

HARBOR VIEW/CENTRAL HILLSIDE REVITALIZATION

TRADITIONAL NEIGHBORHOOD DEVELOPMENT CODE

AMENDED SUBMISSION

PREPARED FOR

OWNER

THE HOUSING AND REDEVELOPMENT AUTHORITY OF DULUTH

DEVELOPER

THE COMMUNITIES GROUP

PREPARED BY: (PAGES NOTED)

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MINNEAPOLIS, MN

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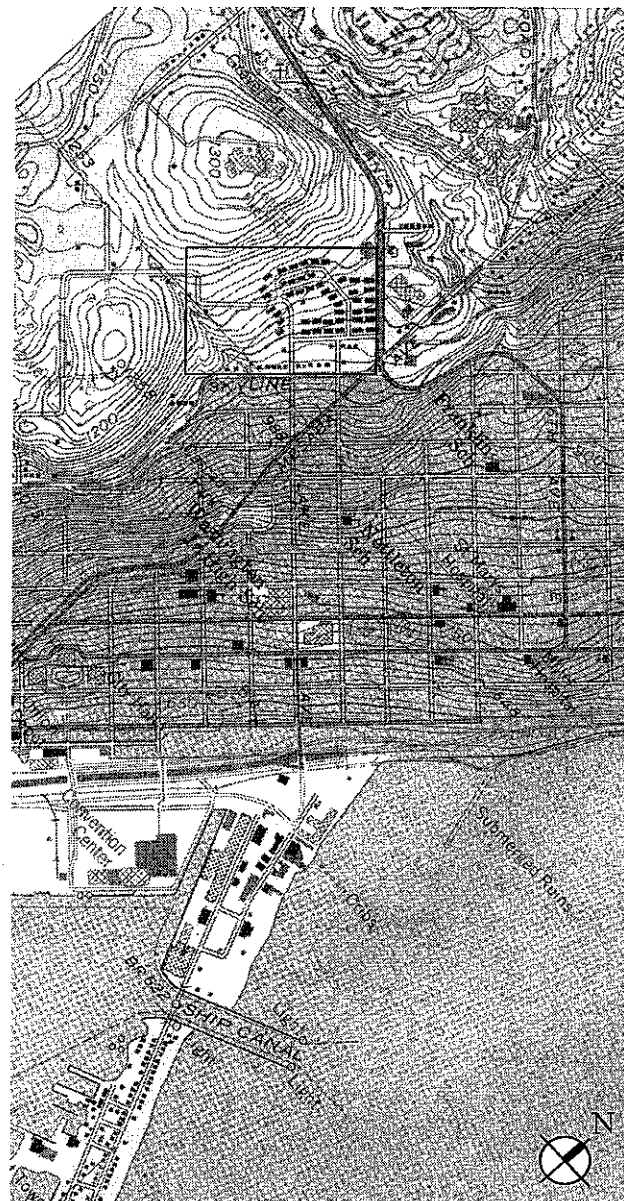
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CITY MAP



Located in the City of Duluth, the site is located at the top of Lake Avenue. It sits atop a steep hill overlooking downtown Duluth and Lake Superior. The boundaries to the site are Red Rock Trail to the southwest, Harbor Highlands Drive to the northwest, Central Entrance to the northeast, and the alley between E. 10th and 11th Streets to the southeast.

THE DESIGN CODE

The Harbor View/Central Hillside TND Code (The Design Code) is intended to assure that planned neighborhoods are built to foster a greater sense of community with a pedestrian-friendly design incorporating continuous sidewalks, narrower streets, public open spaces, a variety of house types, and other consistent architectural and siting themes that reinforce the coherent feeling of the neighborhood.

The Design Code is conceived in four parts (steps) and administered to guide all new construction for the Redevelopment of Harborview:

STEP I: THE REGULATING PLAN

- Determine Building types and Street Building Line setbacks permitted in each segment of the plan. Refer to Urban Standards for Lot Configurations, Frontage, Grading, and Elements that apply.

STEP II: STREET TYPOLOGY

- Determine Street criteria (Frontage Types, Setbacks, Sidewalk and Planting widths, and Off-Street Parking) for each Street.

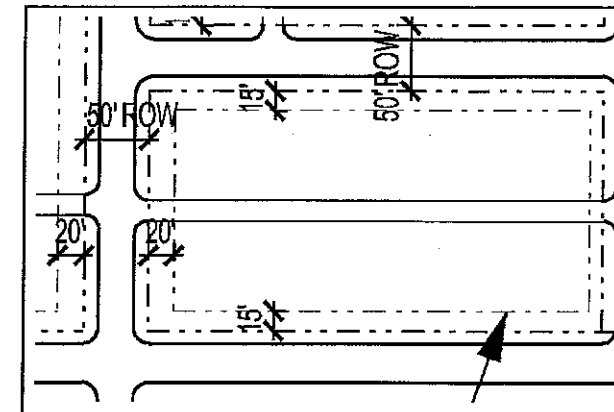
STEP III: URBAN STANDARDS

- Consult rules for specific Lot Types.

STEP IV: ARCHITECTURAL STYLES

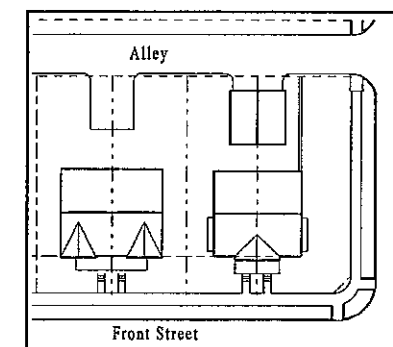
- Understand criteria of pre-approved styles, including materials and fenestration.

STEP I THE REGULATING PLAN



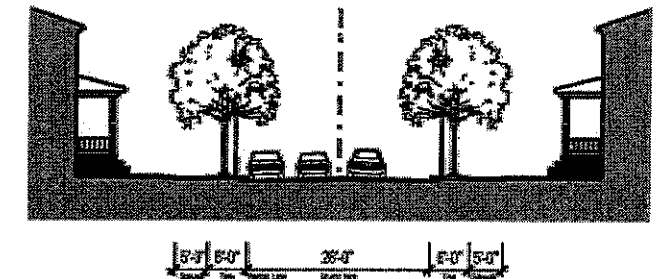
The Regulating Plan provides specific building placement information for each segment of the site and establishes the basic parameters for lot configuration and building types.

STEP III URBAN STANDARDS



The Urban Standards establish the basic parameters for lot configuration. This section illustrates each house's typical footprint and outlines building criteria including placement, parking, height and grading, and special elements.

STEP II STREET TYPOLOGY



Streets are the primary element of public space in American urbanism. They focus attention and activities on one or many centers, at the edges, or along a line. The Harborview/Central Hillside Revitalization contains a variety of street types. This section of The Design Code illustrates their location, proportion, and various Frontage Types permitted along each street. Use these criteria along with The Urban Standards to determine applicable lot characteristics.

STEP IV ARCHITECTURAL STYLES



The Architectural Styles are intended to foster creativity toward a variety of styles within the Harborview/Central Hillside Revitalization Plan. These styles reflect the local vernacular, the architectural styles that are adapted specifically to the Duluth region. The information provided within this section is intended to guide the massing and surface decoration of the buildings.

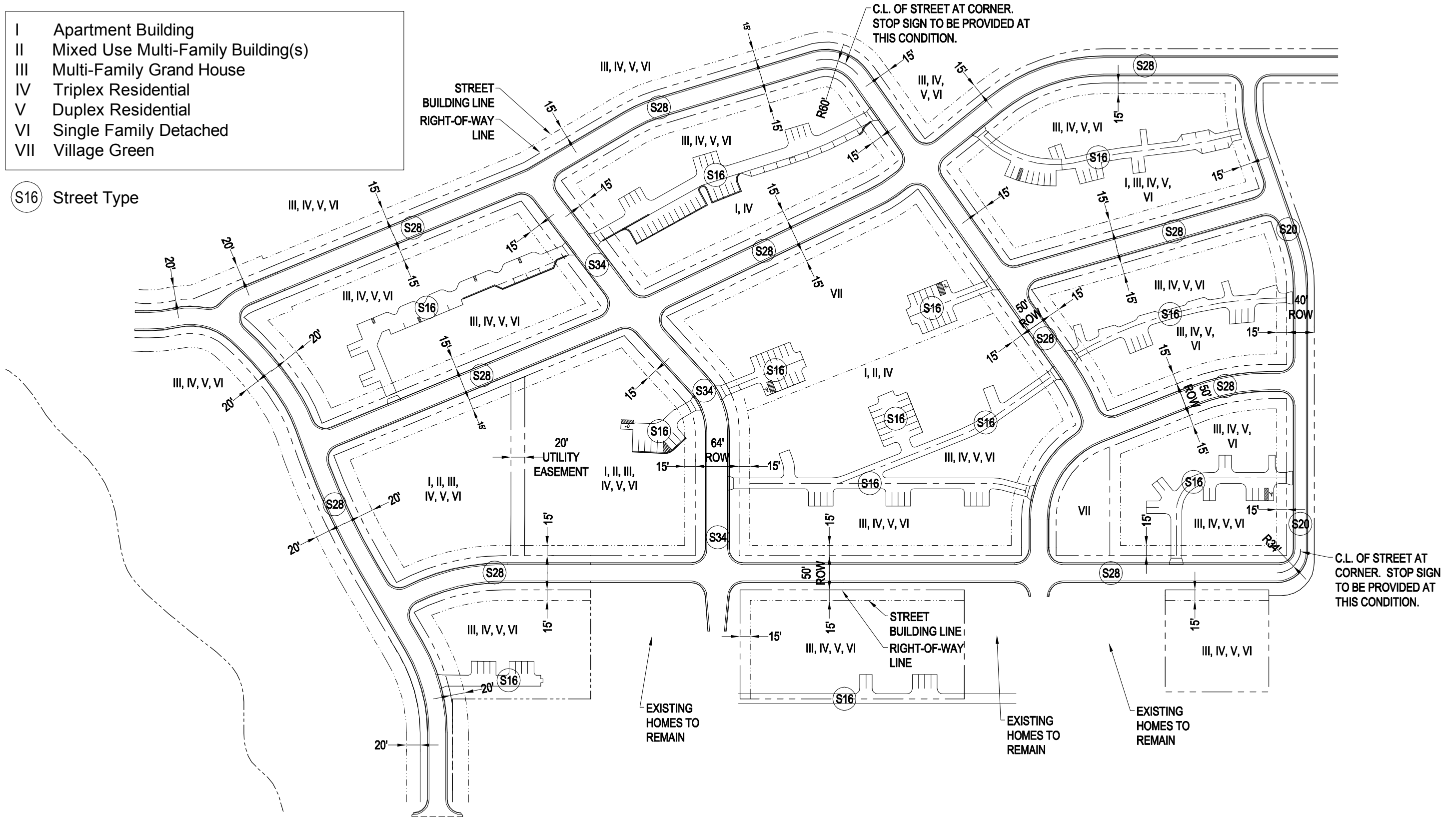
REGULATING PLAN

LEGEND

(Refer to Urban Design Standards for Building & Lot Configuration)

- | | |
|-----|------------------------------------|
| I | Apartment Building |
| II | Mixed Use Multi-Family Building(s) |
| III | Multi-Family Grand House |
| IV | Triplex Residential |
| V | Duplex Residential |
| VI | Single Family Detached |
| VII | Village Green |

