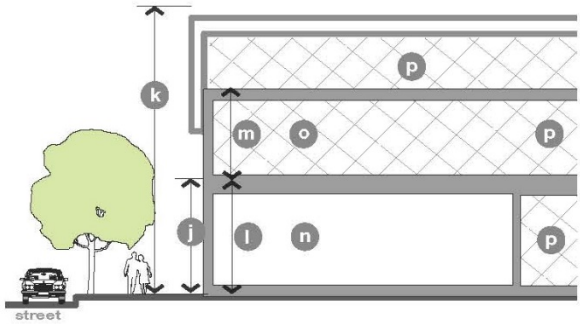


Figure 50-22.8(B): Height & Use Requirements.

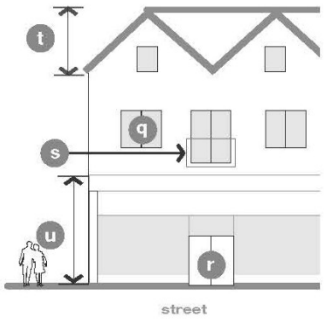


Figure 50-22.8(C): Facade Requirements.

D. Street Facade Requirements

1. Transparency **(o)**

Minimum Transparency	20% per floor
Blank Wall Limitations	Required

2. Building Entrance

Principal Entrance Location	Front or Corner Side Facade of building **(p)**
Street Facades	No. of Entrances: 1 per 50' of Front Facade

3. Balconies (if provided) **(q)**

Size	Minimum 3' deep and 5' wide
Facade Coverage	Maximum 30% of front & corner side facades, calculated separately
Access to Balcony	Maximum one (1) dwelling unit
Structure	Independently secured and unconnected to other balconies, or integral to the façade

E. Cap & Base Type Requirements

Cap Type	Parapet, Flat Roof, Pitched Roof **(r)**
Tower	Permitted
Street Facade Base Type	Storefront **(s)**

(Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10284, 3-10-2014, § 2; Ord No. 10522 9-11-2017)

50-22.9 Main street building II.

A. Building Siting

1. Street Frontage

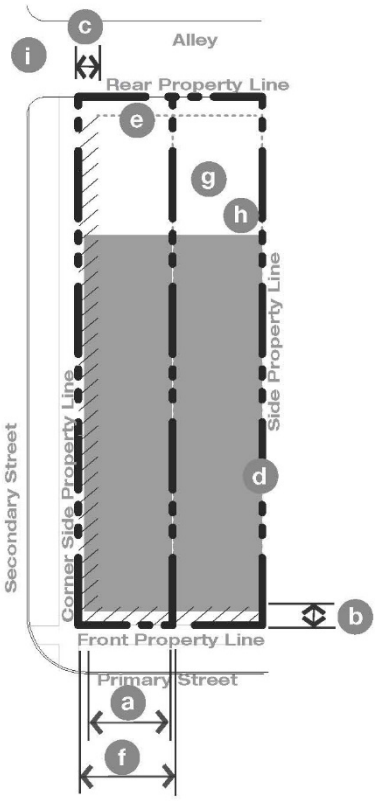
Multiple Principal Buildings	Not permitted
Front Build-to-Zone Coverage	95% **(a)**
Occupation of Corner	Required
Front BTZ	0'to 5' **(b)**
Corner BTZ	0'to 5' **(c)**

2. Buildable Area

Side Yard Setback	0' **(d)**
Rear Yard Setback	5' **(e)**
Minimum Lot Width	20' **(f)**
Minimum Landscape Area	0%

3. Parking Lot, Loading & Access

Parking Lot Location	Rear yard (g)
Loading Facility Location	Rear building facade (h)
Access	No driveway permitted if alley access is available; if no alley exists, 1 driveway permitted per frontage; 2 driveways may be permitted through Land Use Supervisor approval if frontage exceeds 200' (i)

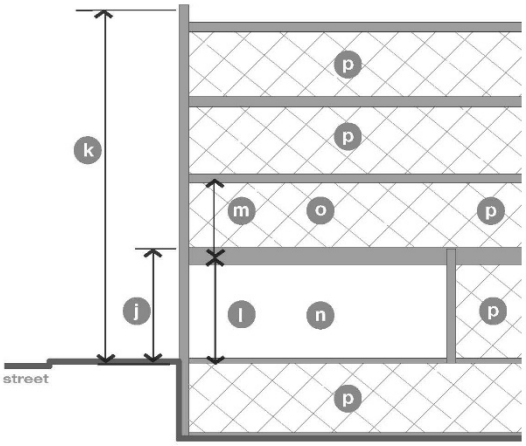


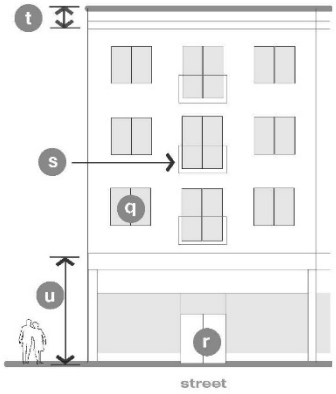
B. Height

Minimum Overall Height	1 story **(j)**
Maximum Overall Height	55'; 80' on Lake Avenue **(k)**

C. Uses

Ground Story	Refer to Article 3. Permitted Uses **(l)**
Upper Story	Refer to Article 3. Permitted Uses **(m)**
Parking withing Building	Permitted in the rear of the ground floor and fully in any other floor **(n)**
Occupied Space	30' depth space required on ground floor facing Primary Street





D. Street Facade Requirements

1. Transparency **(o)**

Minimum Transparency	20% per floor
Blank Wall Limitations	Required

2. Building Entrance

Principal Entrance Location	Front or Corner Side Facade of building (p)
Street Facades	No. of Entrances: 1 per 75' of Front Facade

3. Balconies (if provided) **(q)**

Size	Minimum 3' deep and 5' wide
Facade Coverage	Maximum 30% of front & corner side facades, calculated separately
Access to Balcony	Maximum one (1) dwelling unit
Structure	Independently secured and unconnected to other balconies, or integral to the facade

