RAMSEY VILLAGE
NEIGHBORHOOD

DOCUMENTS
of
IMPLEMENTATION

Prepared for
Spirit Valley Citizens Neighborhood
Development Association, Inc.

DULUTH, MINNESOTA
March 2003

Ramsey Village
TND STANDARDS
1
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1. Ramsey Street is proposed to be rebuilt as a more neighborhood scale, pedestrian-friendly street including welcoming signage at each end announcing arrival in the Ramsey Village. Larger scale residential or mixed used buildings facing Ramsey are planned for each entrance to create a sense of "arrival" into the residential neighborhood.

2. A grass covered berm, with significant shrub and tree plantings along with a decorative fence is necessary to buffer the residential area from Menard's facility. No entrances from the Menard parking lot will connect to the residential street of Wadena.

3. Elinor Street is suggested to be an entrance to the Menard facility from Grand Avenue and exit on to Colalillo Drive, with no access to Wadena Street.

4. The site on Ramsey Street alongside of Ramsey Manor is proposed to be a gentle use "pocket park" for all area residents.

5. A new neighborhood park terminates 53rd Avenue West North of Wadena Street, including a small community building.

6. Additional green space is realized along Colalillo Drive on the South side of Ramsey Street as redevelopment occurs in that area. Passive green space with trees and native plantings should be developed in the block at the SW corner of 51st Avenue West and Ramsey Street from the alley to Colalillo Drive.

7. A lighted, gravel walkway at least 15 feet wide is proposed from the new neighborhood park North of Wadena a to Grand Avenue creating neighborhood access to the facilities and activities of Memorial Park.

8. Implementation of a variety of new housing units will occur on an incremental basis throughout the neighborhood.
1. Reference applicable Urban Standards (shown in Roman Numerals above) for designated building types.
2. Maximum lot width South of Ramsey Street shall be sixty feet (60').
3. Maximum lot width North of Ramsey Street shall be fifty feet (50').
4. Building Type V - Accessory Unit - is allowed on all lots.
5. Residential units built North of Ramsey Street should front either
   i. Wadena Street I built adjacent to Wadena or
   ii. The new neighborhood park
6. "Main street" building types should be located at the SE and SW corner of 54th Avenue West and Ramsey Street
7. Passive green space with trees and native plantings should be developed in the block at the SW corner of 51st Avenue West and Ramsey Street from the alley to Colatillo Drive.
PL-16  Paved Alley (typical)
RS-66A  Residential Street (50th, 51st, 52nd, 53rd, 54th Avenues and Wadena Street).
RS-66B  Residential Street (Ramsey Street)
Type PL-16
Paved Lane

Right of Way: 20 feet
Pavement: 12 feet
Sidewalk: none
Street Trees: none
Type RS-66A
Residential Street

Right of Way: 66 feet
Pavement: 30 feet
Sidewalk: 6 feet
Street Trees: 20'-30' o.c.
Type RS-66B
Ramsey Street

Right of Way: 66 feet
Pavement: 38 feet
Sidewalk: 7 feet
Street Trees: 20'-30' o.c.
Urban Standards

Urban Standards will guide the use, placement, height, bulk, and massing for private development of blocks and parcels. The standards will also physically determine build-to and/or setback criteria, encroachments, location of parking and any specific site features related to building types (e.g., outdoor courtyards, plazas, etc.).

The standards are prepared for a range of building types including mixed-use buildings, small and large apartments/condominiums, attached townhouses, accessory units, commercial buildings and other types as needed. The architectural massing and proportion of each building type are illustrated.

Lot size. The minimum allowable front property line width for a buildable lot shall be thirty (30) feet with the minimum total square footage of a buildable lot being 3000 square feet.

Accessory Units. All accessory units shall be located adjacent to and accessible by an alley with a minimum section of twenty (20) feet.