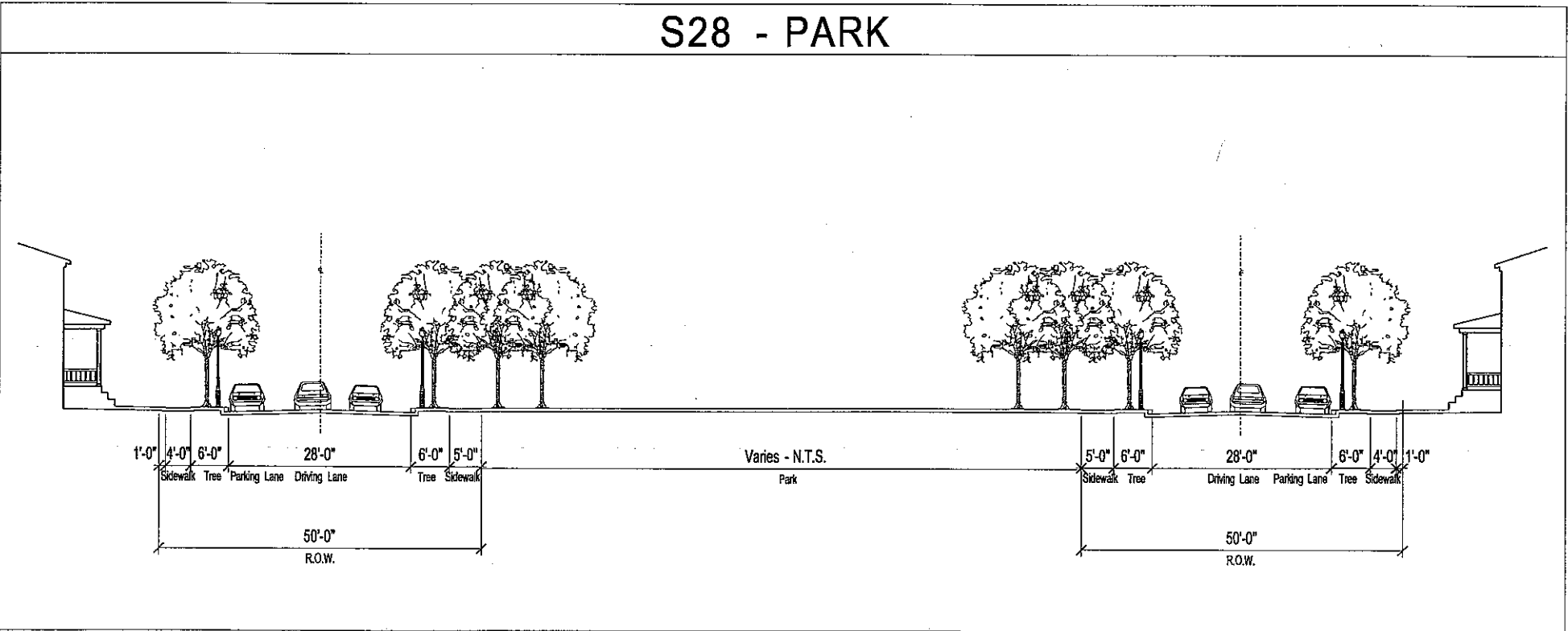
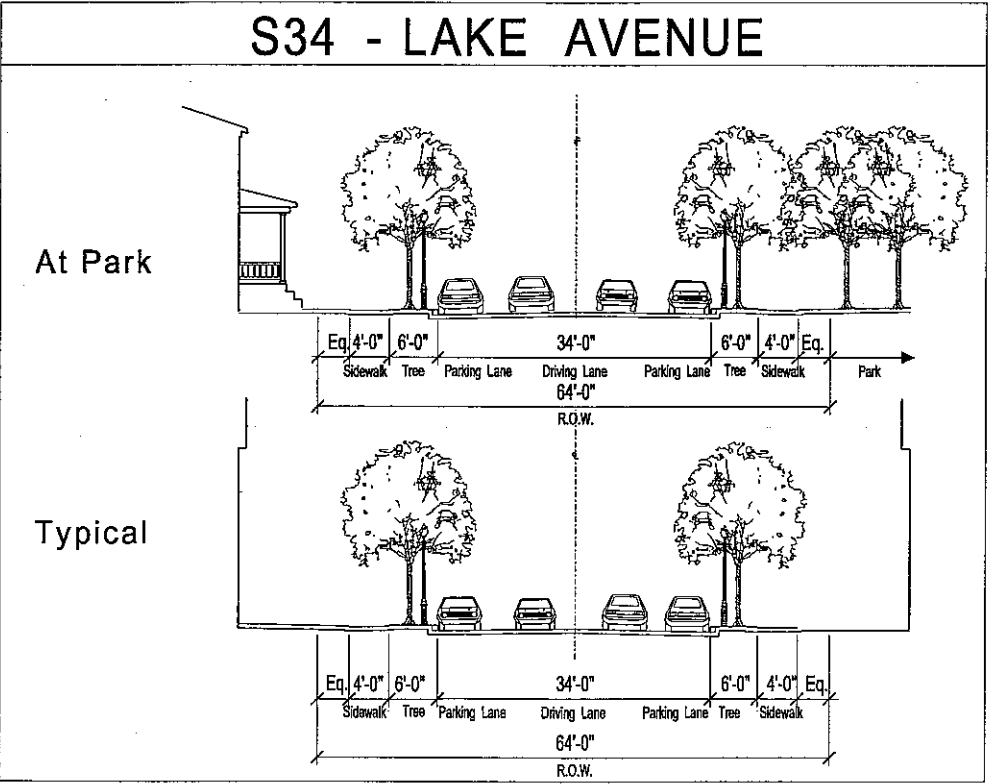
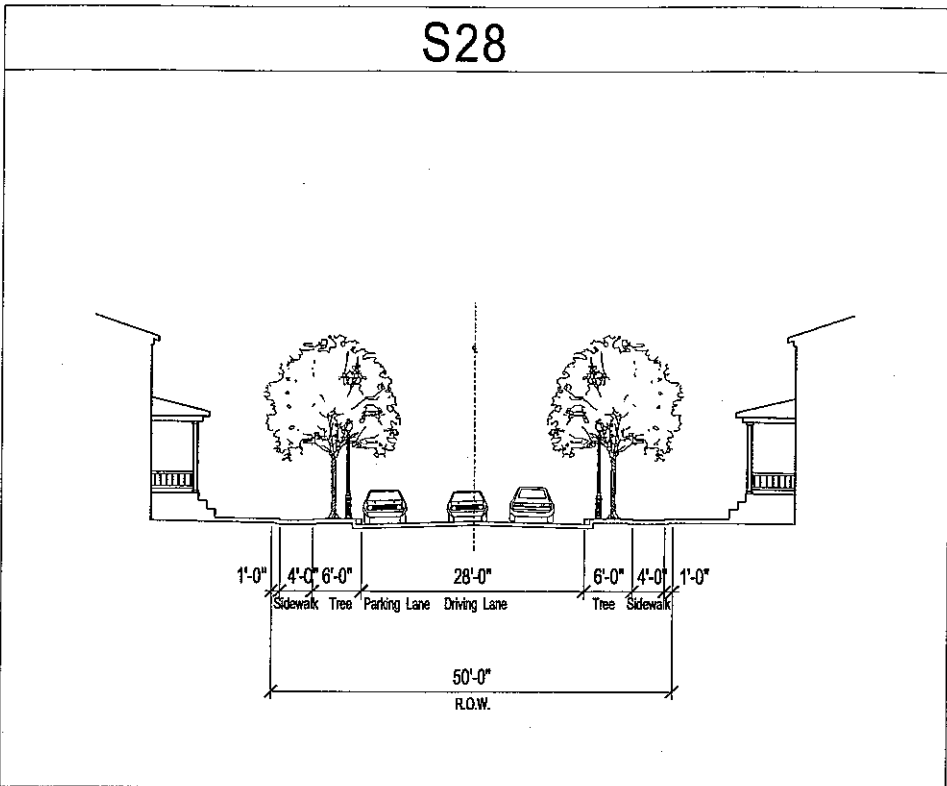
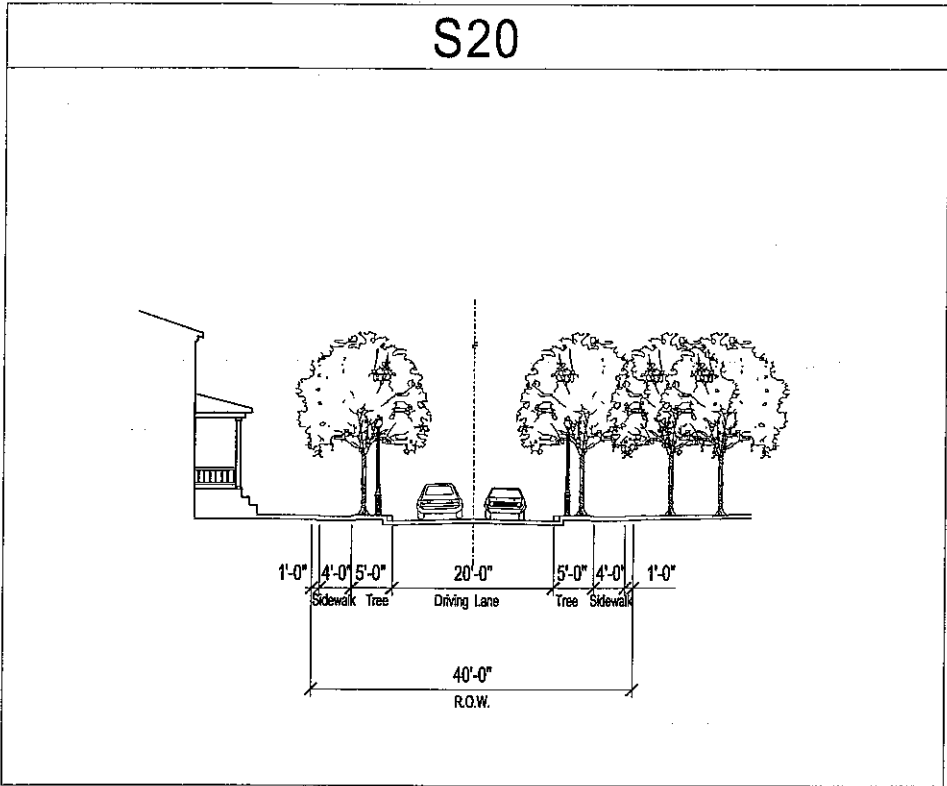
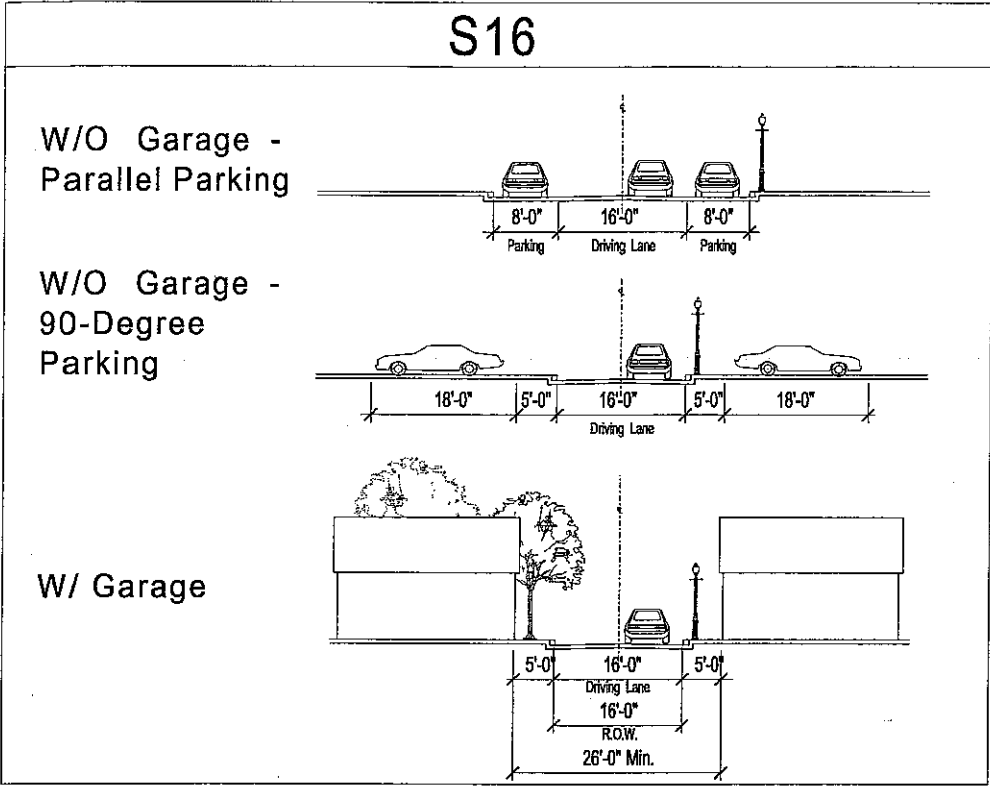
(S16) Street Type



GENERAL LOT CONFIGURATION



STREET TYPES:



Notes: Porches are shown for illustrative purposes only. Porches may project in front of Street Building Line.
Roadways will utilize a crowned section as shown, or a uniform cross section (not shown), as grades dictate.

GENERAL LOT CRITERIA

General Notes

- 1. These General Notes pertain to all of the Building Areas indicated on The Regulating Plan.
- 2. The Urban Regulations may only be superseded by the detailed Site Plan or any conflicting criteria for specific Building Area types.
- 3. Variances to these Urban Regulations may only be approved by the City of Duluth.

Signage

- 1. For buildings with retail uses, retail signage may be used. The standards for such signage is as follows:
 - A. Wall signage may be affixed directly to the building (parallel to wall surface) with tenant identification and logos. Height may not exceed 2', width may not exceed facade of retail space, and depth may not exceed 8". One per retail space allowed.
 - B. Blade signs may be provided (perpendicular to wall surface) with tenant identification, logos and/or address number. Signage area may not exceed 6 sf, and it may not project more than 3'-6" from the building's surface. Bottom edge of signage must be at least 8' above exterior grade. One per retail space allowed.
 - C. Awnings with signage may be affixed to storefront windows with tenant identification, logos and/or address number. Depth may not exceed 4'. Bottom edge of awning must be at least 7' above grade.
 - D. A sign may be applied to a window with tenant identification, logos, and/or address number. Signage may not exceed 20% of window opening.
 - E. Lighting associated with such signage may be provided, with the exception of neon lighting and box signs with internal lighting. Lighting must not shine directly into windows of dwelling units in same building or adjacent buildings.
 - F. All signage and associated lighting must be located at least 2' below second floor window sills.
 - G. All portions of security grilles must be completely concealed from view during business hours.
- 2. Identification signage is allowed at the Community Center in the Village Green and Daycare Center. This may consist of EITHER:
 - A. Wall signage affixed directly to the building (parallel to wall surface). Area may not exceed 10 sf, and depth may not exceed 8", OR
 - B. A free-standing wall sign. Height may not exceed 3', and width may not exceed 5'. May not be mounted on posts.
- 3. Directional signs may be provided throughout the neighborhood. Size shall not exceed 6 sf. Shall be mounted on posts with bottom edge 7' above grade.
- 4. Neighborhood monument signs may be provided. Size shall not exceed 20' wide by 5'-6" high. Two sign maximum per an entry allowed.
- 5. Banner signs on light posts may be provided along perimeter of Village Green (both sides of street) and along Lake Avenue. Size not to exceed 7' high by 2'-6" wide. Must be mounted with bottom edge at least 8' above grade.
- 6. Two signs with a list of amenities and locations may be located within the neighborhood. Size of sign not to exceed 20 sf.
- 7. Temporary signs for marketing may be provided. Size may not exceed 60 sf.
- 8. No billboards allowed.

Placement

- 1. Buildings shall be placed within the Building Area relative to the property lines as shown in these Urban Standards.
- 2. Fronts of all buildings shall be placed on the Street Building Line that is shown on the Regulating Plan UNO, except where mature trees exist, in which case buildings may be set back to preserve trees.
- 3. Street Building Lines are indicated on the following pages of the Urban Standards by thick black lines.
- 4. Front doors shall face the Street or side yard with an entry walk, entry portico or porch opening to the Street.
- 5. Sideyard setbacks on any Corner Lots shall be aligned with the Street Building Line of adjacent lots, except where mature trees exist, in which case buildings may be set back to preserve trees.
- 6. See Building Types for required Side Yard Setbacks between buildings.

Height & Grading

- 1. Building height shall be measured relative to the Sidewalk/Lot Elevation in number of floors.
- 2. The elevation of the first floor finished floor shall be a maximum of 9' above the Sidewalk/Lot Elevation.
- 3. Ancillary buildings shall be 1 to 2 stories in height.
- 4. Ancillary buildings 2 stories in height must be designed by an Architect or Engineer.
- 5. Where grading requires a raised front yard, the maximum allowable slope at the front yard edge is 2:1. Such slope must be planted with ground cover.
- 6. Where grading permits, rear yards shall drain towards the rear of the lot.
- 7. Retaining walls, if required, are permitted at the sidewalk to a maximum height of 4'.
- 8. Where existing trees are to be saved, grading shall not occur within the tree drip line.

