

50-30 DESIGN STANDARDS.

The design standards of this Section 50-30 apply to all new development and all redevelopment or renovation of existing structures where the redevelopment or renovation expands the building gross square footage by more than 50 percent. (Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10096, 7-18-2011, § 39.)

50-30.1 Multi-family residential design standards.

Each principal structure or development in which a majority of the gross floor area is occupied by multi-family dwellings must comply with the standards set out in this Section, unless the provisions of Section 50-30.3, Mixed Use Development, apply:

A. Accessibility.

Multi-family dwelling developments containing more than one principal structure on a single lot or parcel must include an unobstructed walkway or pathway providing access between the principal structures for persons with disabilities. The walkway or pathway must be at least five feet wide, and, if curb ramps are necessary to provide such access, the curb ramps must comply with the slope and design requirements of the city;

B. Façade length and articulation.

Total length of any multi-family structure façade shall not exceed 200 feet and no façade wall shall extend more than 80 horizontal feet without projections or recesses. Each facade greater than 100 horizontal feet in length shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the facade and extending at least 20 percent of the length of the façade;

C. Roof design.

Rooflines longer than 100 horizontal feet shall include at least one vertical elevation change of at least two feet. All sloped roofs shall have overhanging eaves of at least one foot, and roofs with a pitch of less than 2:12 shall be screened by a parapet wall;

D. Four-sided design.

All sides of a structure open to view by the public, whether viewed from public or private property, shall display a similar level of quality and architectural interest;

E. Parking structures and carports.

To the maximum extent feasible, parking structures and carports shall not be located between the front or primary façade of a multi-family building and the street frontage adjacent to the front lot line, but shall instead be internalized within building groups so as not to be directly visible from the street frontage;

F. Design features.

At least three of the following design features shall be provided for visual relief along all facades of each primary multi-family building:

1. Roof dormers;
2. Gables;
3. Recessed entries;
4. Covered porches;
5. Cupolas;
6. Pillars, pilasters or posts;
7. Bay windows;
8. Eaves of at least 12 inches beyond the building wall or a parapet wall with an articulated design (decorative cornice, etc.);
9. Multiple windows with minimum four inches trim;
10. Recesses/shadow lines;
11. Building foundation areas that face streets or public areas shall be landscaped to a minimum width of five feet with a minimum of three shrubs per 20 lineal feet of foundation;

G. Visibility of common areas.

To promote public safety, primary multi-family dwelling structures and landscaping must be located and designed so that clear sight lines are provided to and between common open spaces, circulation paths and access points into the development, where applicable. (Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10096, 7-18-2011, § 40.)

50-30.2 Commercial and institutional design standards.

A. Applicability.

1. The standards of this Section 50-30.2 shall apply to each principal building or development in which a majority of the gross floor area is occupied by uses categorized in Table 50-19.8 as commercial and institutional uses, except for:
 - (a) Any building or development located in one of the form districts;
 - (b) Any building or development located on a lot smaller than 10,000 square feet;
 - (c) Any building or development containing less than 10,000 square feet of gross floor area;
2. If a building or development containing less than 10,000 square feet of gross floor area is later expanded so that it contains 10,000 square feet of gross floor area or more, it shall be subject to these requirements;

B. Facades and articulation.

Each commercial or institutional principal structure, other than large retail structures addressed in Section 50-30.2.D below, shall meet the transparency requirement described in subsection 1 below, and shall also comply with two of the remaining options listed in subsections 2 through 5 below, with the choice of those standards to be at the option of the owner:

1. Transparency requirement.
A minimum of ten percent of each facade area that faces a street shall be composed of transparent materials. At least 1/2 of this amount shall be provided so that the lowest edge of the transparent materials is no higher than four feet above the street level;
2. Wall plane articulation option.
Each facade greater than 100 feet in length abutting a street shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments and textures that visually interrupt the wall plane. No uninterrupted length of any facade shall exceed 100 horizontal feet;
3. Vertical articulation option.
Each principal building taller than 30 feet in height must be designed so that the massing or façade articulation of the building presents a clear base, middle and top when viewed from the abutting street;

4. Roof articulation option.
Where sloping roofs are used, at least one projecting gable, hip feature, or other break in the horizontal line of the roof ridgeline shall be incorporated for each 60 lineal feet of roof. Where flat roofs are used, the design or height of the parapet shall include at least one change in setback or height of at least three feet along each 60 lineal feet of façade;
5. Foundation landscaping option.
Building foundation areas that face streets or public areas shall be landscaped to a minimum width of five feet with a minimum of three shrubs per 20 lineal feet of foundation;

C. Entryway design and location.

Each principal building shall have clearly defined, highly visible main entrances for occupants and customers with features designed to emphasize the importance of the entrance, which must include at least two of the following features, with the choice of the features to be at the option of the owner:

1. A canopy or portico;
2. A roof overhang;
3. A horizontal recess or projection;
4. An arcade or arch;
5. A peaked roof form;
6. An outside patio;
7. A display window;
8. Architectural tilework or moldings integrated into the building design;
9. Integrated planters or wing walls that incorporate landscaped areas or seating areas;
10. Another architectural feature not found on the remainder of that building façade;

D. Additional standards for large commercial retail buildings.

In addition to meeting the standards in subsection A above, single-story retail buildings containing 65,000 square feet or more of gross floor area, in which one user or tenant occupies more than 75 percent of the gross floor area, shall meet the following additional standards:

1. Facade articulation.

Each building facade longer than 100 feet shall incorporate wall plane projections or recesses at least two feet deep, and extending at least 20 percent of the length of the façade. At least one of those wall plane projections or recesses shall repeat horizontally at an interval of no more than 30 feet;