E. Cap & Base Type Requirements

Cap Type	Parapet, Flat Roof, Pitched Roof (r)
Tower	Permitted
Street Facade Base Type	Arcade, Storefront (s)

F. Facade Materials Requirements*2*

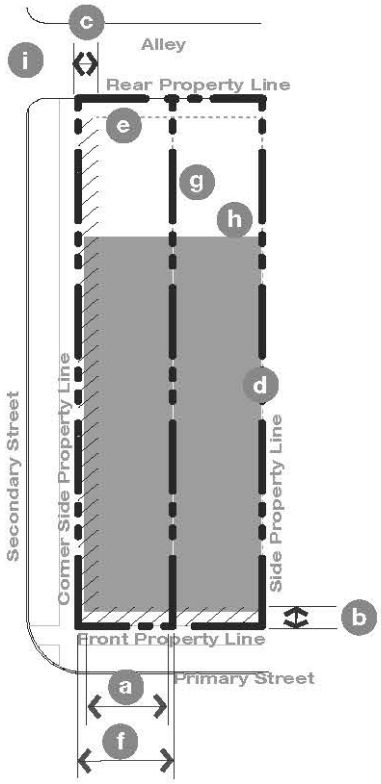
Permitted Facade Materials	Durable, natural materials, such as stone, brick, stucco, metal, and concrete
Permitted Upper Story Facade Materials	Painted or Stained Wood
Required Materials	Minimum 60% masonry on each facade, red brick preferred
Materials to Avoid	Imitation materials intended to look like natural materials, Residential grade windows and doors on the ground story; painted brick or stone
Prohibited Materials on Facades	Concrete masonry units, utility or economy bricks more than 3" in height, untreated wood, and exterior insulation & finishing systems (EIFS)
Facade Colors	Historic Paint Palettes by any major brand, also on file at City Hall

2 Facade materials requirements apply only to the Canal Park area

(Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10284, 3-10-2014, § 2; Ord No. 10522 9-11-2017)

50-22.10 Main street building III.

A. Building Siting



1. Street Frontage

Multiple Principal Buildings	Not permitted
Front Build-to-Zone Coverage	95% **(a)**
Occupation of Corner	Required
Front BTZ	0'to 5' **(b)**
Corner BTZ	0'to 5' **(c)**

2. Buildable Area

Side Yard Setback	0' **(d)**
Rear Yard Setback	0' **(e)**
Minimum Lot Width	20' **(f)**
Minimum Landscape Area	0%

3. Parking Lot, Loading & Access

Parking Lot Location	Rear yard **(g)**
Loading Facility Location	Rear building facade **(h)**
Access	No driveway permitted if alley access is available; if no alley exists, 1 driveway permitted per frontage; 2 driveways may be permitted through Land Use Supervisor approval if frontage exceeds 300' **(i)**

B. Height

Minimum Overall Height	1 story; 2 stories along Superior Street **(j)**
Maximum Overall Height	80; 116' on corner parcels only; 188' along Superior Street *1,2* **(k)**

C. Uses

Ground Story	Refer to Article 3. Permitted Uses **(l)**
Upper Story	Refer to Article 3. Permitted Uses **(m)**
Parking withing Building	Permitted in the rear of all floors and fully in any basement **(n)**
Occupied Space	30' depth & 30' height required facing Primary Streets; 30' depth required on ground floor facing Secondary Streets

1 15 stories/188' height shall be measured from Superior

2 15 stories permitted from Mesaba Ave to N 4th Ave E on W Superior Street

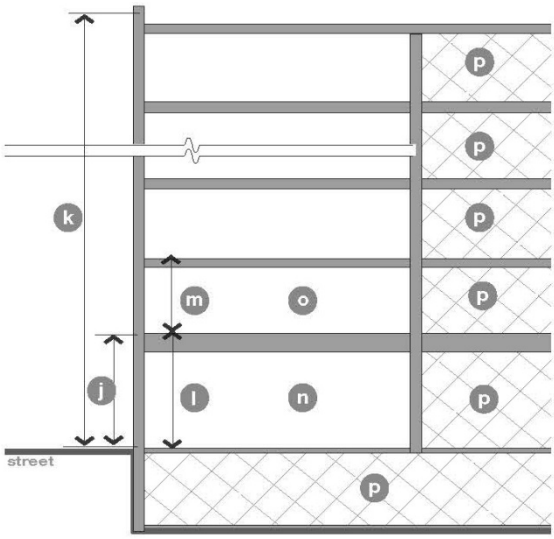


Figure 50-22.10(B): Height & Use Requirements.

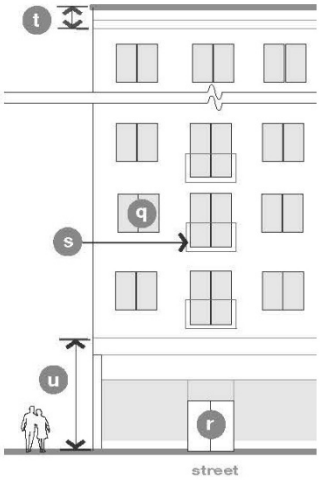


Figure 50-22.10(C): Facade Requirements.

D. Street Facade Requirements

1. Transparency **(o)**

Minimum Transparency	20% per floor
Blank Wall Limitations	Required

2. Building Entrance

Principal Entrance Location	Front or Corner Side Facade of building **(p)**
Street Facades	No.of Entrances: 1 per 75' of Front Facade

3. Balconies (if provided) (q)

Size	Minimum 3' deep and 5' wide
Facade Coverage	Maximum 30% of front & corner side facades, calculated separately
Access to Balcony	Maximum one (1) dwelling unit
Structure	Independently secured and unconnected to other balconies, or integral to the facade

E. Cap & Base Type Requirements

Cap Type	Parapet, Flat Roof (r)
Tower	Permitted
Street Facade Base Type	Arcade, Storefront (s)

(Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10284, 3-10-2014, § 2; Ord No. 10522 9-11-2017)

50-22.11 Corridor building I.