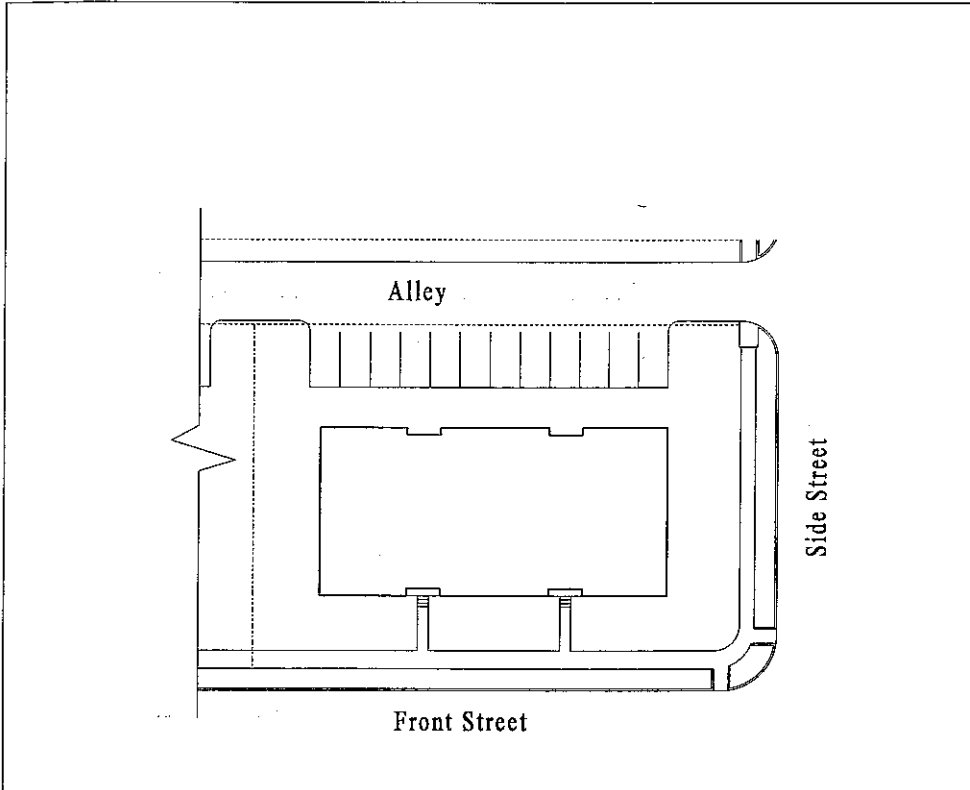
Parking

- 1. Parking structures shall be placed on the lot relative to the Property Line as shown in these Urban Standards.
- 2. Residential parking shall be accessed from the alley, where applicable.
- 3. Ancillary Buildings and garages are permitted within the rear yard.
- 4. Garaged parking spaces may be located in stand-alone structures or integral to the main building.
- 5. Garages generally shall be located on the outside (side street) corner of a corner building lot.
- 6. Lots without an alley may have private drives accessed from the Street.
- 7. It is preferable that the garages accessed from a private drive will be located entirely behind the primary building. At a minimum, such garages shall be located 20' behind the Primary Facade.
- 8. A private drive shall be a maximum of 12' wide from the Street to the Primary Facade. Dimension may increase for curb radii.
- 9. Private driveways shall be straight and perpendicular to the Street.
- 10. See individual Building Types for specific off-street parking ratios.
- 11. Parking spaces shall be 9' x 18' or 10' x 17' for head-in parking, and 8' x 20' for parallel parking.
- 12. Accessible parking spaces shall be 8'x18' with a 5' x 18' access aisle on one side for head-in parking. For parallel parking, an 8' x 20' space with a 5' access aisle shall be provided, except in locations where the dimension from typical curb to ROW is less than 14'; in such a case, handicap space should be located at the end of the block.
- 13. A minimum of one off-street space is required per unit.
- 14. Refer to the General Lot Plan for parking access.

Elements

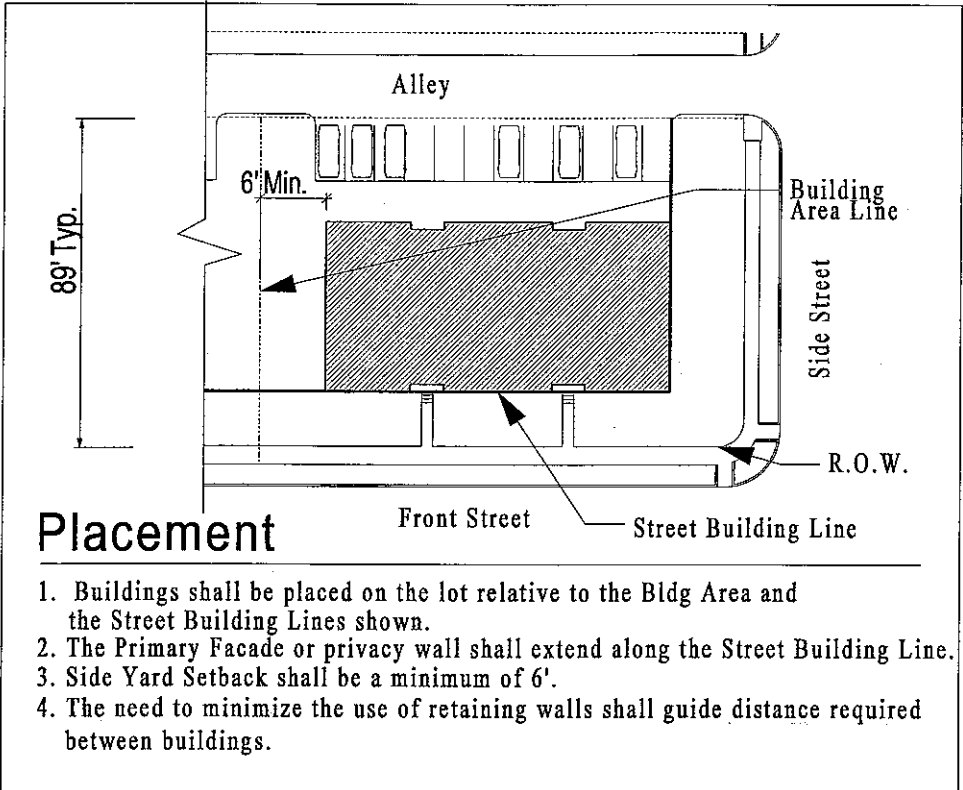
- 1. Porches shall be a minimum of 6' deep. Stoops shall be a minimum of 4' deep.
- 2. Balconies at the second floor shall be a minimum of 1' deep if uncovered and a minimum of 2' deep if covered.
- 3. Side or rear yard fences shall be a maximum of 5' high, where applicable.
- 4. Front yard fences, where applicable, shall be limited to 3' in height when in front of the Primary Facade and shall be semi-transparent, such as a wrought-iron or picket fence.
- 5. Openings in fences may be gated and must meet building code egress requirements.
- 6. Leadwalks must be 3' wide per a single residence.
- 7. Bay windows are allowed to project over the Street Building Line.
- 8. Bay windows are allowed to project into the Sideyard in accordance with governing building codes.
- 9. Rear fence shall be located a minimum of 2' from alley paving edge.
- 10. Side and front yard fences shall be located 1' inside sidewalk, where applicable.
- 11. Porches may project up to 8' in front of Street Building Line.
- 12. Porches may not project into the required Side Yard Setbacks between buildings.
- 13. Trash containers shall be located adjacent to the parking area.
- 14. Rear decks are allowed.

BUILDING TYPE: I APARTMENT BUILDING



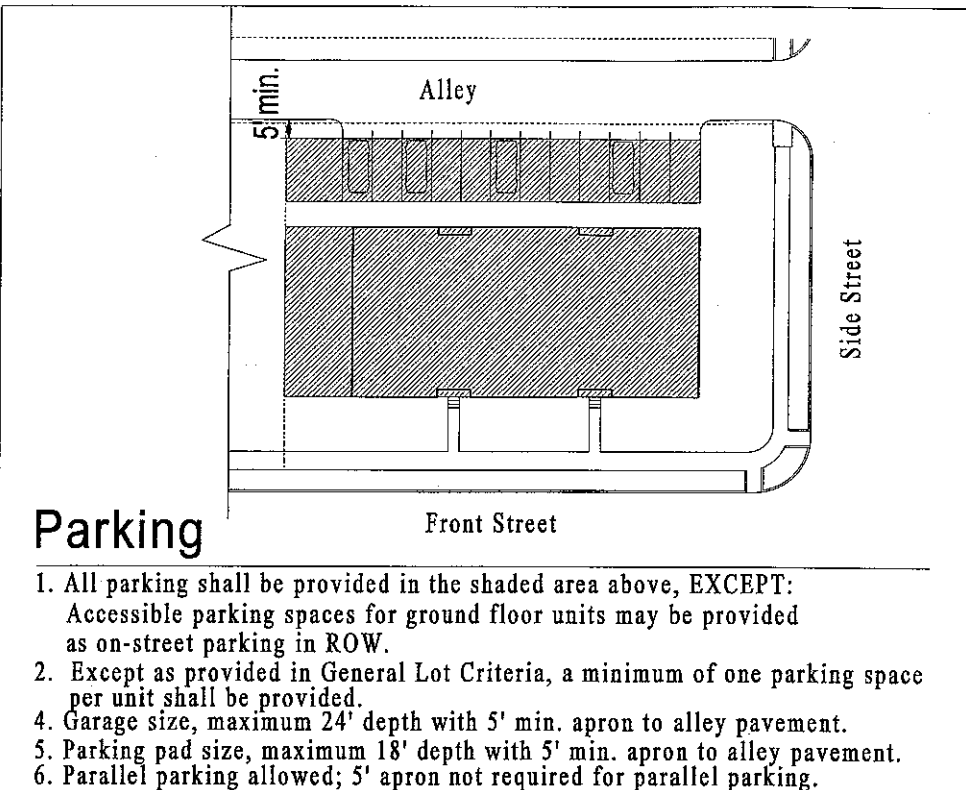
General Lot Criteria

1. Primary Use of structure shall be six to twelve apartments.
2. Building Width: 80' -112'
3. The following uses shall be permitted:
 - a. Retail: Shall be permitted on Ground Floor only. Uses shall be restricted to those listed in Section C-1of the Duluth Zoning Ordinance.
 - b. Senior Housing: Permitted on all floors where units are compliant.
 - c. Day Care: Permitted on Ground Floor, second floor and Basement.
 - d. Residential: Multi-family, unless otherwise indicated on the Regulating Plan, permitted on all floors.
4. Building design may deviate from the Architectural Standards subject to approval of the Review Architect.
5. Parking for ancillary uses:
 - a. Senior units: minimum one parking space for every 4 units where applicable.
 - b. Day Care: minimum one space for each employee during the largest shift.
 - c. Retail: minimum one off-street space for every 600 sf above 2,500 sf.



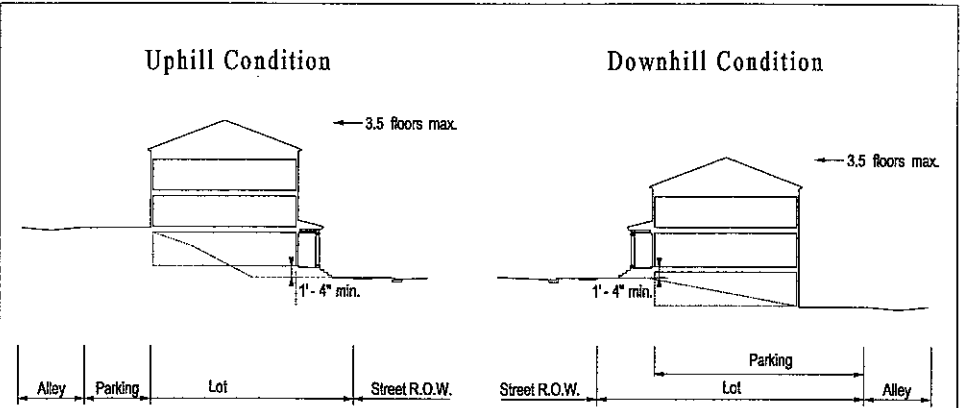
Placement

1. Buildings shall be placed on the lot relative to the Bldg Area and the Street Building Lines shown.
2. The Primary Facade or privacy wall shall extend along the Street Building Line.
3. Side Yard Setback shall be a minimum of 6'.
4. The need to minimize the use of retaining walls shall guide distance required between buildings.



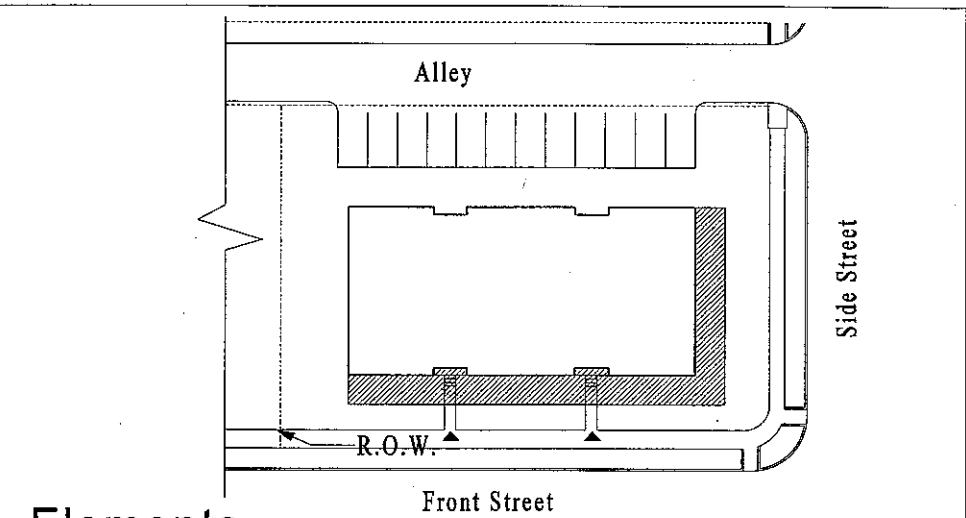
Parking

1. All parking shall be provided in the shaded area above, EXCEPT: Accessible parking spaces for ground floor units may be provided as on-street parking in ROW.
2. Except as provided in General Lot Criteria, a minimum of one parking space per unit shall be provided.
4. Garage size, maximum 24' depth with 5' min. apron to alley pavement.
5. Parking pad size, maximum 18' depth with 5' min. apron to alley pavement.
6. Parallel parking allowed; 5' apron not required for parallel parking.



Height and Grading

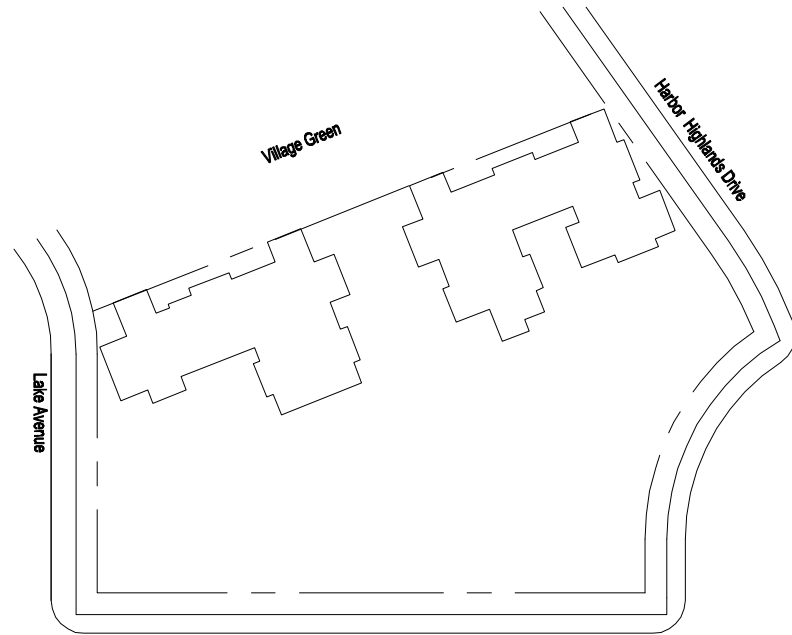
1. An additional half story is permitted within the body of the roof.
2. The First Floor finish floor height shall be a minimum of 1'-4" above the Sidewalk/ Lot elevation. Exception: at accessible units or where visitability requires a front entrance.
3. A maximum of 10 continuous risers are allowed at the front porch or stoop.
4. Single floor of auxilliary space allowed over garage.