2. Facade design.

Each building façade must have a repeating pattern that includes at least two instances of at least one of the following:

- (a) Color change;
- (b) Texture change;
- (c) Material module change;
- (d) Expression of an architectural or structural bay through a change in plane no less than 12 inches wide, such as an offset, reveal or projecting rib;

3. Pedestrian oriented design features.

Ground-floor façades that face public streets or accessory parking areas shall have arcades, display windows, entry areas, awnings or other such features along no less than 60 percent of their horizontal length;

4. Pedestrian connections.

All principal entrances of principal buildings shall have direct access (i.e., access without having to cross a public street) to a sidewalk, walkway, path or pathway that leads to a public street. Each such sidewalk, walkway, path or pathway must be a minimum of five feet wide. If a sidewalk does not currently exist, and there is a sidewalk system in place, sidewalks on the property shall connect to the existing sidewalk system;

5. Bicycle access.

Bicycle access shall be provided between public bicycle lanes, paths, or routes on adjacent streets and on-site bicycle parking areas. Sites should be designed to avoid or minimize all conflicting bicycle/motor vehicle and bicycle/pedestrian movements;

E. Special provisions for MU-B district.

Not less than 30 percent of the exterior walls of all buildings shall be covered with finish grade brick, stone, concrete or masonry. No metal roofing materials shall be visible;

F. Alternate commercial and institutional design.

In lieu of compliance with the specific requirements of this Section 50-30.2, an owner may propose to the land use supervisor an alternative approach consistent with the intent of this Section. The land use supervisor may approve a proposal under this Section only if the proposed alternative achieves required façade design and articulation, entryway design and location, pedestrian oriented design features, pedestrian connections and bicycle access to the same degree or better than the provisions of this Section. (Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10096, 7-18-2011, § 41.)

50-30.3 Mixed use design standards.

In a mixed use development, each residential principal building must comply with residential design standards, each commercial or institutional building must comply with commercial design standards, and each industrial building must comply with industrial design standards, unless the applicant chooses to request one of the alternative design requirements below.

A. Residential/commercial.

If a mixed use development contains a mix of (a) principal multi-family uses and (b) principal commercial, public, institutional, or civic uses, the applicant shall comply with the multi-family design standards in Section 50-30.1 and the ground floor transparency standards in Section 50-30.2.B.1.

B. Commercial/industrial.

If a mixed use development contains a mix of (a) principal commercial or institutional uses and (b) principal industrial uses the applicant may choose to comply with either the commercial or industrial design standards. (Ord. No. 10044, 8-16-2010, § 6.)

50-30.4 Industrial design standards.

Each principal building, except a building greater than 100,000 square feet in gross floor area in the MU-B, I-G and I-W districts, or development in which a majority of the gross floor area is occupied by uses categorized industrial uses in Table 50-19.8 must comply with the following standards, unless the provisions applicable to mixed use development apply.

A. Facade articulation.

Each industrial principal building must meet at least one of the following four standards, with the choice of the standard to be at the option of the owner:

1. Wall plane horizontal articulation option.

Each facade greater than 100 feet in length abutting a street, measured horizontally, must incorporate architectural features such as wall plane projections, recesses or other building material treatments and textures that visually interrupt the wall plane. No uninterrupted length of any facade may exceed 100 horizontal feet;

2. Vertical articulation option (for buildings taller than 30 feet).

Each principal building greater than 30 feet in height must have a change in cladding material or surface plane. No single cladding material or surface plane may extend for an uninterrupted vertical distance of more than 30 feet;

3. Parapet variation option.

All facades visible from a public street must include a parapet that varies in height by at least two feet for each 60 lineal foot of facade length;

4. Foundation landscaping option.

Building foundation areas that face streets or public areas shall be landscaped to a minimum width of five feet with a minimum of three shrubs per 20 lineal feet of foundation;

B. Entryway design.

Each principal building must have clearly defined, highly visible main entrances for occupants and patrons with features designed to emphasize the importance of the entrance, including at least one of the following elements, with the choice of the element to be at the option of the owner:

1. Canopy or portico;
2. Roof overhang;
3. Horizontal recess or projection;
4. Arcade or arch;
5. Peaked roof form;
6. Outside patio;
7. Display window;
8. Architectural tilework or moldings integrated into the building design;
9. Integrated planters or wing walls that incorporate landscaped areas or seating areas;
10. Similar architectural feature not found on the remainder of that building facade. (Ord. No. 10044, 8-16-2010, § 6.)

50-30.5 Parking structure design standards.

Each primary use or accessory parking garage shall comply with the following requirements:

- A. Each façade of the parking structure that faces a public street shall contain, or have the appearance of containing, horizontal (rather than sloped) floor planes and shall not reveal interior ramps;
- B. All sides of the parking structure not occupied by retail, office or residential uses must be articulated through the applicant's choice of at least three of the following:
 - 1. Windows or window shaped openings;
 - 2. Decorative wall insets or projections;
 - 3. Awnings;
 - 4. Changes in color or texture of materials;
 - 5. Public art approved by the Duluth public arts commission pursuant to its established review and approval criteria;
 - 6. Integrated landscape planters;
 - 7. Pedestrian-scaled lighting;
 - 8. Benches, plazas, or other pedestrian areas;
 - 9. Other features as approved by the land use supervisor as providing an equivalent degree of architectural articulation, visual interest or pedestrian amenity;
- C. Openings in the podium or tuck under parking areas shall be screened with architectural screens. (Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10096, 7-18-2011, § 42; Ord. No. 10153, 5-14-2012, § 12.)