A. Building Siting

1. Street Frontage

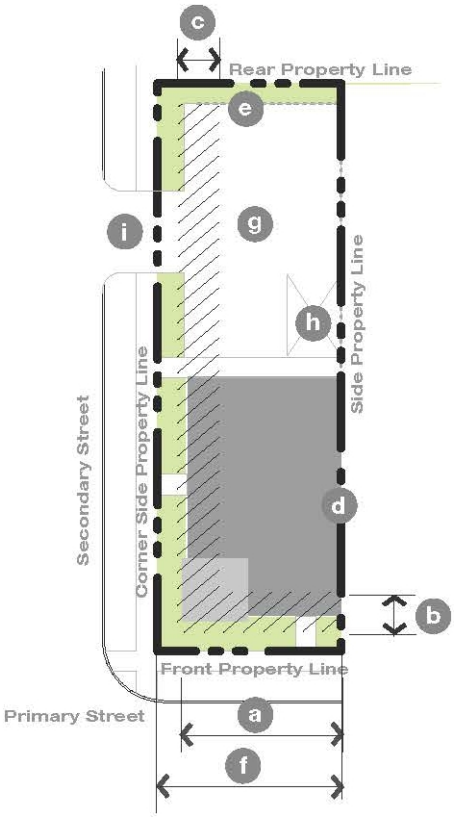
Multiple Principal Buildings	Permitted
Front Build-to-Zone Coverage	65% **(a)**
Occupation of Corner	Required
Front BTZ	5' to 15' **(b)**
Corner BTZ	5' 'to 15' **(c)**

2. Buildable Area

Side Yard Setback	0' **(d)**
Rear Yard Setback	5' **(e)**
Minimum Lot Width	30' **(f)**
Minimum Landscape Area	10%

3. Parking Lot, Loading & Access **(g)**

Parking Lot Location	Rear yard; Single or double aisle permitted in side yard **(h)**
Loading Facility Location	Rear or side building facade
Access	1 driveway permitted per frontage; 2 driveways may be permitted through Land Use Supervisor approval if frontage exceeds 200' **(i)**

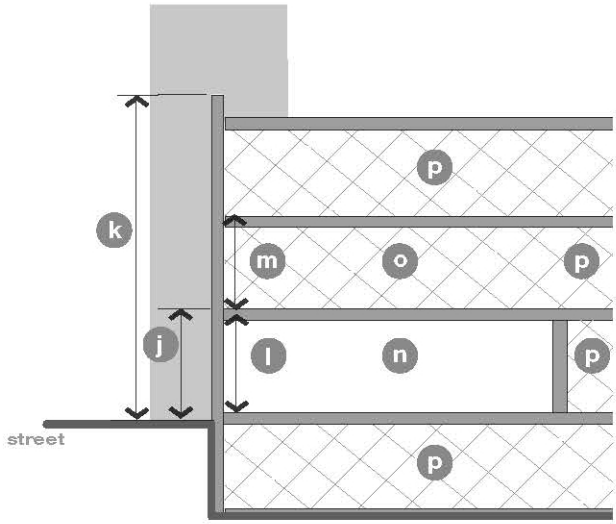


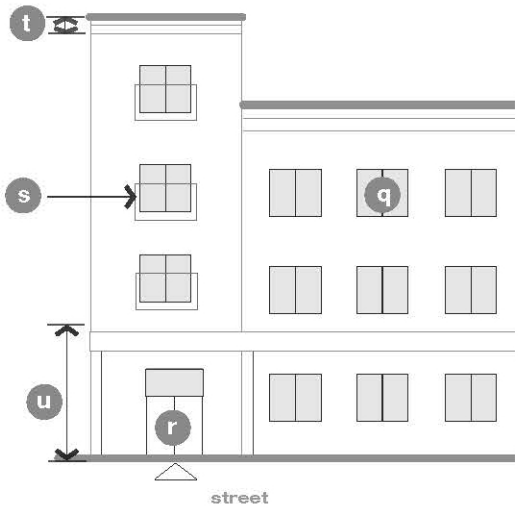
B. Height

Minimum Overall Height	1 story **(j)**
Maximum Overall Height	45' **(k)**

C. Uses

Ground Story	Refer to Article 3. Permitted Uses **(l)**
Upper Story	Refer to Article 3. Permitted Uses **(m)**
Parking within Building	Permitted in the rear of the ground floor and fully in any other floor **(n)**
Occupied Space	30' depth space required on ground floor facing Primary Street





D. Street Facade Requirements

1. Transparency

Minimum Transparency	20% per floor **(o)**
Blank Wall Limitations	Required

2. Building Entrance

Principal Entrance Location	Front or Corner Side Facade of building **(p)**
Street Facades	No. of Entrances: 1 per 50' of Front Facade

3. Balconies (if provided) (q)

Size	Minimum 3' deep and 5' wide
Facade Coverage	Maximum 30% of front & corner side facades, calculated separately
Access to Balcony	Maximum one (1) dwelling unit
Structure	Independently secured and unconnected to other balconies, or integral to the facade

E. Cap & Base Type Requirements

Cap Type	Parapet, Flat Roof, Pitched Roof **(r)**
Tower	Permitted
Street Facade Base Type	Stoop, Porch*2* **(s)**

2 Porch, Stoop, or stairs may encroach to within 2' of the property line

(Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10284, 3-10-2014, § 2; Ord No. 10522 9-11-2017)

50-22.12 Corridor building II.