Elements

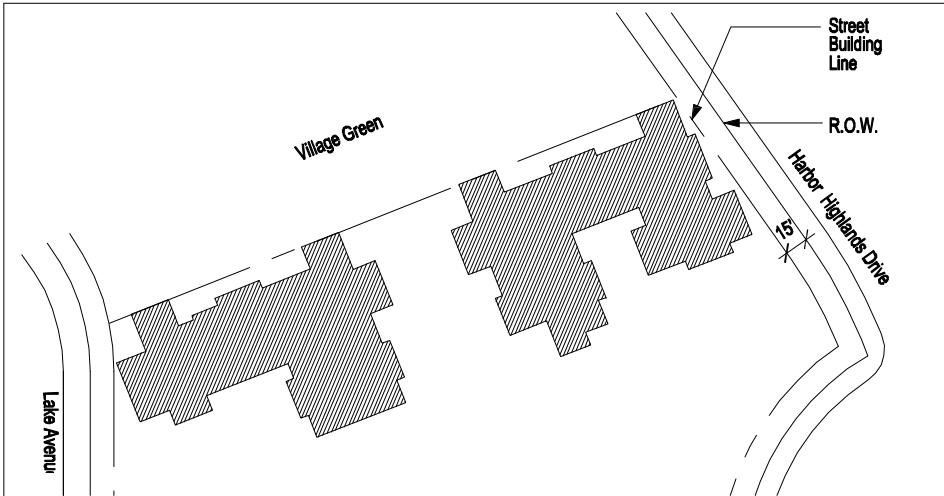
1. Open Porches shall not be placed outside the shaded area shown.
2. Lead walks shall be placed perpendicular to the street and may be shared by more than one unit.
3. Porch location identified in this document does not represent the actual length of porch. Porch will not be continuous.

BUILDING TYPE: II MIXED-USE MULTI-FAMILY BUILDING(S)



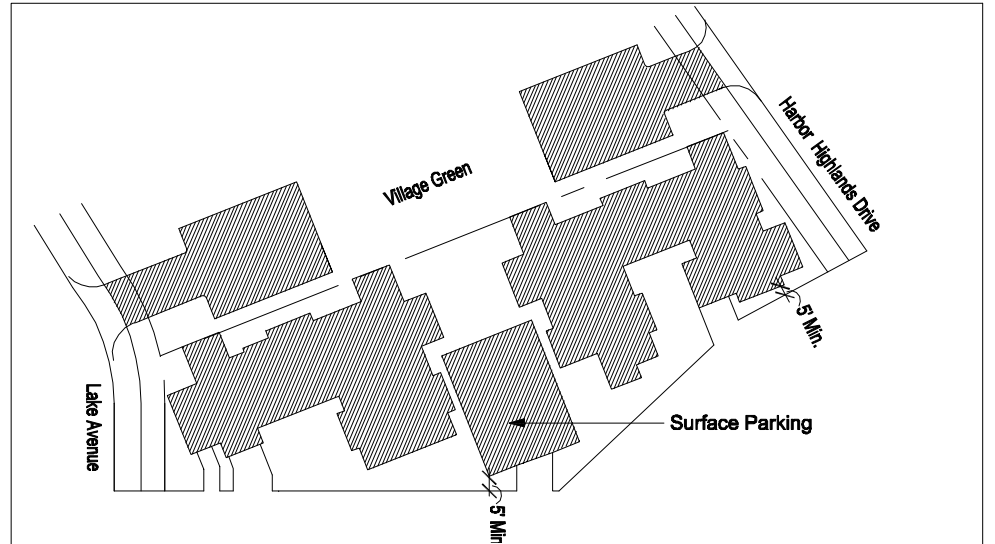
General Lot Criteria

1. The number of buildings shall be between one and three.
2. Primary Use of the structures shall be twenty to fifty five apartments.
3. The following uses shall be permitted:
 - a. Retail: Shall be permitted on the Village Green Level only. Uses shall be restricted to those listed in Section C-1 of the Duluth Zoning Ordinance or similar use pending future zoning codes.
 - b. Senior Housing: Permitted on all floors.
 - c. Residential: Multi-family, unless otherwise indicated on Regulating Plan, permitted on all floors.
4. Building design may deviate from Architectural Standards subject to approval of the Review Architect.
5. Parking for ancillary uses:
 - a. Retail: minimum one off-street space for every 600 sf above 2,500 sf.
 - b. Senior Housing: minimum one parking space for every four units.



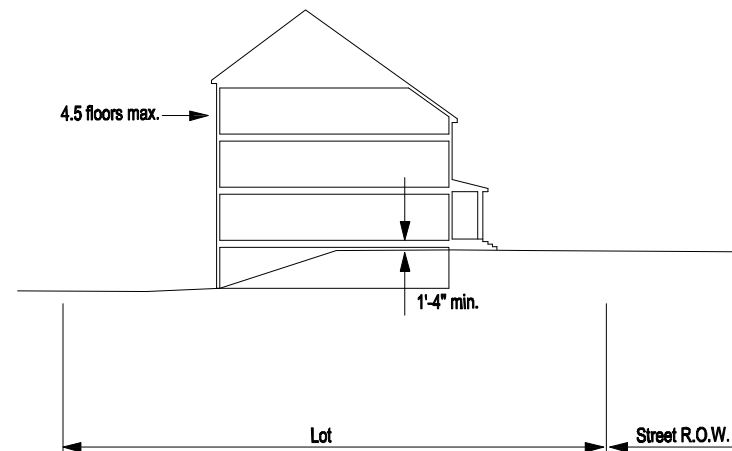
Placement

1. Buildings shall be placed on the lot relative the Street Building Lines as shown.
2. The Primary Facades shall extend along the Village Green.
3. Buildings may not be sited next to single-family detached units.
4. Side yard setback shall be a minimum of 14' when adjacent to residential buildings and 6' where there are no adjacent residential buildings.



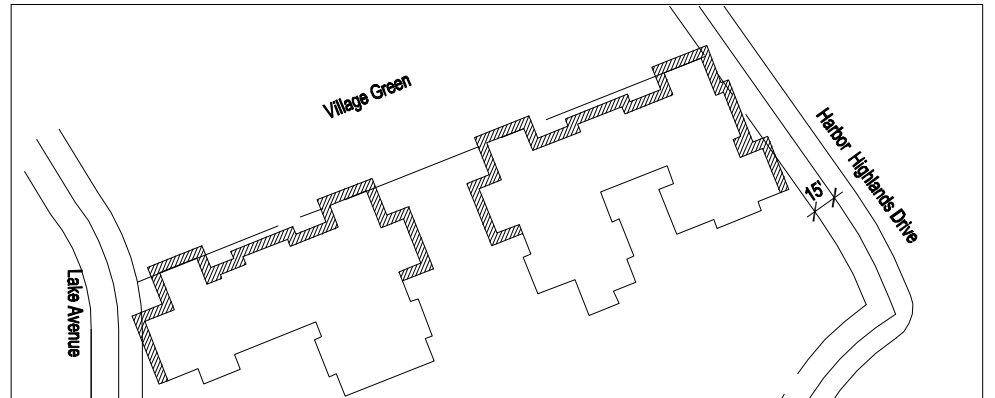
Parking

1. A minimum of one parking space per unit shall be provided.
2. Parking shall be provided within the structures or surfaced parked adjacent to the buildings.
3. Parallel parking allowed; 5' apron not required for parallel parking.



Height and Grading

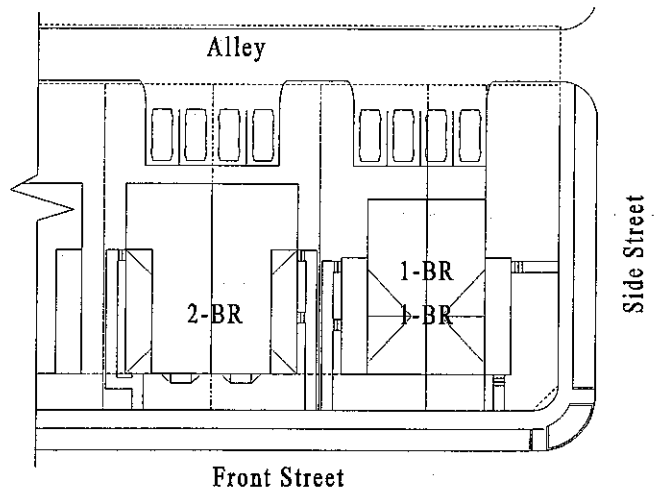
1. An additional half story is permitted within the body of the roof.
2. The First Floor finish floor height shall be a minimum of 1'-4" above the Sidewalk / Lot elevation. Exception: at accessible units or where visitability requires a front entrance.
3. A maximum of 10 continuous risers are allowed at the front porch or stoop.



Elements

1. Open Porches or stoops are required over each entrance.
2. Except as required for accessibility requirements, lead walks shall be perpendicular to the street.
3. Service elements, including dumpsters and loading areas, if any, shall be located behind the Street Building Line and shall be screened from street view.
4. Facade openings for parking and service areas shall be covered by security doors.
5. Open Porches shall not be placed outside the shaded area shown.
6. Porch location identified in this document does not represent the actual length of the porch. Porch will not be continuous.

BUILDING TYPE: III MULTI-FAMILY GRAND HOUSE, TYPICAL



Alley

Side Street

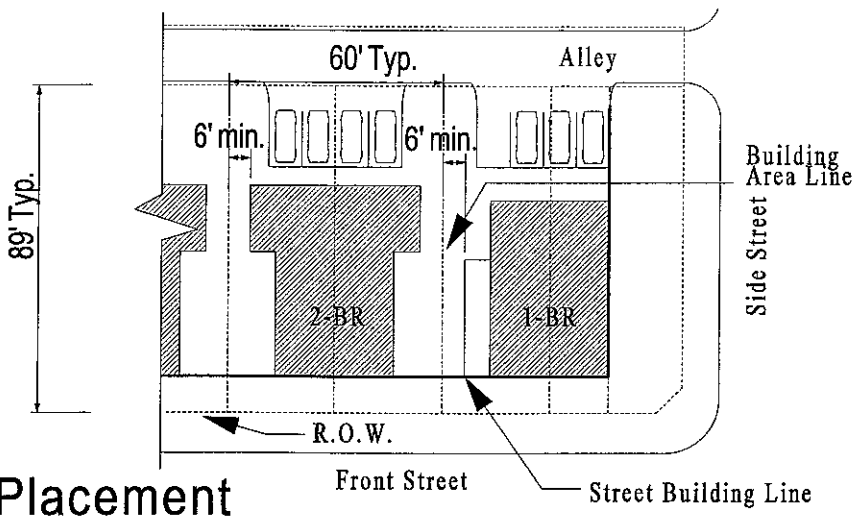
Front Street

2-BR

1-BR

General Lot Criteria

1. Primary Use of structure shall be four to five apartments.
2. Livable Area: 700-1,300sf
3. Typical Building Area size: 60' x 89'
4. Building Width: 45' -52'



60' Typ.

Alley

6' min.

89' Typ.

Side Street

Building Area Line

R.O.W.

Front Street

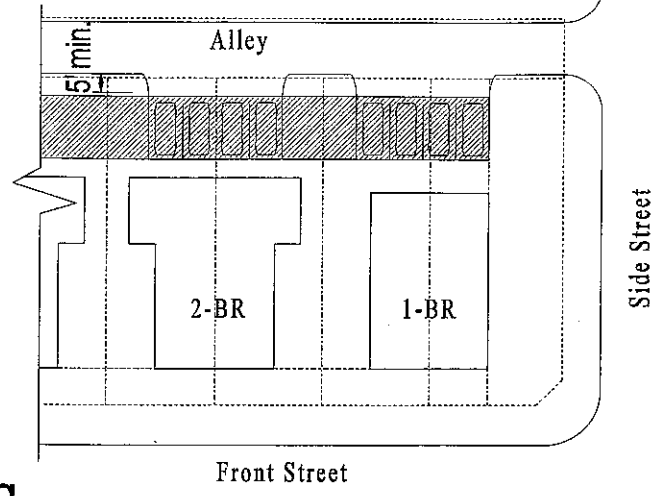
Street Building Line

2-BR

1-BR

Placement

1. Buildings shall be placed on the lot relative to the Bldg Area and the Street Building Lines shown.
2. The Primary Facade or privacy wall shall extend along the Street Building Line.
3. Side Yard Setback shall be a minimum of 6' from building or porch.
4. The need to minimize the use of retaining walls shall guide distance required between buildings.



Alley

5' min.

Side Street

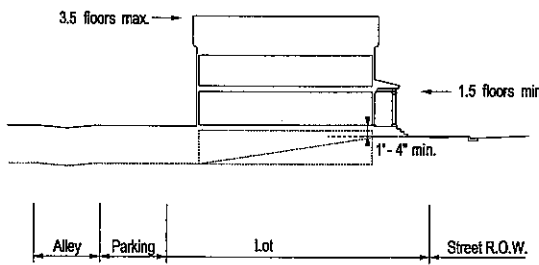
Front Street

2-BR

1-BR

Parking

1. A minimum of one parking space per unit shall be provided within the parking area shaded above.
2. Garage size, maximum 24' depth with 5' min. apron to alley pavement.
3. Parking pad size, maximum 18' depth with 5' min. apron to alley pavement.
4. Parallel parking allowed; 5' apron not required for parallel parking.



3.5 floors max.

1.5 floors min.

1'-4" min.

Alley

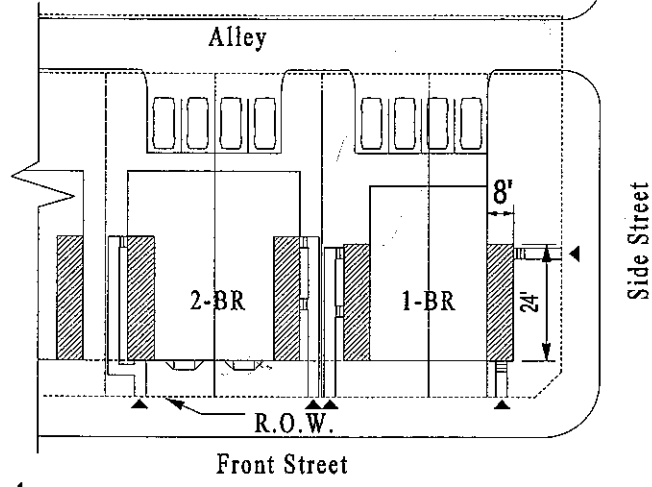
Parking

Lot

Street R.O.W.

Height and Grading

1. An additional half story is permitted within the body of the roof.
2. The First Floor finish floor height shall be a minimum of 1'-4" above the Sidewalk/ Lot elevation. Exception: at accessible units or where visitability requires a front entrance.
3. A maximum of 10 continuous risers are allowed at the front porch or stoop.
4. Single floor of auxilliary space allowed over garage.