Type I Village House
Type II Detached Single Family House
Type III Twin House
Type IV Townhouse
Type V Accessory Unit above two-car garage
Type VI Four Unit Apartment
Type VII Eight Unit Apartment
Type VIII Mixed Use Building with residential & commercial/retail
Type IX Parking Building

(Note: No allowance for eave overhang into setbacks)
Type 1
Village House

Use and Height
1. Uses of building shall be as shown here.
2. Maximum building height shall be 2 stories.
Building height shall be measured by the number of structural floors from the street elevation. The building shall have a first floor elevation between 18" and 36" above front elevation grade level. Each building's first story shall not exceed 12 feet in height and the second floor shall not exceed 10 feet in height, measured from floor to ceiling.
3. A residential use of not more than 720 square feet shall be permitted as an accessory unit above a detached garage. Occupancy of an accessory unit shall not require on-site parking. Access to accessory unit will always be made via interior stairwell.

Placement & Projections
4. Buildings shall be set within lots relative to the property lines as shown here.
   Minimum front yard setback - ten (10) feet.
   Minimum side yard setback - five (5) feet.
   Aggregate side yard setback - ten (10) feet.
   Corner side yard setback - nine (9) feet.
5. Building street facades shall extend along the lot width as designated here.
6. Attached garages shall adhere to the side yard setback of the principal building.
7. Masonry garden walls, wrought iron fencing shall be built or hedges shall be planted along the property lines to define the street's edge.
8. Balconies, stoops, open porches, bay windows, covered walkways and raised door yards are permitted within the shaded areas as shown here. Maximum depth of any projection shall be no more than 12 feet from the building wall. Covered walkways between the principal building and garages are permitted.

Garage & Parking
9. A minimum of one (1) parking garage shall be provided within the shaded area shown here.
   Additional parking may be provided in attached or detached garages, or on paved concrete parking pads.
10. Private parking spaces shall be no less than 10 feet by 17 feet with access to a paved lane.
11. Trash areas shall be enclosed with fencing and located within the shaded areas as shown here.
12. All parking shall be in conformance with Article III of Chapter 50 of the Duluth City Code.
Type II
Detached House

Use and Height
1. Uses of building shall be as shown here.
2. Maximum building height shall be 2 stories. Building height shall be measured by the number of structural floors from the street elevation. The building shall have a first floor elevation between 18" and 36" above front elevation grade level. Each building's first story shall not exceed 12 feet in height and the second floor shall not exceed 10 feet in height, measured from floor to ceiling.
3. A residential use of not more than 720 square feet shall be permitted as an accessory unit above a detached garage. Occupancy of an accessory unit shall not require on-site parking. Access to accessory unit will always be made via interior stairwell.

Placement & Projections
4. Buildings shall be set within lots relative to the property lines as shown here. Minimum frontyard setback - fourteen (14) feet. Minimum sideyard setback - five (5) feet. Aggregate sideyard setback - ten (10) feet. Corner lot sideyard - twelve (12) feet.
5. Building street facades shall extend along the lot width as designated here.
6. Attached garages shall adhere to the side yard setback of the principal building.
7. Masonry garden walls, wrought iron fencing shall be built or hedges shall be planted along the property lines to define the street’s edge. Balconies, stoops, open porches, bay windows, covered walkways and raised door yards are permitted within the shaded areas as shown here. Maximum depth of any projection shall be no more than 12 feet from the building wall. Covered walkways between the principal building and garages are permitted.

Garage & Parking
9. A minimum of one (1) parking garage shall be provided within the shaded area shown here. Additional parking may be provided in attached or detached garages, or on paved concrete parking pads.
10. Private parking spaces shall be no less than 10 feet by 17 feet with access to a paved lane.
11. Trash areas shall be enclosed with fencing and located within the shaded areas as shown here.
12. All parking shall be in conformance with Article III of Chapter 50 of the Duluth City Code.
Type III
Twin House

Use and Height
1. Uses of building shall be as shown here.
2. Maximum building height should be 2 stories.
Building height shall be measured by the number of structural floors from the street elevation. The building should have a first floor elevation between 18" and 36" above front elevation grade level. Each building's first story shall not exceed 12 feet in height measured from floor to ceiling.
3. A residential use of not more than 720 square feet shall be permitted as an accessory unit above a detached garage. Occupancy of an accessory unit shall not require on-site parking. Access to accessory unit will always be made via interior stairwell.