A. Building Siting

1. Street Frontage

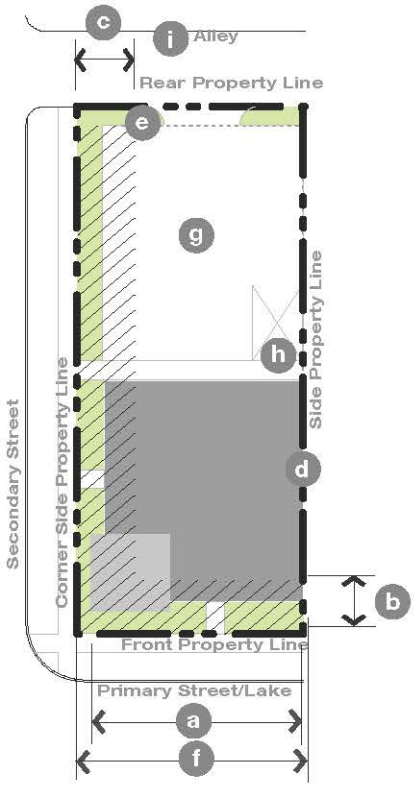
Multiple Principal Buildings	Permitted
Front Build-to Zone Coverage	75%
Occupation of Corner	Required **(a)**
Front BTZ	0' to 15' **(b)**
Corner BTZ	0' to 15' **(c)**

2. Building Area

Side Yard Setback	0' **(d)**
Rear Yard Setback	5' **(e)**
Minimum Lot Width	50' **(f)**
Minimum Landscape Area	15%

3. Parking Lot, Loading & Access

Parking Lot Location	Rear yard **(g)**
Loading Facility Location	Rear building facade **(h)**
Access	No driveway permitted if alley access is available; If no alley exists, 1 driveway permitted per frontage; 2 driveways may be permitted through (special exception) if frontage exceeds 200' **(i)**

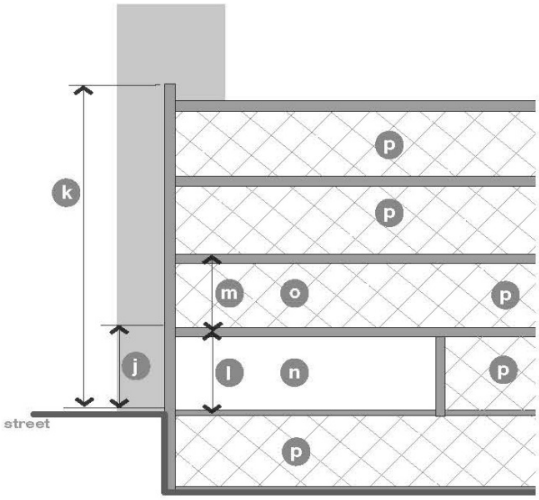


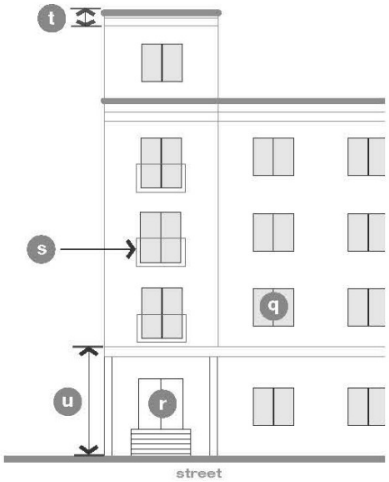
B. Height

Minimum Overall Height	1 story **(j)**
Maximum Overall Height	55'; 80' on Lake Avenue **(k)**

C. Uses

Ground Story	Refer to Article 3. Permitted Uses **(l)**
Upper Story	Refer to Article 3. Permitted Uses **(m)**
Parking within Building	Permitted in the rear of the ground floor and fully in any other floor **(n)**
Occupied Space	30' depth space required on ground floor facing Primary Street





D. Street Facade Requirements

1. Transparency **(o)**

Minimum Transparency	20% per floor
Blank Wall Limitations	Required

2. Building Entrance

Principal Entrance Location	Front or Corner Side Facade of building **(p)**
Street Facades	No. of Entrances: 1 per 75' of Front Façade

3. Balconies (if provided) **(q)**

Size	Minimum 3' deep and 5' wide
Facade Coverage	Maximum 30% of front & corner side facades, calculated separately
Access to Balcony	Maximum one (1) dwelling unit
Structure	Independently secured and unconnected to other balconies, or integral to the facade

E. Cap & Base Type Requirements

Cap Type	Parapet, Flat Roof, Pitched Roof **(r)**
Tower	Permitted
Street Facade Base Type	Stoop, Porch **(s)**

F. Facade Materials Requirements[*2*]

Permitted Facade Materials	Durable, natural materials, such as stone, brick, stucco, metal, & concrete
Permitted Upper Story Facade Materials	Painted or Stained Wood
Required Materials	Minimum 60% masonry on each facade, red brick preferred
Materials to Avoid	Imitation materials intended to look like natural materials; Residential grade windows & doors on the ground story; painted brick or stone
Prohibited Materials on Facades	Concrete masonry units, utility or economy bricks more than 3" in height, untreated wood, & exterior insulation & finishing systems (EIFS)
Facade Colors	Historic Paint Palettes by any major brand, also on file at City Hall

[*2*] Facade materials requirements apply only to the Canal Park

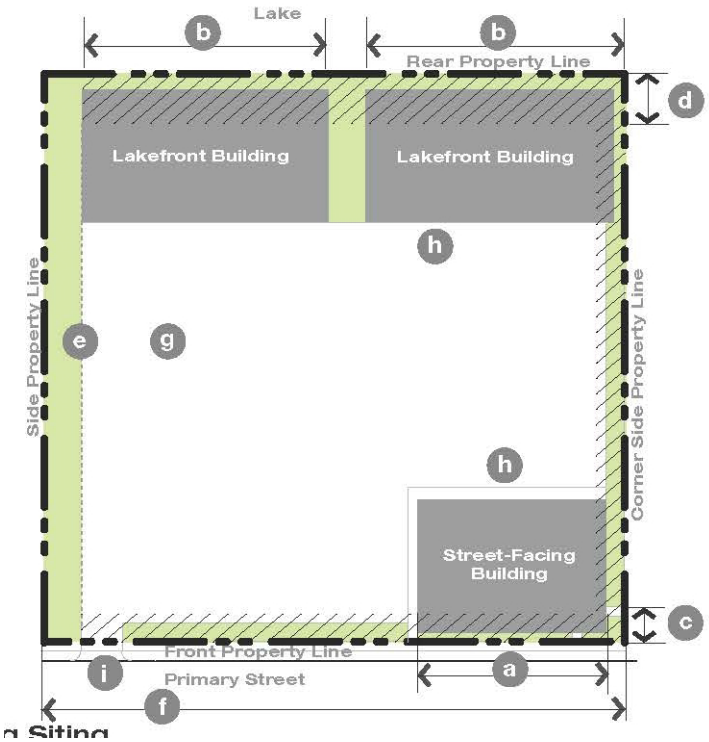
(Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10284, 3-10-2014, § 2; Ord No. 10522 9-11-2017)

50-22.13 Lakefront corridor building.