Alley

8'

24'

Side Street

Front Street

2-BR

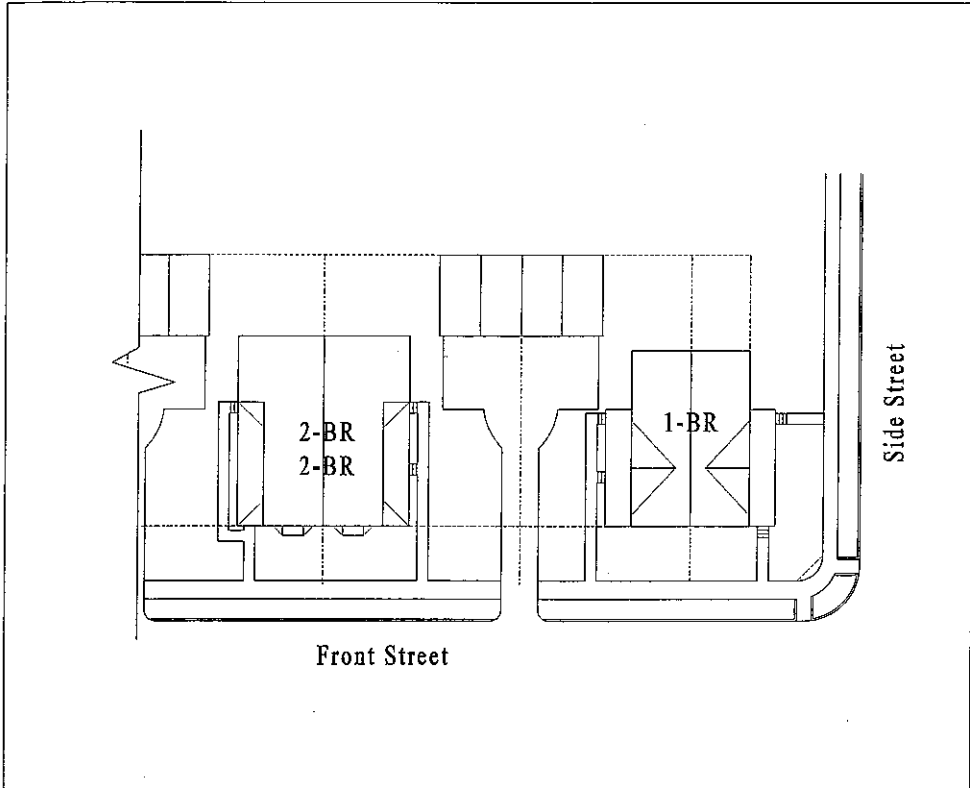
1-BR

R.O.W.

Elements

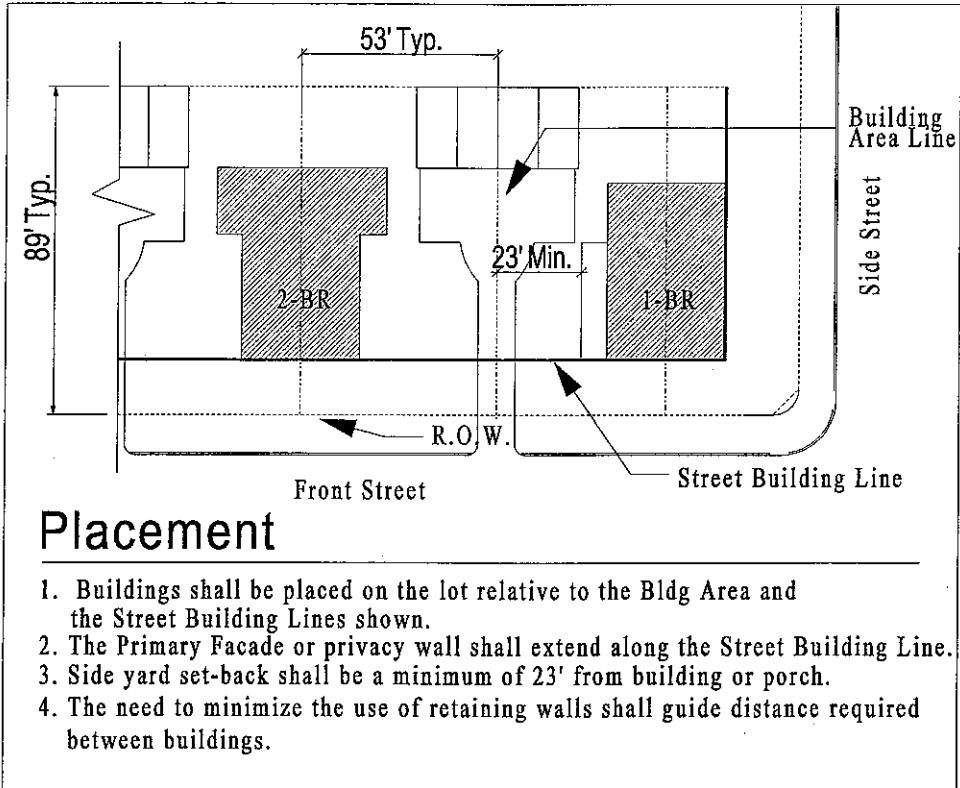
1. Open Porches shall not be placed outside the shaded area shown.
2. Lead walks shall be placed perpendicular to the street as shown and may be shared by more than one unit.
3. Walls or fences are encouraged on Corner Lots between the rear facade, and detached garage or alley.

BUILDING TYPE: III MULTI-FAMILY GRAND HOUSE, FRONT LOADED



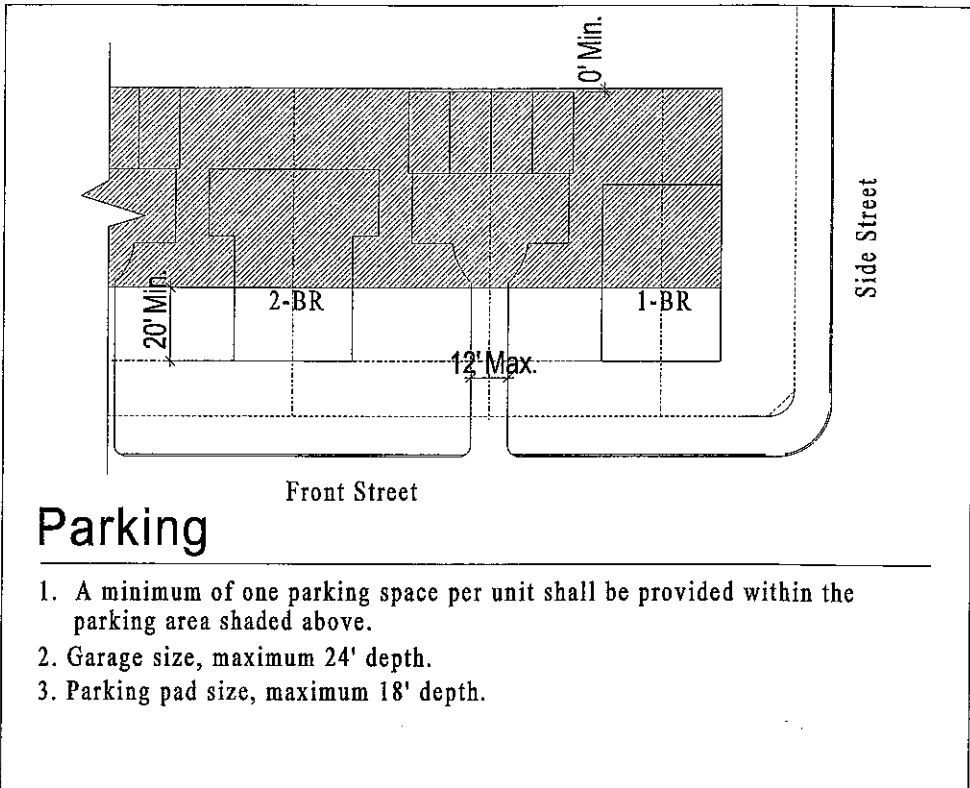
General Lot Criteria

- 1. Front-loaded Grand Houses allowed only where grade renders alleys impractical.
- 2. Primary Use of structure shall be four to five apartments.
- 3. Livable Area: 700-1,300sf
- 4. Typical Building Area size: 60' x 89'
- 5. House Building Width: 45' -52'



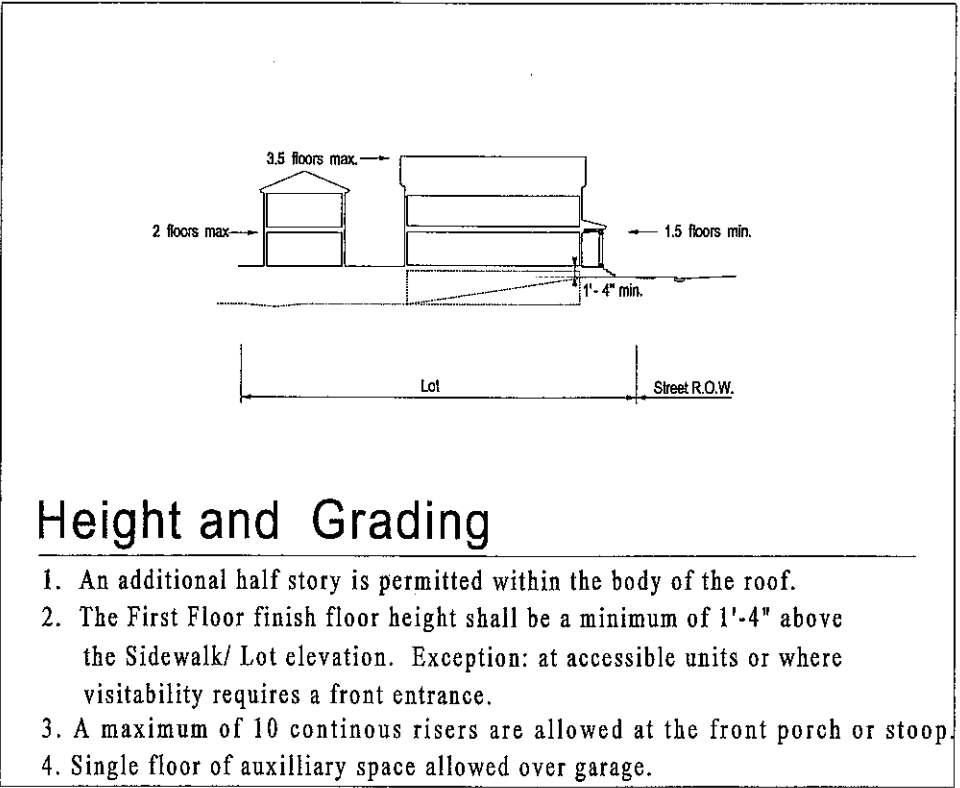
Placement

- 1. Buildings shall be placed on the lot relative to the Bldg Area and the Street Building Lines shown.
- 2. The Primary Facade or privacy wall shall extend along the Street Building Line.
- 3. Side yard set-back shall be a minimum of 23' from building or porch.
- 4. The need to minimize the use of retaining walls shall guide distance required between buildings.



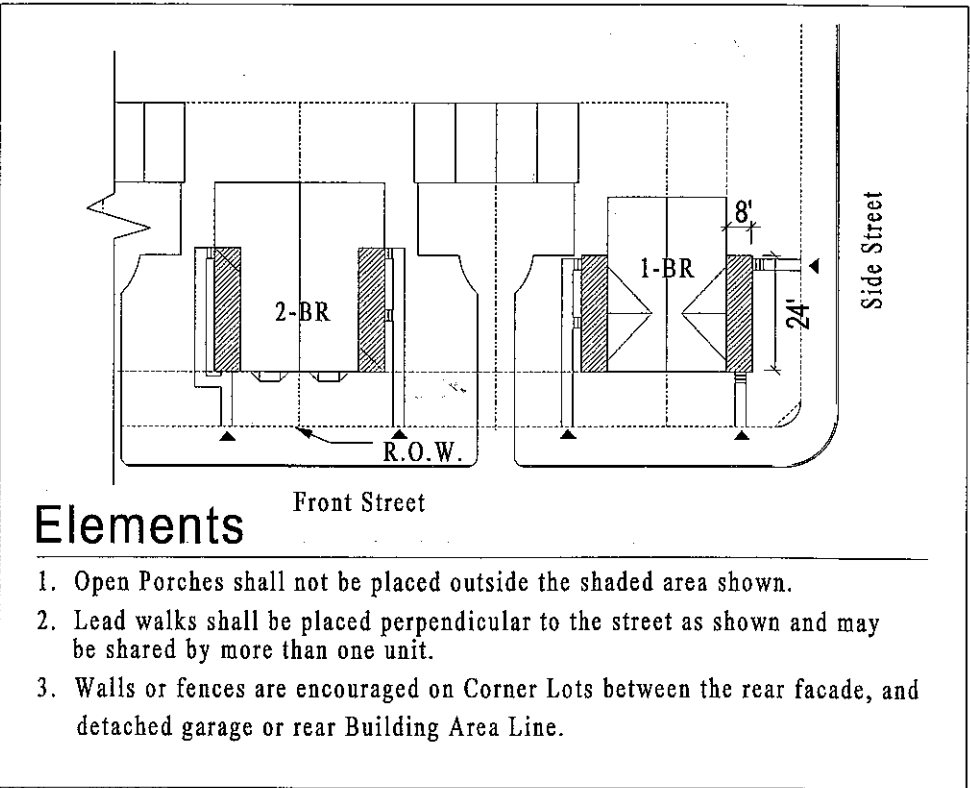
Parking

- 1. A minimum of one parking space per unit shall be provided within the parking area shaded above.
- 2. Garage size, maximum 24' depth.
- 3. Parking pad size, maximum 18' depth.



Height and Grading

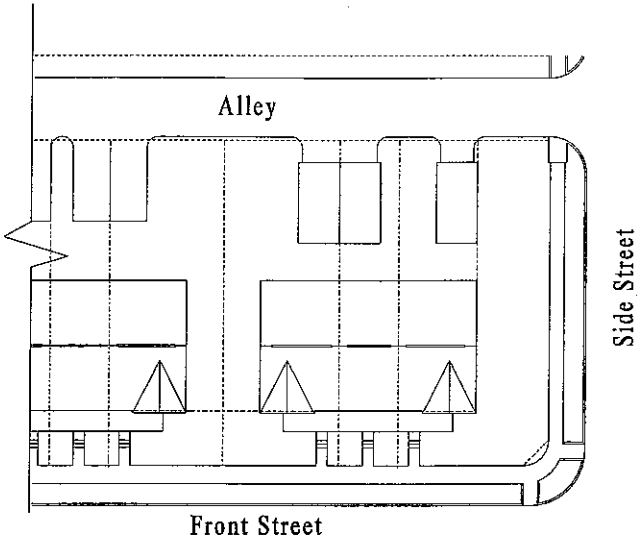
- 1. An additional half story is permitted within the body of the roof.
- 2. The First Floor finish floor height shall be a minimum of 1'-4" above the Sidewalk/ Lot elevation. Exception: at accessible units or where visitability requires a front entrance.
- 3. A maximum of 10 continuous risers are allowed at the front porch or stoop.
- 4. Single floor of auxilliary space allowed over garage.