Placement & Projections
4. Buildings shall be set within lots relative to the property lines as shown here.
Minimum front yard setback - fourteen (14) feet.
Minimum side yard setback - five (5) feet.
Aggregate side yard setback - ten (10) feet.
Corner lot side yard setback - twelve (12) feet.
5. Building street facades shall extend along the lot width as designated here.
6. Attached garages shall adhere to the side yard setback of the principal building.
7. Masonry garden walls, wrought iron fencing shall be built or hedges shall be planted along the property lines to define the street's edge.
8. Balconies, stoops, open porches, bay windows, covered walkways and raised door yards are permitted within the shaded areas as shown here. Maximum depth of any projection shall be no more than 12 feet from the building wall. Covered walkways between the principal building and garages are permitted.

Garage & Parking
9. A minimum of one (1) parking garage shall be provided within the shaded area shown here.
Additional parking may be provided in attached or detached garages, or paved concrete parking pads.
10. Private parking spaces shall be no less than 10 feet by 17 feet with access to a paved lane.
11. Trash areas shall be enclosed with fencing and located within the areas as shown here.
12. All parking shall be in conformance with Article III of Chapter 50 of the Duluth City Code.
Type IV
Town House

Use and Height
1. Uses of building shall be as shown here.
2. Maximum building height shall be 2 stories. Building height shall be measured by the number of structural floors from the street elevation. The building shall have a first floor elevation between 18" and 36" above front elevation grade level.
3. Each building's first story shall not exceed 12 feet in height and the second floor should not exceed 10 feet in height, measured from floor to ceiling.
4. A residential use of not more than 720 square feet shall be permitted as an accessory unit above a detached garage. Occupancy of an accessory unit should not require on-site parking. Access to accessory unit will always be made via interior stairwell.

Placement & Projections
4. Buildings shall be set within lots relative to the property lines as shown here.
   Minimum frontyard setback - ten (10) feet.
   Corner lot sideyard setback - nine (9) feet
5. Building street facades shall extend along the lot width as designated here.
6. Attached garages shall adhere to the side yard setback of the principal building.
7. Masonry garden walls, wrought iron fencing shall be built or hedges shall be planted along the property lines to define the street's edge.
8. Balconies, stoops, open porches, bay windows, covered walkways and raised door yards are permitted within the shaded areas as shown here. Maximum depth of any projection shall be no more than 12' feet from the building wall. Covered walkways between the principal building and garages are permitted.

Garage & Parking
9. A minimum of one (1) parking garage shall be provided within the shaded area shown here.
   Additional parking may be provided in attached or detached garages, or paved concrete pads.
10. Private parking spaces shall be no less than 10 feet by 17 feet with access to a paved lane.
11. Trash areas shall be enclosed with fencing and located within the shaded areas as shown here.
12. All parking shall be in conformance with Article III of Chapter 50 of the Duluth City Code.
Type VI
4-Unit Apartment

Use and Height
1. Uses of building shall be as shown here.
2. Maximum building height shall be 2 stories. Building height shall be measured by the number of structural floors from the street elevation. The building shall have a first floor elevation between 18" and 36" above front elevation grade level. Each building's first story shall not exceed 12 feet in height and the second floor should not exceed 10 feet in height, measured from floor to ceiling.
3. A residential use of not more than 720 square feet shall be permitted as an accessory unit above a detached garage. Occupancy of an accessory unit should not require on-site parking. Access to accessory unit will always be made via interior stairwell.