A. Building Siting

1. Street & Lake Frontage

Multiple Principal Buildings	Permitted
Build-to Zone Coverage:	
Front & Corner BTZ	33% **(a)**
Rear BTZ on Lakefront	65% **(b)**
Occupation of Corner	Required
Build-to-Zone:	
Front & Corner BTZ on Street Face	0-15' **(c)**
Rear BTZ on Lakefront	0-25' **(d)**



2. Buildable Area

Side Yard Setback	10% of lot width on each side or aggregate on one side **(e)**
Rear Yard Setback	Not applicable
Lakefront Access Easement	Minimum 50' wide easement from Canal Park Drive to the Lakewalk*1*
Minimum Lot Width	50' **(f)**
Minimum Landscape Area	20%

3. Parking Lot, Loading & Access

Parking Lot Location	Must be screened from the Lakefront by building **(g)**
Loading Facility Location	Not permitted on Street per Lakefront Facades **(h)**
Access	1 driveway permitted per every 140' of street frontage **(i)**

B. Height

Minimum Overall Height	1 story **(j)**
Maximum Overall Height	55' **(k)**

C. Uses

Ground Story	Refer to Article 3. Permitted Uses **(l)**
Upper Story	Refer to Article 3. Permitted Uses **(m)**
Parking within Building	Permitted in the rear of the ground floors and fully in any basement **(n)**
Occupied Space	30' depth space facing Primary Street or space on front façade

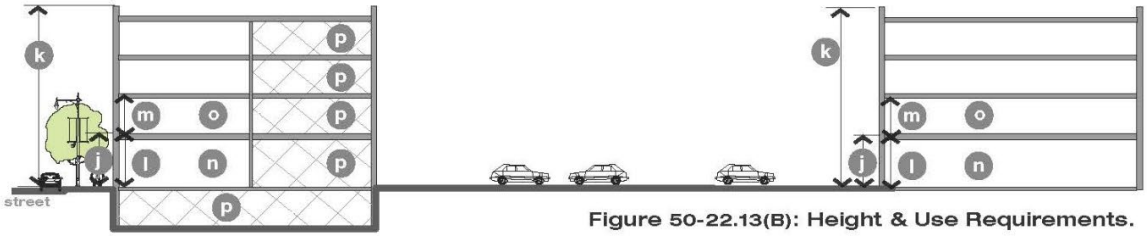
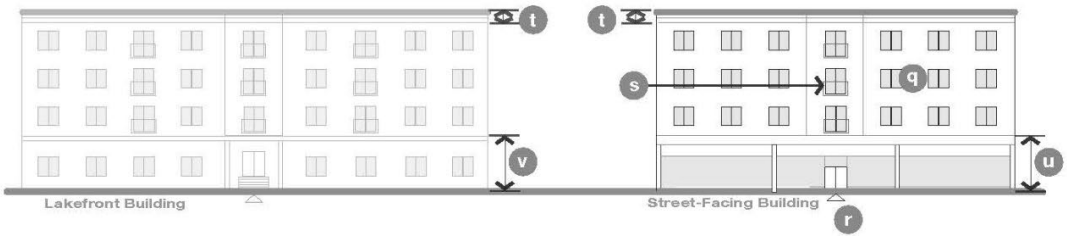


Figure 50-22.13(B): Height & Use Requirements.



D. Street, Lakefront, & Parking Lot Facade Requirements

1. Transparency **(o)**

Minimum Transparency	20% per floor
Blank Wall Limitations	Required only on Street & Lakefront Facades

2. Building Entrance

Principal Entrance Location	Visible from Street **(p)**
Street Facades	No. of Entrances 1 per 100' of Front Facade
Lakefront Facade	1 per 150' of Front Facade

3. Balconies (if provided) **(q)**

Size	Minimum 3' deep and 5' wide
Facade Coverage	Maximum 30% of front & corner side facades, calculated separately
Access to Balcony	Maximum one (1) dwelling unit
Structure	Independently secured and unconnected to other balconies, or integral to the facade

E. Cap & Base Type Requirements

Cap Type	Parapet, Flat Roof, Pitched Roof **(r)**
Tower	Permitted
Street Facade Base Type	Storefront, Stoop **(s)**
Parking Lot Facade Base Type Visible from Street	Stoop, Porch **(t)**
Lakefront Facade Base Type	Stoop, Porch **(t)**

F. Facade Materials Requirements

Permitted Facade Materials	Durable, natural materials, such as stone, brick, stucco, metal, & concrete
Permitted Upper Story Facade Materials	Painted or stained wood
Materials to Avoid	Imitation materials intended to look like natural materials; Residential grade windows & doors on the ground story; painted brick or stone
Prohibited Materials on Facades	Concrete masonry units, utility or economy bricks more than 3" in height, untreated wood, & exterior insulation & finishing systems (EIFS)
Facade Colors	Historic Paint Palettes by any major brand, also on file at City Hall

(Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10284, 3-10-2014, § 2; Ord No. 10522 9-11-2017)

50-22.14 Corridor building III.