Elements

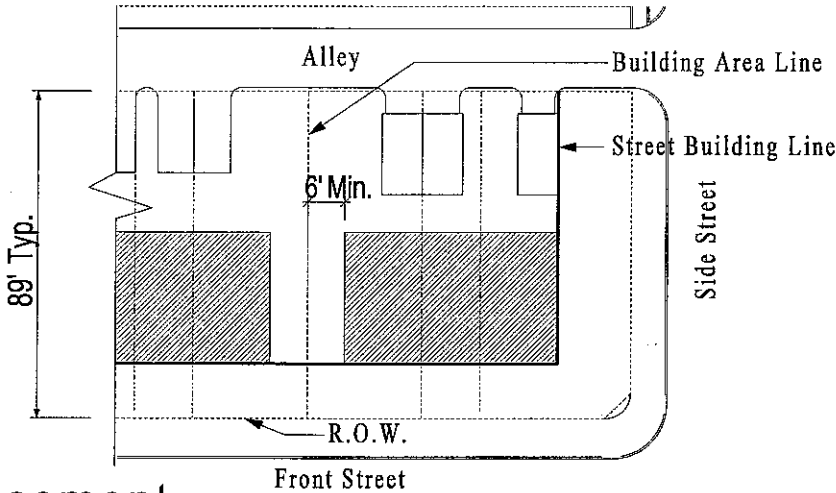
- 1. Open Porches shall not be placed outside the shaded area shown.
- 2. Lead walks shall be placed perpendicular to the street as shown and may be shared by more than one unit.
- 3. Walls or fences are encouraged on Corner Lots between the rear facade, and detached garage or rear Building Area Line.

BUILDING TYPE: IV TRIPLEX RESIDENTIAL



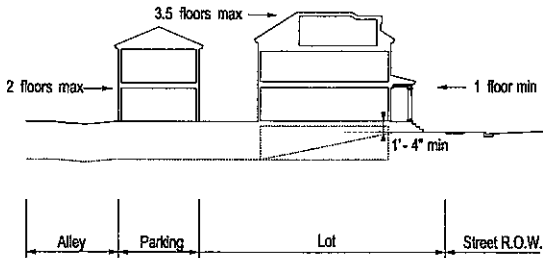
General Lot Criteria

- 1. Primary Use of structure shall be single family attached residential.
- 2. Livable Area: 1,200-2,200sf
- 3. Typical Building Area size: 31' x 89'
- 4. House Building Width: 17' -22'
- 5. Accessory office : Permitted over garage



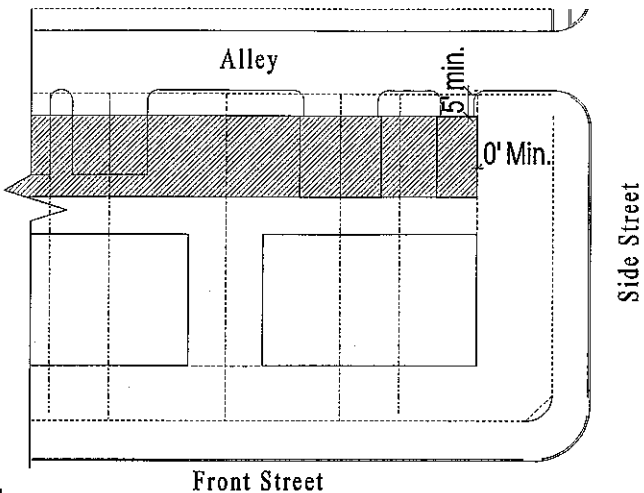
Placement

- 1. Buildings shall be placed on the lot relative to the Bldg. Area shown.
- 2. The Primary Facade or privacy wall shall extend along 45% of the Street Building Line, at a minimum.
- 3. Side yard set-back shall be a minimum of 10'.
- 4. The need to minimize the use of retaining walls shall guide distance required between buildings.
- 5. Garages, when present, shall be located 5' from the alley pavement.



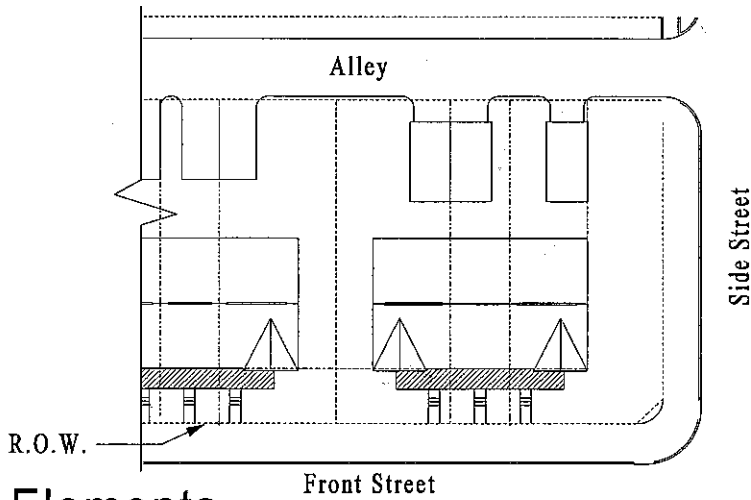
Height and Grading

- 1. An additional half story is permitted within the body of the roof.
- 2. The First Floor finish floor height shall be a minimum of 1'-4" above the Sidewalk/ Lot elevation. Exception: at accessible units or where visitability requires a front entrance.
- 3. Maximum of 10 continuous risers are allowed at the front porch or stoop.
- 4. Single floor of auxilliary space allowed over garage.



Parking

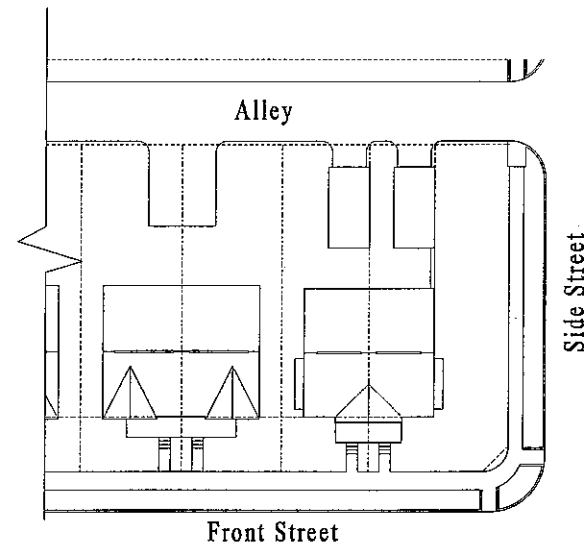
- 1. Parking spaces to be provided within shaded area shown per lot.
- 2. Garage size maximum 24' depth, with 5' min. apron to alley pavement.
- 3. Parking pad size maximum 18' depth, with 5' min. apron to alley pavement.
- 4. Minimum 1 off-street parking space for each unit.
- 5. Parallel parking allowed; 5' apron not required for parallel parking.



Elements

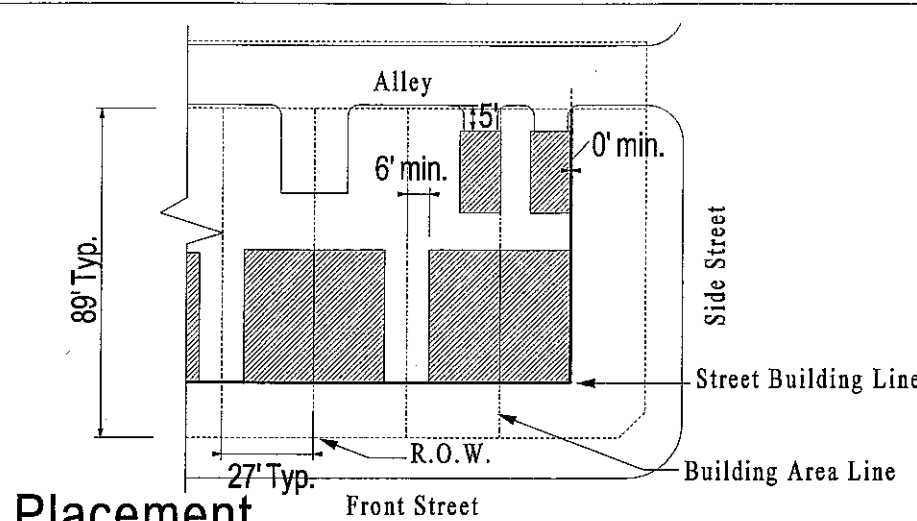
- 1. At a minimum, open porches shall not be placed outside the shaded area shown.
- 2. Lead walks shall be placed perpendicular to the street as shown.
- 3. Walls or fences are encouraged on Corner Lots between the rear facade, and detached garage or alley.

BUILDING TYPE: V DUPLEX RESIDENTIAL, TYPICAL



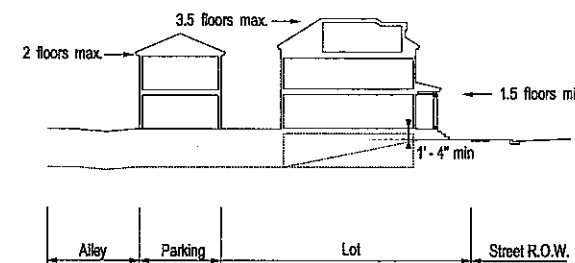
General Lot Criteria

1. Primary Use of structure shall be single family attached residential.
2. Livable Area: 1,000-2,800sf
3. Typical Building Area size: 27' x 89'
4. House Building Width: 17' -22'
5. Accessory office : Permitted over garage



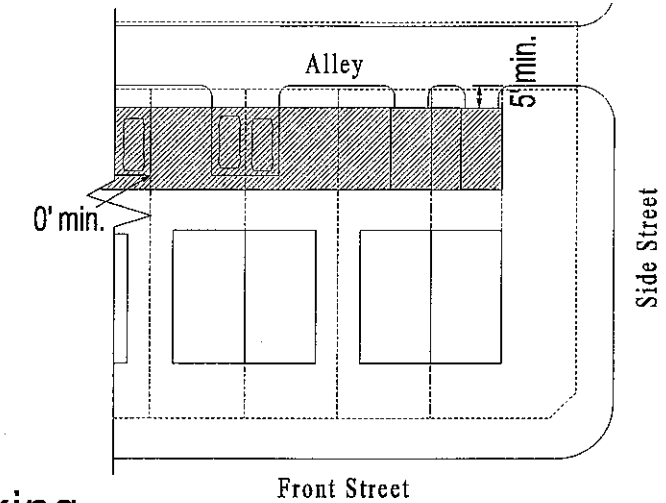
Placement

1. Buildings shall be placed on the lot relative to the Bldg. Area lines shown.
2. The Primary Facade or privacy wall shall extend along 45% of the Street Building Line.
3. Interior Side yard set-back shall be a minimum of 6'.
4. The need to minimize the use of retaining walls shall guide distance required between buildings.
5. Garages, when present, shall be located 5' from the alley pavement.



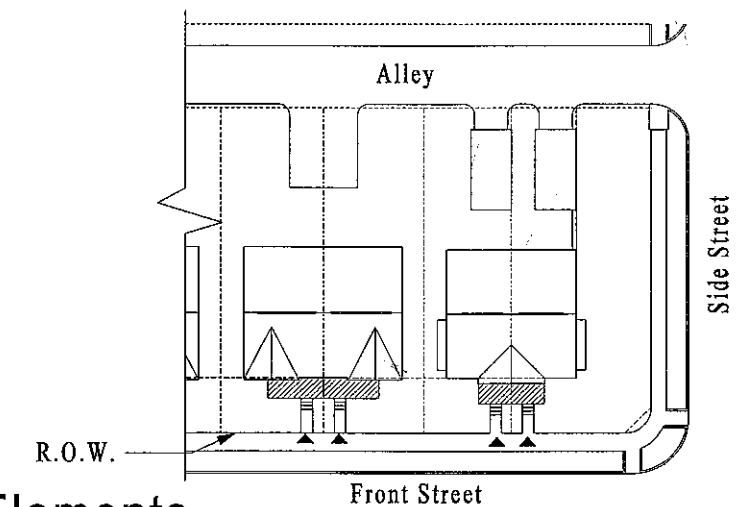
Height and Grading

1. An additional half story is permitted within the body of the roof.
2. The First Floor finish floor height shall be a minimum of 1'-4" above the Sidewalk/ Lot elevation. Exception: at accessible units or where visitability requires a front entrance.
3. Maximum of 10 continuous risers are allowed at the front porch or stoop.
4. Single floor of auxilliary space allowed over garage.



Parking

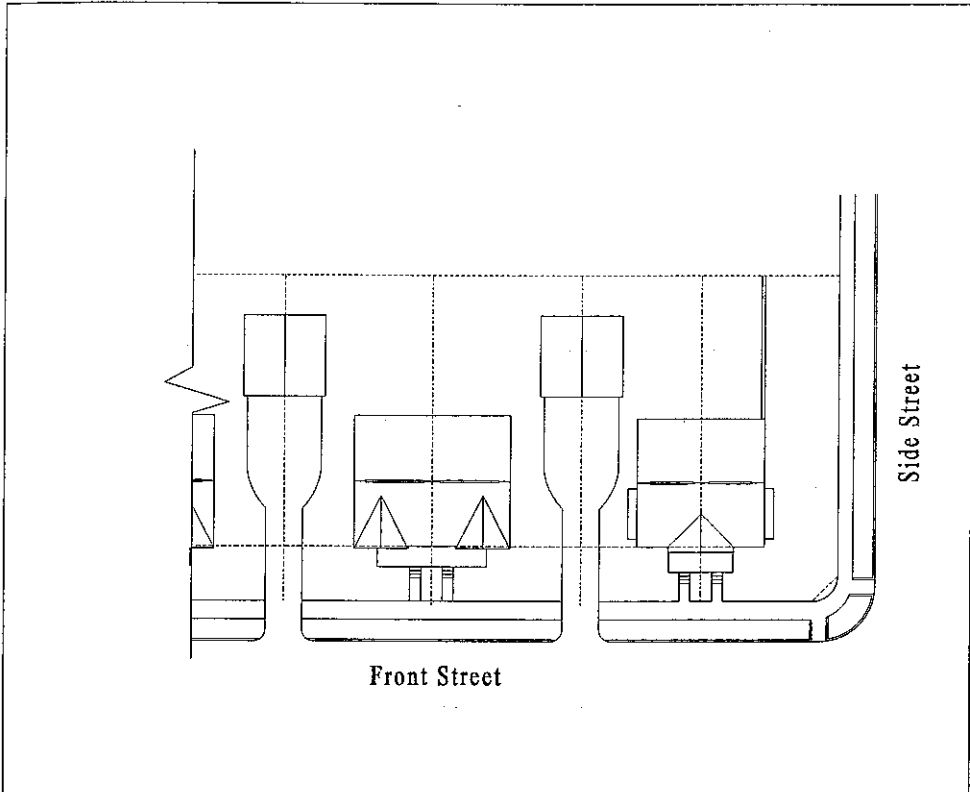
1. Parking spaces to be provided within shaded area shown per lot.
2. Garage size maximum 24' depth, with 5' min. apron to alley pavement.
3. Parking pad size maximum 18' depth, with 5' min. apron to alley pavement.
4. Minimum 1 off-street parking space for each unit.
5. Parallel parking allowed; 5' apron not required for parallel parking.