Placement & Projections
4. Buildings shall be set within lots relative to the property lines as shown here.
   Minimum front/yard setback - ten (10) feet.
   Minimum sideyard setback - five (5) feet.
   Corner lot sideyard setback - nine (9) feet.
5. Building street facades shall extend along the lot width as designated here.
6. Attached garages shall adhere to the side yard setback of the principal building.
7. Masonry garden walls, wrought iron fencing shall be built or hedges shall be planted along the property lines to define the street's edge.
8. Balconies, stoops, open porches, bay windows, covered walkways and raised door yards are permitted within the shaded areas as shown here. Maximum depth of any projection shall be no more than 12' feet from the building wall. Covered walkways between the principal building and garages are permitted.

Garage & Parking
9. A minimum of one (1) parking garage shall be provided within the shaded area shown here. Additional parking may be provided in attached or detached garages, or on paved concrete parking pads.
10. Private parking spaces shall be no less than 10 feet by 17 feet with access to a paved lane.
11. Trash areas shall be enclosed with fencing and located within the shaded areas as shown here.
12. All parking shall be in conformance with Article III of Chapter 50 of the Duluth City Code.
Type VII
8-Unit Apartment

Use and Height
1. Uses of building shall be as shown here.
2. Maximum building height should be 2 stories. Building height shall be measured by the number of structural floors from the street elevation. The building shall have a first floor elevation between 6" and 36" above front elevation grade level. Each building's first story should not exceed 12 feet in height and the second floor should not exceed 10 feet in height, measured from floor to ceiling.
3. A residential use of not more than 720 square feet shall be permitted as an accessory unit above a detached garage. Occupancy of an accessory unit should not require on-site parking. Access to accessory unit will always be made via interior stairwell.

Placement & Projections
4. Buildings shall be set within lots relative to the property lines as shown here.
   Minimum frontyard setback - ten (10) feet.
   Minimum sideyard setback - five (5) feet.
   Corner sideyard setback - nine (9) feet.
5. Building street facades shall extend along the lot width as designated here.
6. Attached garages shall adhere to the side yard setback of the principal building.
7. Masonry garden walls, wrought iron fencing shall be built or hedges shall be planted along the property lines to define the street's edge.
8. Balconies, stoops, open porches, bay windows, covered walkways and raised door yards are permitted within the shaded areas as shown here. Maximum depth of any projection shall be no more than 12 feet from the building wall. Covered walkways between the principal building and garages are permitted.

Garage & Parking
9. A minimum of one (1) parking garage shall be provided within the shaded area shown here. Additional parking may be provided in attached or detached garages, or on paved concrete parking pads.
10. Private parking spaces shall be no less than 10 feet by 17 feet with access to a paved lane.
11. Trash areas shall be enclosed with fencing and located within the shaded areas as shown here.
12. All parking shall be in conformance with Article III of Chapter 50 of the Duluth City Code.
Type VIII
Mixed-Use Building

Use and Height
1. Only the main floor of the building may house retail or commercial uses.
2. Residential space may be located on any of the three stories.
3. The building shall have a first floor elevation not to exceed twelve (12) inches above grade; on-grade is preferred.
4. Maximum building height is three (3) stories.
5. Each building's first story shall not exceed fourteen (14) feet in height measured from floor to ceiling.
6. Garages may be attached to the rear of the principal building.
7. Enclosed garage parking spaces may also be accommodated under the building.

Placement & Projections
8. Maximum front setback—ten (10) feet. Buildings should be set within lots relative to the property lines as shown here.
9. Maximum corner setback—ten (10) feet.
10. Building facades shall face the adjacent street.
11. Rear setback—six (6) feet.
12. Balconies, stoops, open porches, bay windows, covered walkways and covered door yards are permitted within the shaded areas as shown here. Maximum depth of any projection shall be no more than ten (10) feet from the building wall; in no case shall encroachments extend beyond the property line. Covered walkways between the principal building and garages are permitted.

Garage & Parking
13. Private parking spaces shall be no less than 10 feet by 17 feet with access to a paved lane.
14. Trash areas shall be enclosed with fencing and located within the shaded areas as shown here.
15. All parking shall be in conformance with Article III of Chapter 50 of the Duluth City Code.
Type IX
Parking Building

Use and Height
1. Uses of building shall be as shown here; the only use permitted above the first floor is parking.
2. Building height shall be measured by the number of structural floors from the street elevation.
3. Maximum building height shall be 2 stories. Each building's first story should not exceed 12 feet in height measured from floor to ceiling.
4. Commercial floor space is permitted within 60 feet of the building's façade.
5. Parking for commercial uses shall be accommodated on-street and/or within the building.