A. Building Siting

1. Street Frontage

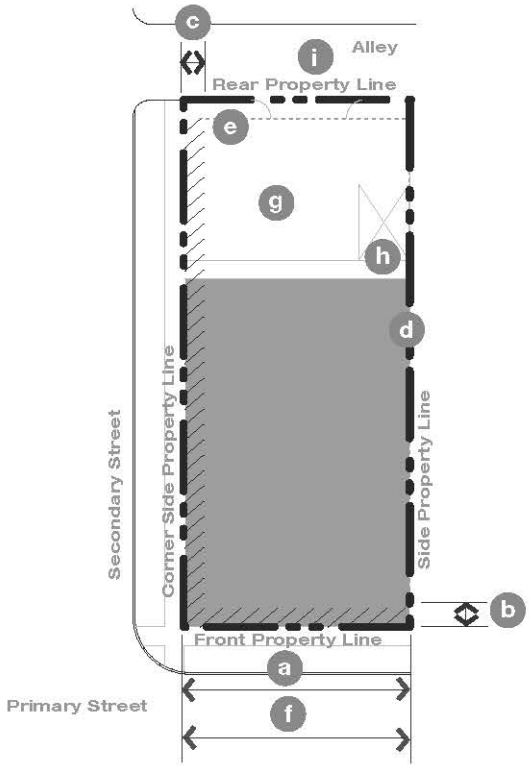
Multiple Principal Buildings	Not Permitted
Front Build-to Zone Coverage	85% **(a)**
Occupation of Corner	Required
Front BTZ	0' to 5' **(b)**
Corner BTZ	0' to 5' **(c)**

2. Buildable Area

Side Yard Setback	0' **(d)**
Rear Yard Setback	0' **(e)**
Minimum Lot Width	50' **(f)**
Minimum Landscape Area	0%

3. Parking Lot, Loading & Access

Parking Lot Location	Rear Yard **(g)**
Loading Facility Location	Rear Building Facades **(h)**
Access	No driveway permitted if alley is available; if no alley exists; 1 driveway permitted per frontage; 2 driveways may be permitted through Land Use Supervisor approval if frontage exceeds 300' **(i)**



B. Height

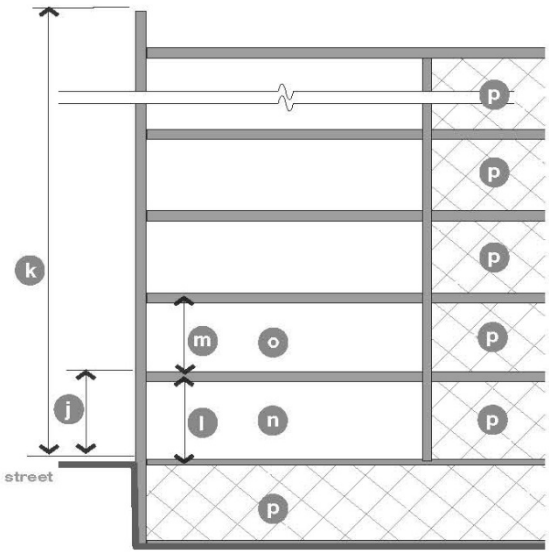
Minimum Overall Height	1 story **(j)**
Maximum Overall Height	80'; 116' on corner parcels only; 188' along Superior street*1 2* **(k)**

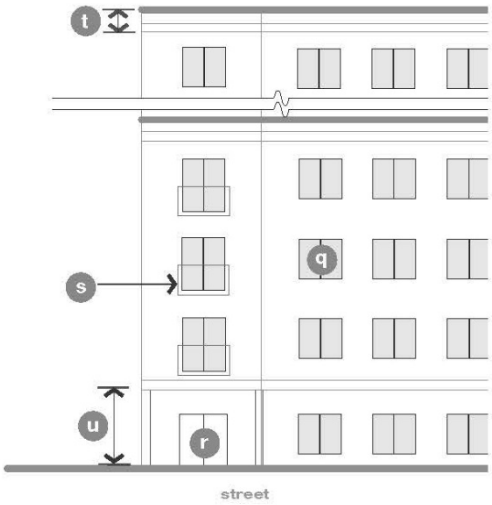
C. Uses

Ground Story	Refer to Article 3. Permitted Uses **(l)**
Upper Story	Refer to Article 3. Permitted Uses **(m)**
Parking within Building	Permitted in the rear of all floors and fully in any basement **(n)**
Occupied Space	30' depth & 30' height required facing Primary Streets; 30' depth required on ground floor facing Secondary Streets

*1*15 Stories/188' height shall be measured from Superior Street

2 15 Stories permitted from Mesaba Ave to N 4th Ave E on W Superior Street





D. Street Facade Requirements

1. Transparency **(o)**

Minimum Transparency	20% per floor
Blank Wall Limitations	Required

2. Building Entrance **(p)**

Principal Entrance Location	Front or Corner Side Facade of Building
Street Facades	No. of Entrances: 1 per 75' of Front Facade

3. Balconies (if provided) **(q)**

Size	Minimum 3' deep and 5' wide
Facade Coverage	Maximum 30% of front & corner side facades, calculated separately
Access to Balcony	Maximum one (1) dwelling unit
Structure	Independently secured and unconnected to other balconies, or integral to the facade

E. Cap & Base Type Requirements

Cap Type	Parapet, Flat Roof **(r)**
Tower	Permitted
Street Facade Base Type	Stoop **(s)**

(Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10284, 3-10-2014, § 2; Ord No. 10522 9-11-2017)

50-22.15 Cottage Commercial I.

A. Building Siting

1. Street Frontage

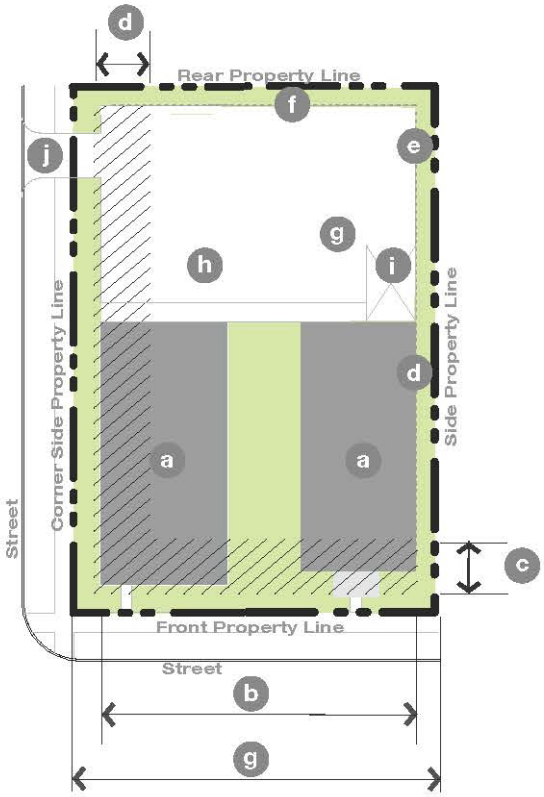
Multiple Principal Buildings	Permitted[*1*] **(a)**
Front Build-to Zone Coverage	60% **(b)**
Occupation of Corner	Required
Front BTZ	5' 'to 20' **(c)**
Corner BTZ	5' 'to 20' **(d)**