Elements

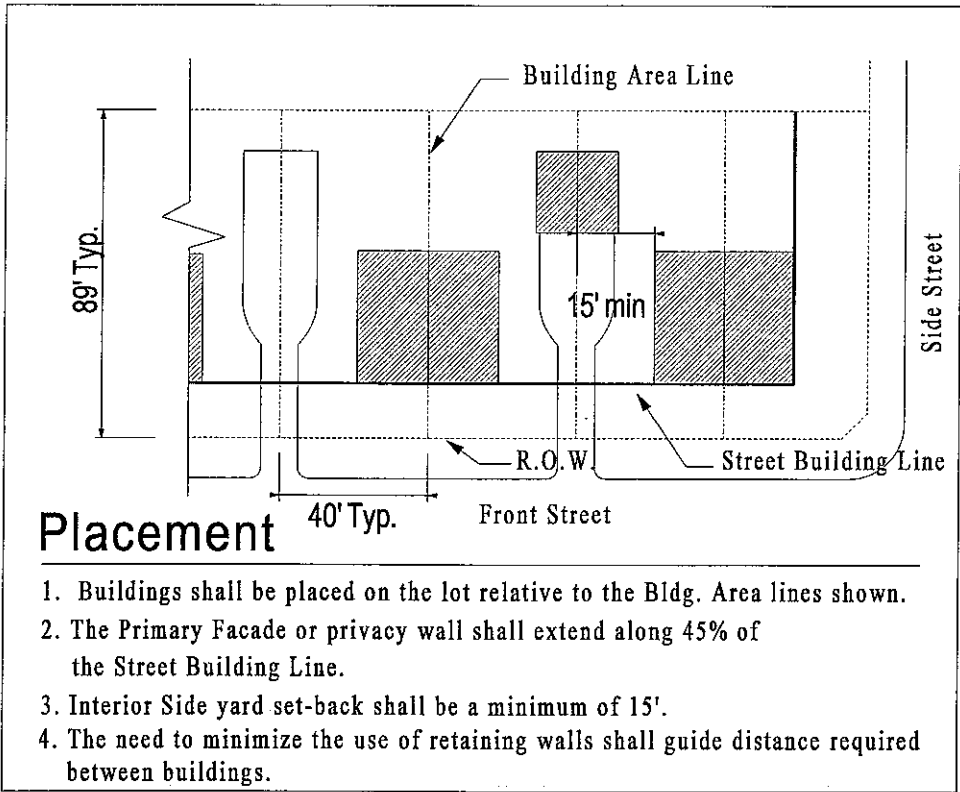
1. Open porches shall not be placed outside the shaded area shown on duplex buildings.
2. If there is no porch, stoops are required in the shaded area shown on duplex buildings.
3. Lead walks shall be placed perpendicular to the street as shown.
4. Walls or fences are encouraged on Corner Lots between the rear facade, and detached garage or alley.

BUILDING TYPE: V DUPLEX RESIDENTIAL, FRONT LOADED



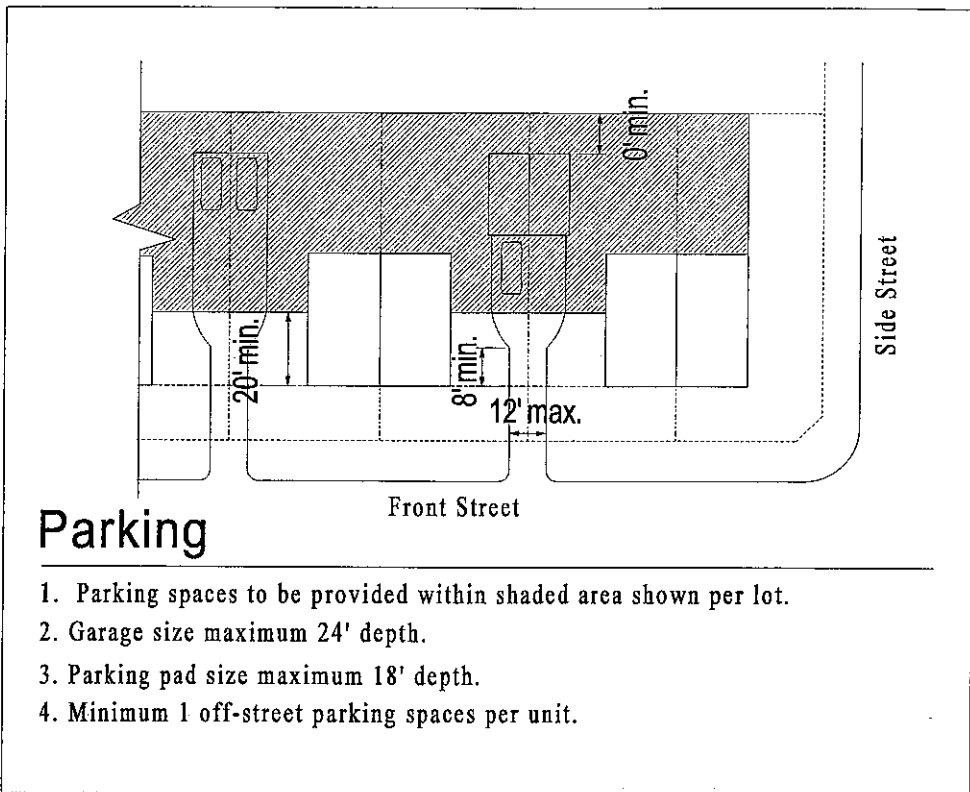
General Lot Criteria

- 1. Primary Use of structure shall be single family attached residential.
- 2. Livable Area: 1,000-2,800sf
- 3. Typical Building Area size: 40' x 89'
- 4. House Building Width: 17' -21'
- 5. Accessory office: Permitted over garage



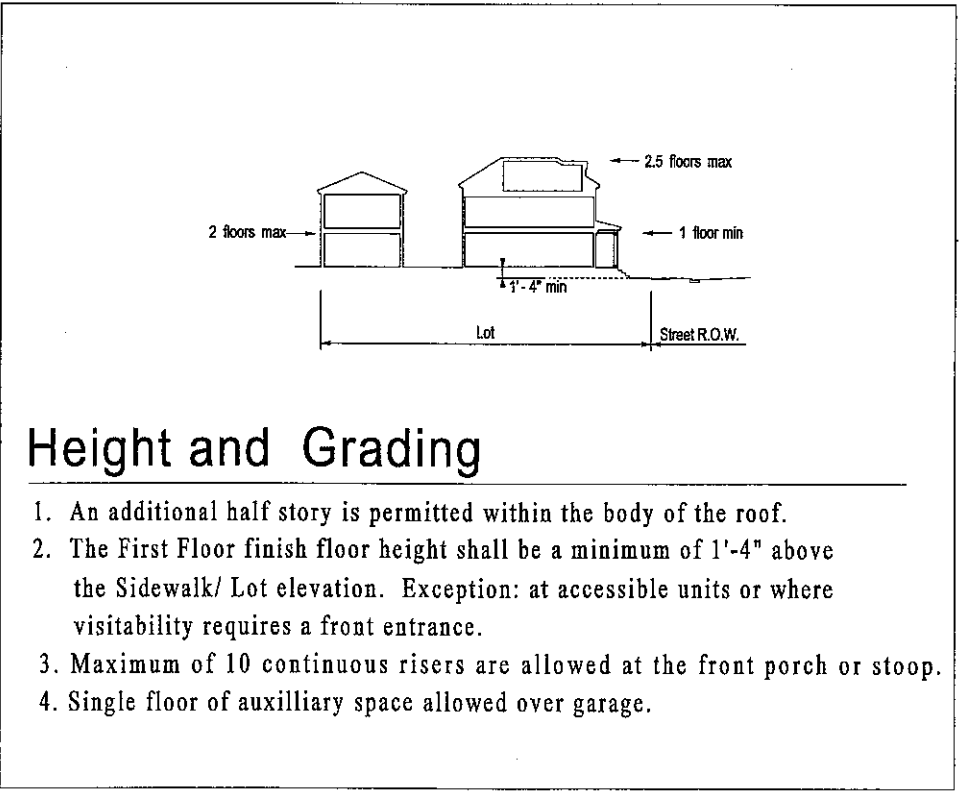
Placement

- 1. Buildings shall be placed on the lot relative to the Bldg. Area lines shown.
- 2. The Primary Facade or privacy wall shall extend along 45% of the Street Building Line.
- 3. Interior Side yard set-back shall be a minimum of 15'.
- 4. The need to minimize the use of retaining walls shall guide distance required between buildings.



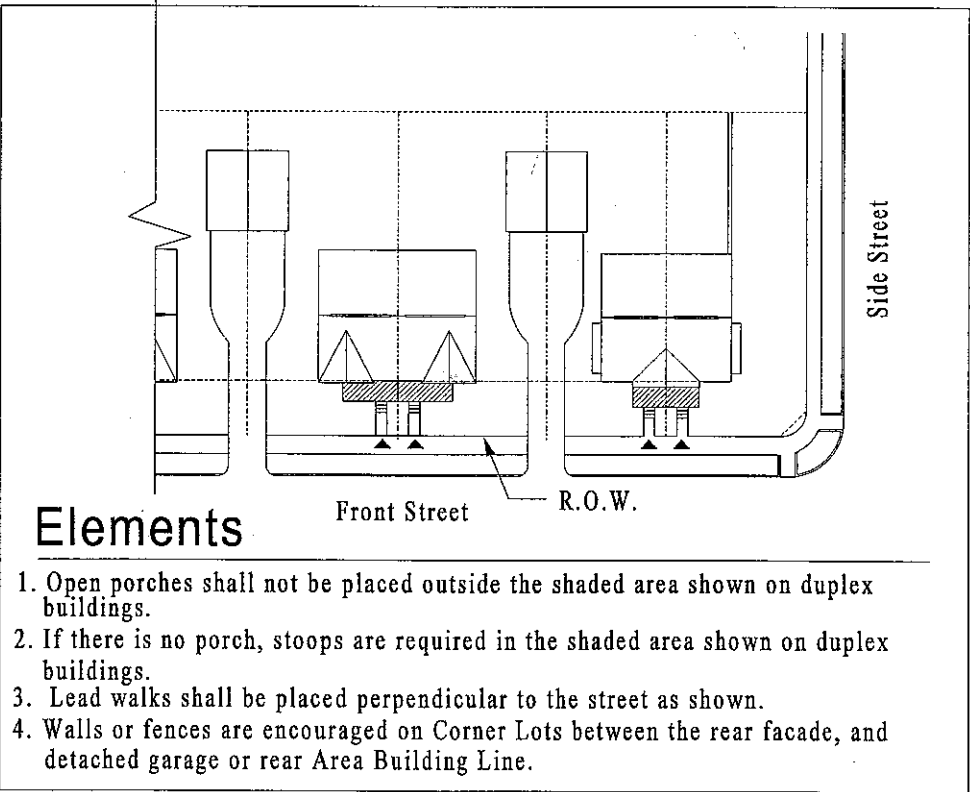
Parking

- 1. Parking spaces to be provided within shaded area shown per lot.
- 2. Garage size maximum 24' depth.
- 3. Parking pad size maximum 18' depth.
- 4. Minimum 1 off-street parking spaces per unit.



Height and Grading

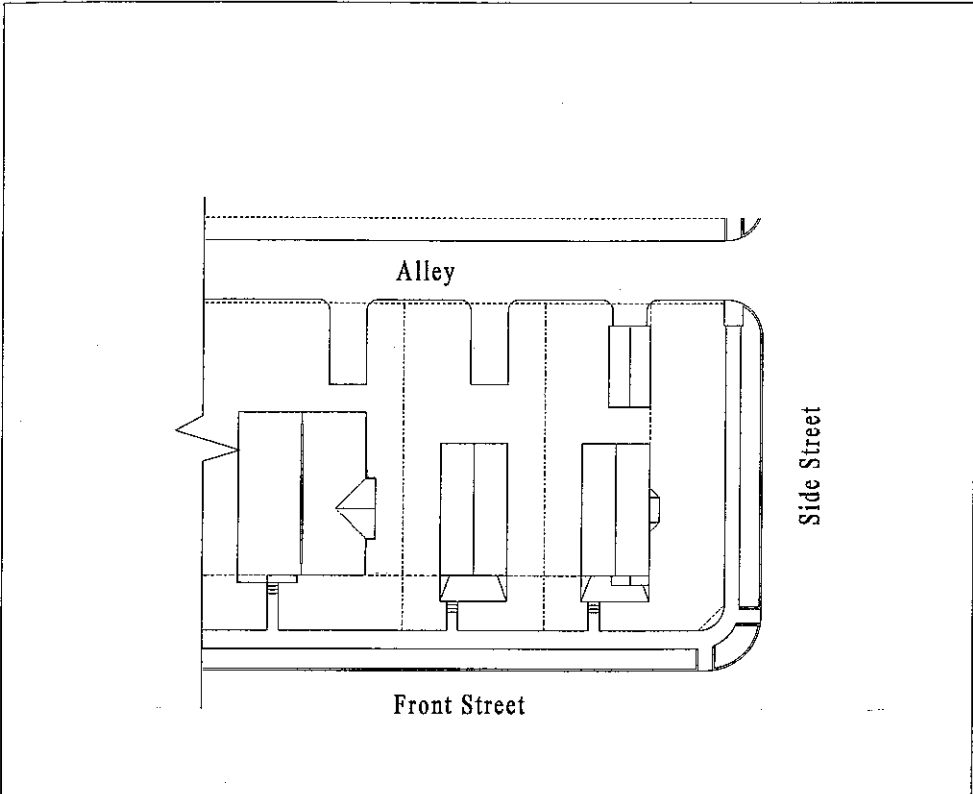
- 1. An additional half story is permitted within the body of the roof.
- 2. The First Floor finish floor height shall be a minimum of 1'-4" above the Sidewalk/ Lot elevation. Exception: at accessible units or where visitability requires a front entrance.
- 3. Maximum of 10 continuous risers are allowed at the front porch or stoop.
- 4. Single floor of auxilliary space allowed over garage.



Elements

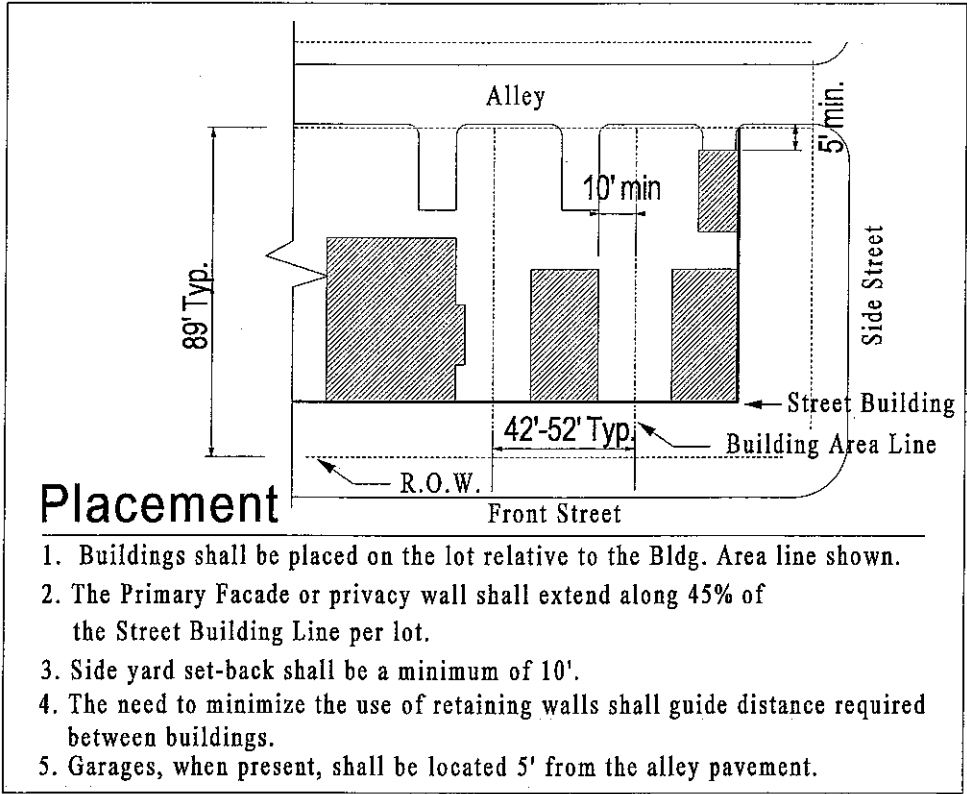
- 1. Open porches shall not be placed outside the shaded area shown on duplex buildings.
- 2. If there is no porch, stoops are required in the shaded area shown on duplex buildings.
- 3. Lead walks shall be placed perpendicular to the street as shown.
- 4. Walls or fences are encouraged on Corner Lots between the rear facade, and detached garage or rear Area Building Line.