Placement & Projections
6. Buildings shall be set relative to the property lines as shown here.
7. Building street facades shall extend along the lot width as designated here. Setback of six (6) feet may occur along any portion of the building's façade.
8. Entrance and café canopies are permitted projections within six (6) feet of the property line.

Commercial Uses
9. A maximum of sixty (60) feet from the buildings' front facade may be dedicated to current or future commercial uses.
10. Permitted uses shall conform with Chapter 50 Article XIV of the Duluth City Code (C-1 Commercial District).
11. Commercial floor space may be aggregated along the building façade.
12. In the absence of storefront windows, ventilation screening openings and patterns shall complement the proportion and scale of neighboring building façade openings.
13. All parking shall be in conformance with Article III of Chapter 50 of the Duluth City Code.
Architectural Standards

The Architectural Standards are a written description of suggested building materials, configurations, and techniques for new construction, whether for an entirely new building, or for an addition or renovation of an existing building. These standards favor construction that is durable and ecologically sensitive, and that promotes visual harmony throughout the neighborhood. The intent of these standards is to reflect the local building patterns and styles, and reinforce them through built form.

Civic buildings are exempt from these standards, as they are expected to be expressive of the artistic and civic aspirations of the community’s or neighborhood’s citizens.

Note: New construction in the Ramsey Village Neighborhood shall conform to the Architectural Standards as defined here. For renovations if the permit value of any exterior renovations exceed 30% of the market value of the home then the renovation plans shall conform to the Architectural Standards here.

Exterior Building Walls

Materials:
1. Exterior building walls shall be finished in brick, stone, wood clapboard, or hardboard and batten siding.
2. Residential units may be finished in vinyl siding, but must be color changeable or capable of new paint.

Configuration:
3. Two or more wall materials shall be combined only horizontally on one facade.
4. Exterior chimneys shall be finished in brick or stone.

Technique:
5. Clapboard (or bevel) siding shall be 3.5" to 6" to the weather.
6. Drop siding in any material shall not exceed 6" to the weather.
7. Brick shall be laid in a true bonding pattern. Stack patterns are not permitted.
Windows and Doors

Materials:
1. Windows and doors shall be constructed of aluminum, wood, or vinyl-clad wood.
2. Windows and doors shall be glazed in clear glass with no more than a 10% daylight reduction.

Configuration:
3. Windows shall be square or vertical in proportion.
4. Wood shutters shall be sized to match openings.
5. Canvas awnings (except circular geometry) shall match the shape of the window or transom openings.

Technique:
6. Rectangular windows shall be single or double-hung.
7. Dormer windows shall be double hung, hinged casement or hopper.
8. Sliding doors are permitted on rear-yard elevations only.
9. The total glazing area on the front façade shall not exceed 50% of the façade surface.
10. Door swings on all buildings shall not encroach on public rights of way.

Hung Sash
A vertically sliding window sash balanced by a counterweight or a pretensioned spring on each side so that it can be raised or lowered with relatively little effort. Also called balanced sash.

Meeting Rail
The rail of each sash in a double-hung window that runs to at the rail of the other when the window is closed.

Sash Fastener
A fastening on the meeting rail of one sash which swings across to the meeting rail of another sash and engages with a spur on it. Also called sash fastener.

Check Rail
A meeting rail with one clasp against a corresponding rail with a diagonal or rectilinear overlap.

Plain Rail
A meeting rail parallel to thickness to the other members of the frame.
Building Elements

Materials:
1. Columns, posts, balconies, porches and bay windows shall be constructed of wood, brick, and/or composite materials that closely represent a wood finish.
2. Stoops shall be constructed of wood elements or cast concrete, and finished in brick, stone, and/or composite materials that closely represent a wood or stone finish.
3. Railings shall be constructed of wood, wrought iron, and/or composite materials that closely represent a wood or iron finish.