2. Buildable Area

Side Yard Setback	5' **(e)**
Rear Yard Setback	5' **(f)**
Minimum Lot Width	50' **(g)**
Minimum Landscape Area	10%

3. Parking Lot, Loading & Access

Parking Lot Location	Rear Yard, Single or double **(h)**
Loading Facility Location	Rear or side building facade **(i)**
Access	1 driveway permitted per frontage; 2 driveways may be permitted through Land Use Supervisor approval if frontage exceeds 200' **(j)**



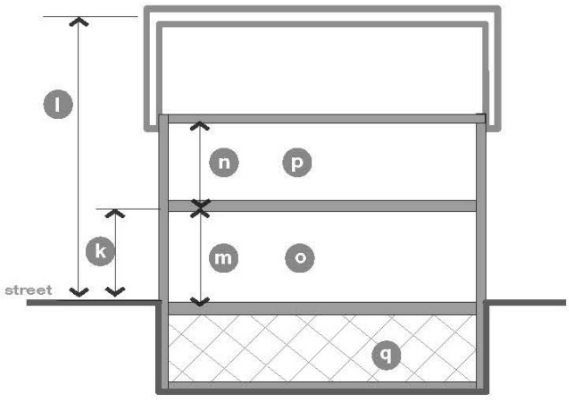
B. Height

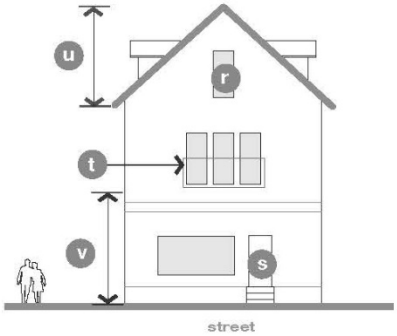
Minimum Overall Height	1 story **(k)**
Maximum Overall Height	33' **(j)**

C. Uses

Ground Story	Refer to Article 3. Permitted Uses **(m)**
Upper Story	Refer to Article 3. Permitted Uses **(n)**
Parking within Building	Permitted in the rear of all floors and fully in any basement **(o)**
Occupied Space	30' depth space facing Primary Streets; façade

[*1*]Each principal building shall have a width of less than 75' & meet the applicable requirements for the Building Type included in this Section





D. Street Facade Requirements

1. Transparency **(p)**

Minimum Transparency	20% per floor
Blank Wall Limitations	Required

2. Building Entrance

Principal Entrance Location	Front or Corner Side Facade of Building **(q)**
Street Facades	No of Entrances: Not Required

3. Balconies (if provided) **(r)**

Size	Minimum 3' deep and 5' wide
Facade Coverage	Maximum 30% of front & corner side facades, calculated separately
Access to Balcony	Maximum one (1) dwelling unit
Structure facade	Independently secured and unconnected to other balconies, or integral to the

E. Cap & Base Type Requirements

Cap Type	Pitched Roof **(s)**
Tower	Permitted
Street Facade Base Type	Shopfront, Porch, Stoop*3* **(t)**

(Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10284, 3-10-2014, § 2; Ord No. 10522 9-11-2017)

*3*Porch, Stoop or stairs may encroach to within 2' of the property line

50-22.16 Cottage commercial II.

A. Building Siting

1. Street Frontage

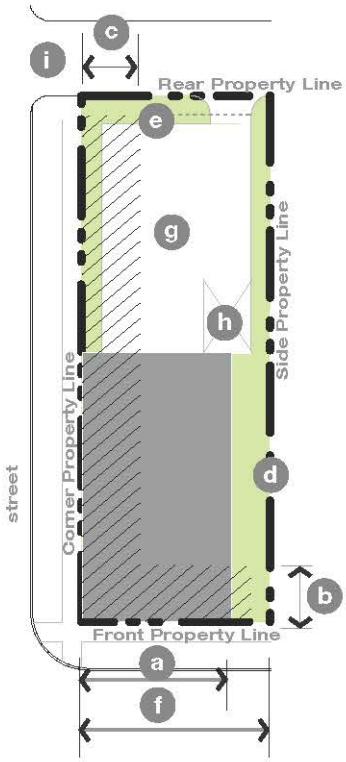
Multiple Principal Buildings	Not Permitted
Front Build-to Zone Coverage	60% **(a)**
Occupation of Corner	Required
Front BTZ	0' to 15' **(b)**
Corner BTZ	0' to 15' **(c)**

2. Buildable Area

Side Yard Setback	0' **(d)**
Rear Yard Setback	5' **(e)**
Minimum Lot Width	50' **(f)**
Minimum Landscape Area	20%

3. Parking Lot, Loading & Access

Parking Lot Location	Rear Yard **(g)**
Loading Facility Location	Rear building facade **(h)**
Access	No driveway permitted if alley access is available; If no alley exists, 1 driveway permitted per frontage; 2 driveways may be permitted through Land Use Supervisor approval if frontage exceeds 200' **(i)**

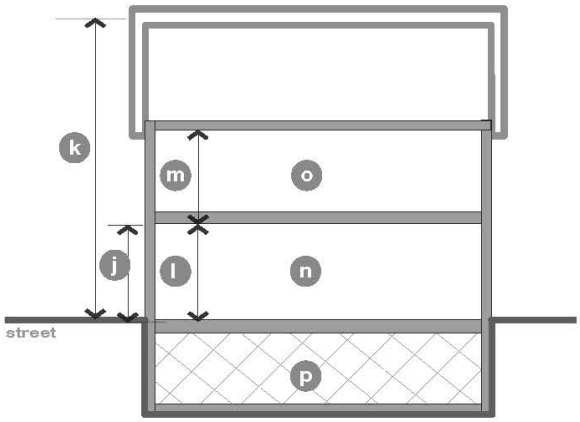


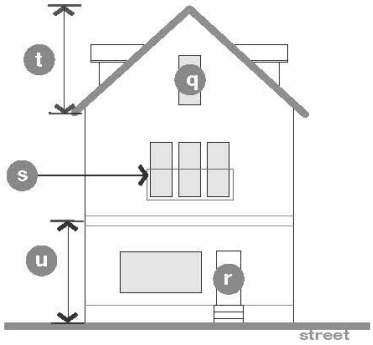
B. Height

Minimum Overall Height	1 story **(j)**
Maximum Overall Height	33' **(k)**

C. Uses

Ground Story	Refer to Article 3. Permitted Uses **(l)**
Upper Story	Refer to Article 3. Permitted Uses **(m)**
Parking within Building	Permitted in the rear of all floors and fully in any basement **(n)**
Occupied Space	30' depth space facing Primary Streets or space on front façade





D. Street Facade Requirements

1. Transparency **(o)**

Minimum Transparency	20% per floor
Blank Wall Limitations	Not Required

2. Building Entrance

Principal Entrance Location	Front or Corner Side Facade of Building **(p)**
Street Facades	No. of Entrances: Not Required

3. Balconies (if provided) **(q)**

Size	Minimum 3' deep and 5' wide
Facade Coverage	Maximum 30% of front & corner side facades, calculated separately
Access to Balcony	Maximum one (1) dwelling unit
Structure	Independently secured and unconnected to other balconies, or integral to the facade

E. Cap & Base Type Requirements

Cap Type	Pitched Roof **(r)**
Tower	Permitted
Street Facade Base Type	Shopfront, Porch, Stoop **(s)**

(Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10284, 3-10-2014, § 2; Ord No. 10522 9-11-2017)

50-22.17 Iconic building.

A. Building Siting

1. Street Frontage

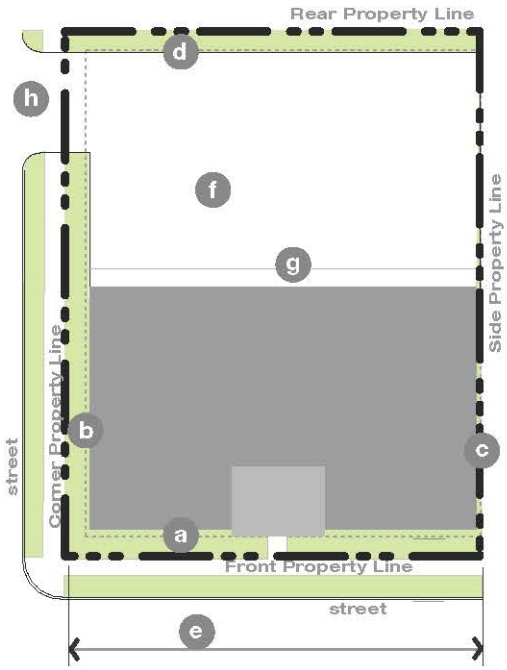
Multiple Principal Buildings	Permitted
Front Build-to Zone Coverage	Not Applicable
Occupation of Corner	Not Required
Front BTZ	5' **(a)**
Corner BTZ	5' **(b)**

2. Buildable Area

Side Yard Setback	5' **(c)**
Rear Yard Setback	5' **(d)**
Minimum Lot Width	50' **(e)**
Minimum Landscape Area	20%

3. Parking Lot, Loading & Access

Parking Lot Location	Rear Yard; Single aisle permitted in side yard **(f)**
Loading Facility Location	Rear building facade **(g)**
Access	1 driveway permitted per frontage; 2 driveways may be permitted through Land Use Supervisor approval if frontage exceeds 200' **(h)**

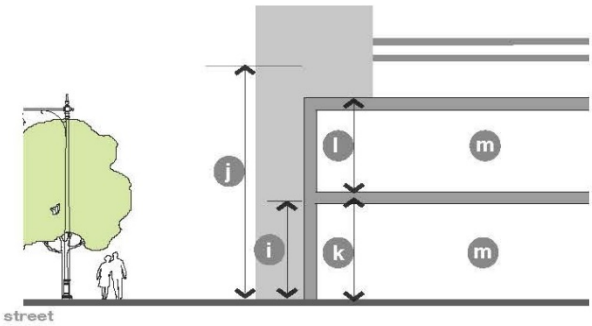


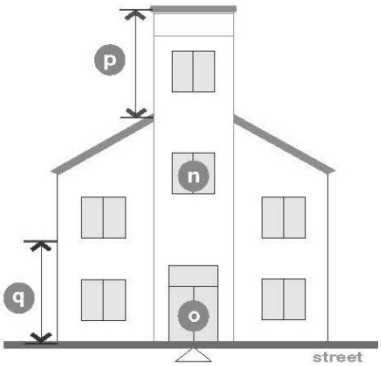
B. Height

Minimum Overall Height	1 story **(i)**
Maximum Overall Height	55' **(j)**

C. Uses

Ground & Upper Stories	Only Civic, Institutional, Utility, & Recreation uses are permitted in the Iconic Building Type (see Article 3 permitted uses) **(k)**
Parking within Building	Permitted in the rear of all floors and fully in any basement
Occupied Space	30' depth space facing Primary Streets or space on front façade





D. Street Facade Requirements

1. Transparency **(l)**

Minimum Transparency	10% per floor
Blank Wall Limitations	Not Required

2. Building Entrance

Principal Entrance Location	Front or Corner Side Facade of Building **(m)**
Street Facades	No. of Entrances: Not Required

E. Cap & Base Type Requirements

Cap Type*2*	Parapet, Pitched Roof, Flat Roof **(n)**
Tower	Permitted
Street Facade Base Type	Stoop **(o)**

(Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10284, 3-10-2014, § 2; Ord No. 10522 9-11-2017)

*2*Other cap types not listed here may be approved by the Land Use Supervisor