Configuration:
4. Spindles and balusters of balconies, porches, staircases and decks shall be constructed of wood and/or composite materials that closely represent a wood finish and not exceed 5" separation on center.
5. Porch openings shall be rectangular in proportion and unenclosed.
6. Bay windows shall not exceed 3' in depth.
7. Railings shall be constructed of wood, metal and/or composite materials that closely represent a wood or metal finish; spindles should not exceed 4" separation on center.

Technique:
8. Posts shall be no less than 4" x 4".
9. Cylindrical columns shall be no less than 6" in diameter.
Roofs

Materials:
1. Pitched roofs shall be clad with standing metal seam, wood shingles or asphalt shingles.
2. Gutters shall be constructed of galvanized and painted aluminum.

Configuration:
3. Principal residential building roofs shall be symmetrical gables or hips, pitched between 6:12 and 12:12.
4. Shed (monopitch) roofs shall be attached by their highest point to the principal building, and have a pitch no less than 4:12.
5. Projecting dormers shall be framed with shed, symmetrical gable or hip construction.
6. Flat roofs shall have a minimum 3-foot parapet along the front facade.

Technique:
7. The eaves of a box cornice shall be enclosed with boards and molding.
8. Overhanging rafters shall be finished by vertical fascia boards.
9. Eaves shall not exceed 36" in depth between the wall and the fascia board.
squared rubble
A rubble wall built of squared stones of varying sizes and coursed at every third or fourth stone.

Garden Walls and Fences

Materials:
1. Fences shall be constructed of wood pickets, lattice or boards, or wrought iron sections.
2. Garden walls shall be finished in brick or rock-textured concrete block to match the principal building.
3. Masonry retaining walls shall be constructed with local rubble in a random, coursed or squared pattern.

Configuration:
4. Brick or stone walls shall be no less than 8/1 thick and capped with concrete block or stone header.
5. Perimeter fences shall be constructed with no more than 3/1 gaps between pickets.
6. Fences and walls shall be between 30/1 and 40/1 in height.
7. The undercroft of decks shall be enclosed by wood lattice.

Technique:
8. Wood fences shall be painted or stained in a color complementary to the principal building.
Planning Commission File Numbers relating to TNDs

FN 01038  Creating TND Ordinance, Ord #9503, passed 9-24-2001

TND #1 Ramsey Village Neighborhood

FN 02074  Establishing Ramsey Village Neighborhood TND, Ord. #9594, 3-24-2003, Public Doc. #03-0324-15

FN 03118  Amended for technical corrections including allowing Building Type VIII (Mixed Use) at the SE and SW corner of 54th Ave. W. and Ramsey St., Ord #9635, 11-24-2003, Public Doc. #03-1124-20

FN 05095  Amended to allow a Type IV area to be re-designated to a Type II use and to allow for a monument sign to be placed at the corner of Ramsey St. and 54th Ave. W., Ord #9753, 10-24-2005

FN 08029  Amended to allow a Type VIII use at the adjacent 5209 property, to allow for a small office function on the main floor. Ord. #9911

FN 08085  Amended to allow Type VIII (mixed use building) instead of Type I & IV at 5201 Ramsey St. (NW corner of Ramsey and 52nd, Lots 12 and 13, Block 190, West Duluth 7th Div.). Ord. #08-063

TND #2 Harbor Highlands


? Amended 9-28-2005

? Amended 10-14-2005

? Amended 1-25-2006

FN 05106  Amendment Ord #9768, Public Doc. #06-0227-26, 2-27-2006

STATEMENT OF PURPOSE: This zoning ordinance amendment provides for amendments to the "Harbor View /Central Hillside Revitalization, Traditional Neighborhood Development Code," documents of implementation. The documents amount to a thorough re-analysis of the physical conditions of the project area as well as updated changes relating to the needs and desires of the project residents.