BUILDING TYPE: VI SINGLE FAMILY DETACHED, TYPICAL



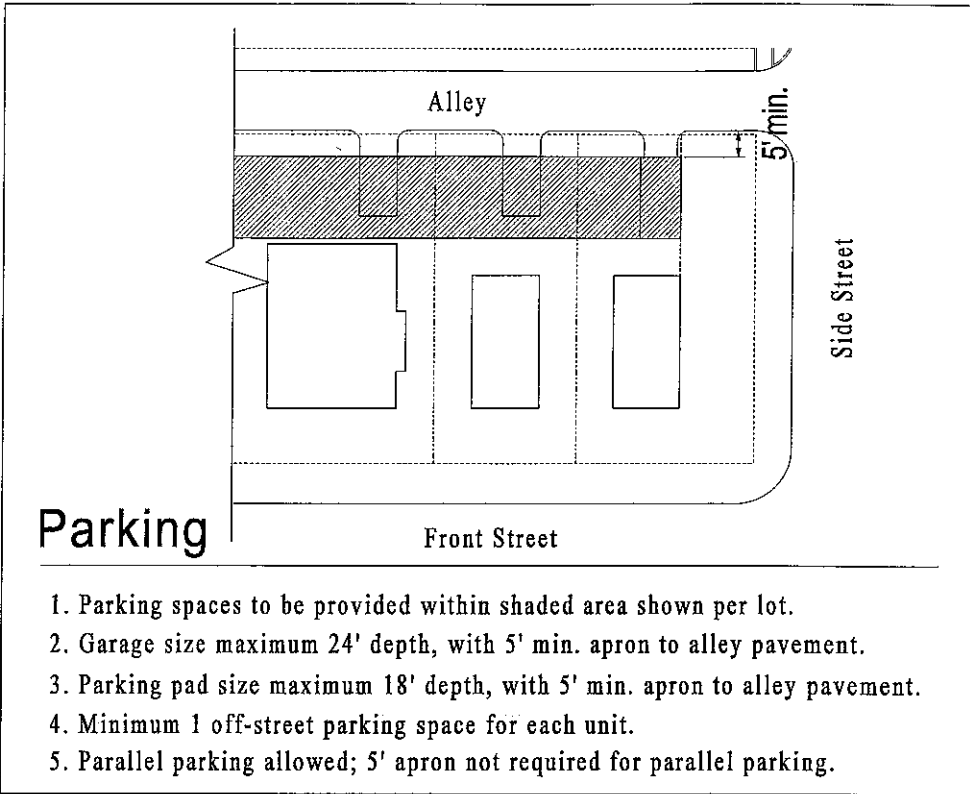
General Lot Criteria

- 1. Primary Use of structure shall be single family residential.
- 2. Livable Area: 1,200-2,800sf
- 3. Typical Building Area size: 52' x 89'
- 4. House Building Width: 16'-32'
- 5. Accessory office : Permitted over garage



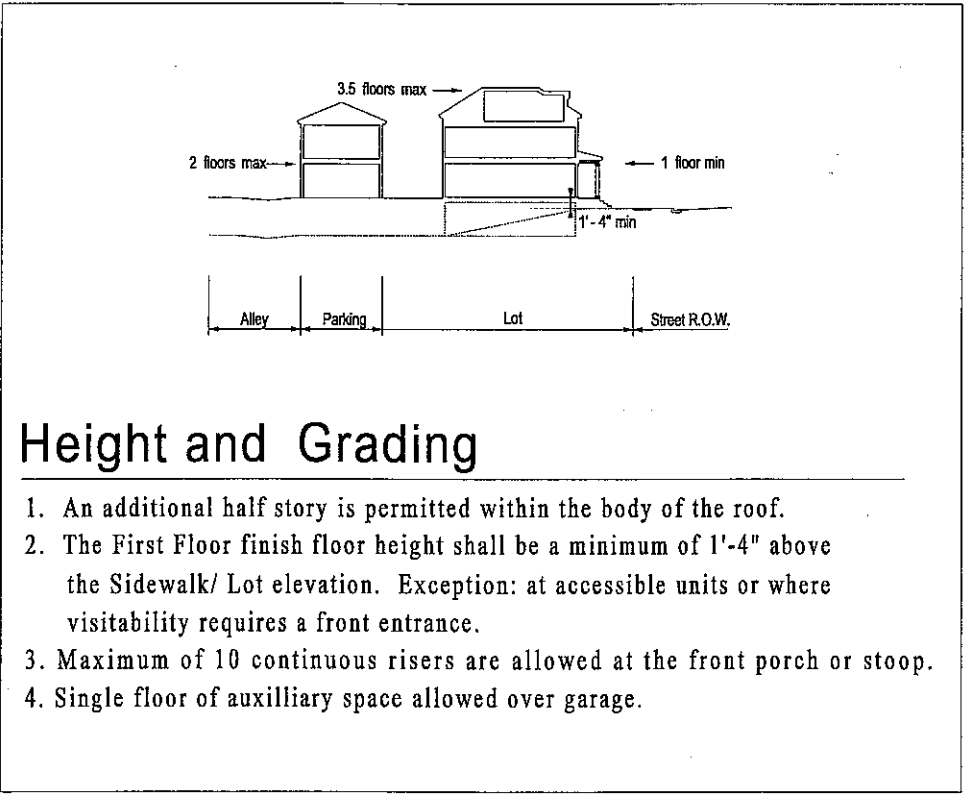
Placement

- 1. Buildings shall be placed on the lot relative to the Bldg. Area line shown.
- 2. The Primary Facade or privacy wall shall extend along 45% of the Street Building Line per lot.
- 3. Side yard set-back shall be a minimum of 10'.
- 4. The need to minimize the use of retaining walls shall guide distance required between buildings.
- 5. Garages, when present, shall be located 5' from the alley pavement.



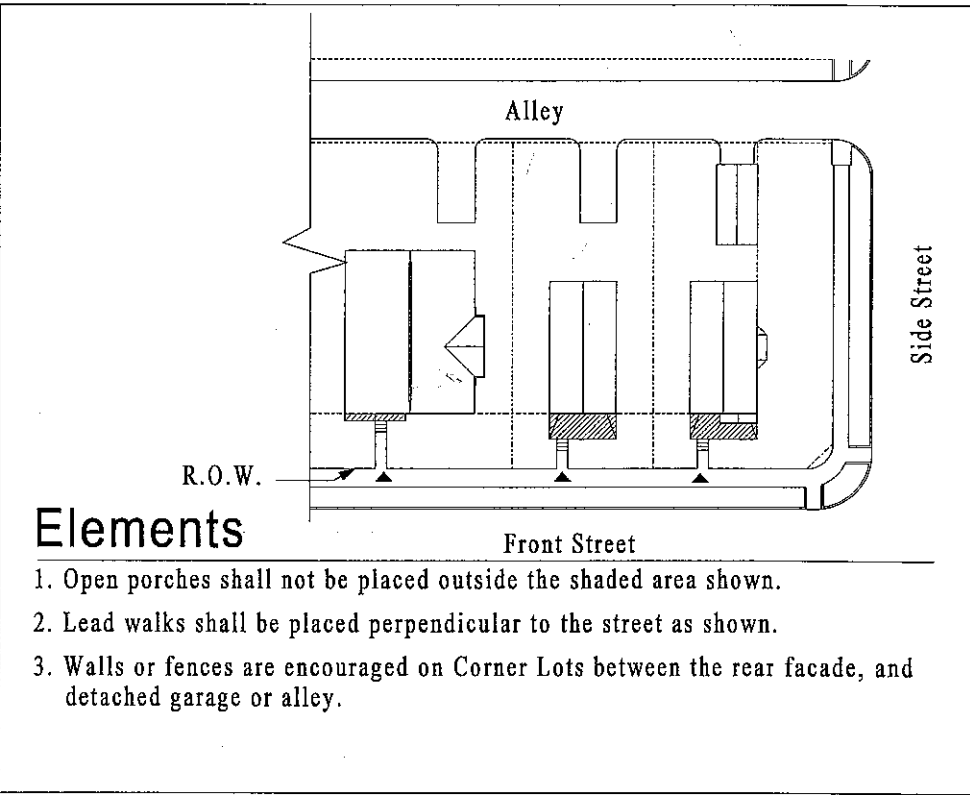
Parking

- 1. Parking spaces to be provided within shaded area shown per lot.
- 2. Garage size maximum 24' depth, with 5' min. apron to alley pavement.
- 3. Parking pad size maximum 18' depth, with 5' min. apron to alley pavement.
- 4. Minimum 1 off-street parking space for each unit.
- 5. Parallel parking allowed; 5' apron not required for parallel parking.



Height and Grading

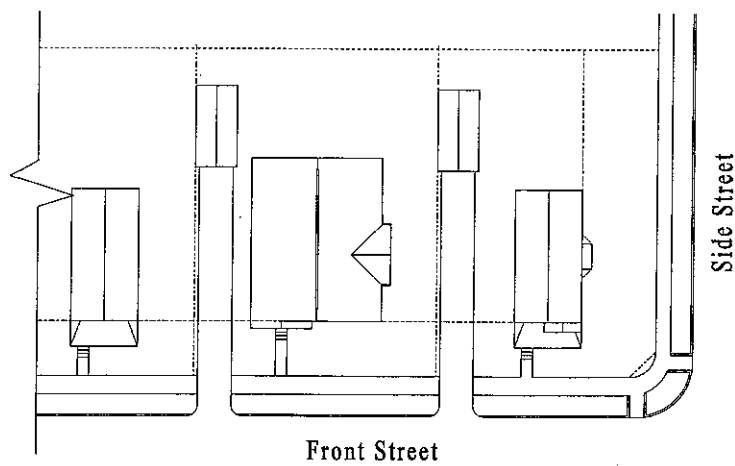
- 1. An additional half story is permitted within the body of the roof.
- 2. The First Floor finish floor height shall be a minimum of 1'-4" above the Sidewalk/ Lot elevation. Exception: at accessible units or where visitability requires a front entrance.
- 3. Maximum of 10 continuous risers are allowed at the front porch or stoop.
- 4. Single floor of auxilliary space allowed over garage.



Elements

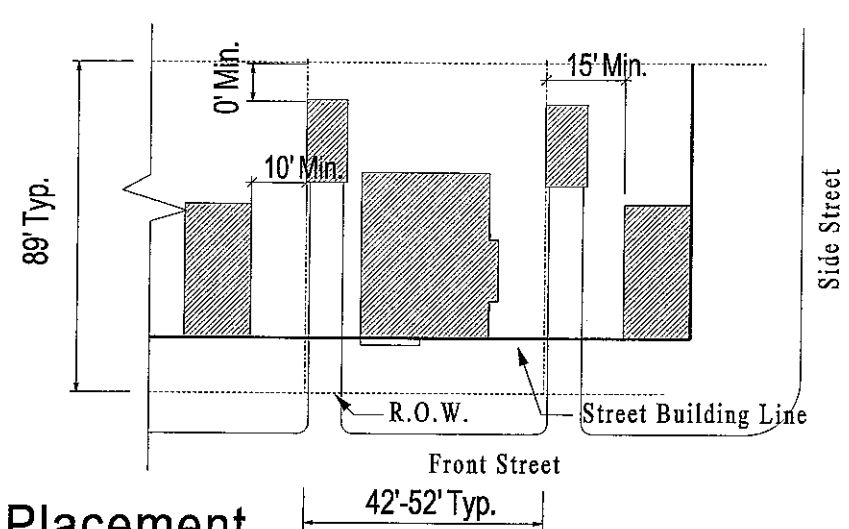
- 1. Open porches shall not be placed outside the shaded area shown.
- 2. Lead walks shall be placed perpendicular to the street as shown.
- 3. Walls or fences are encouraged on Corner Lots between the rear facade, and detached garage or alley.

BUILDING TYPE: VI SINGLE FAMILY DETACHED, FRONT LOADED



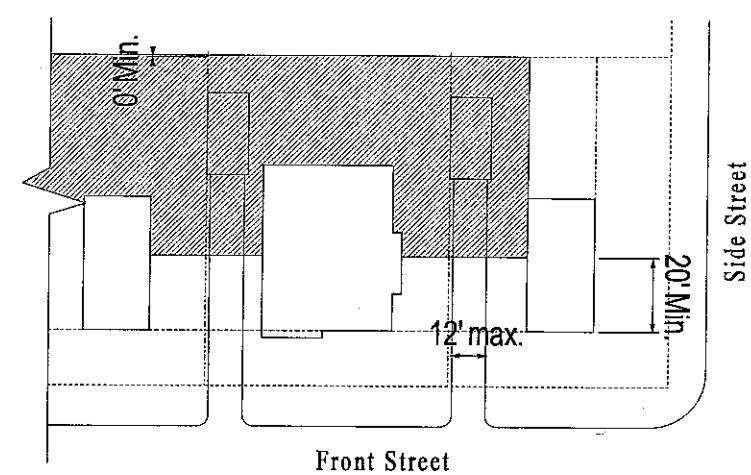
General Lot Criteria

- 1. Primary Use of structure shall be single family residential.
- 2. Livable Area: 1,200-2,800sf
- 3. Typical Lot or Bldg. Area size: 49' x 89'
- 4. House Building Width: 16'-32'
- 5. Accessory office : Permitted over garage



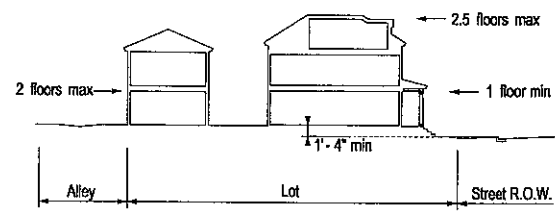
Placement

- 1. Buildings shall be placed on the lot relative to the Bldg. Area or property lines shown.
- 2. The Primary Facade or privacy wall shall extend along the Street Building Line.
- 3. Side yard set-back shall be a minimum of 15' when including a driveway, 10' minimum without a driveway.
- 4. Garages, when present, may be located on the rear Building Area Line.



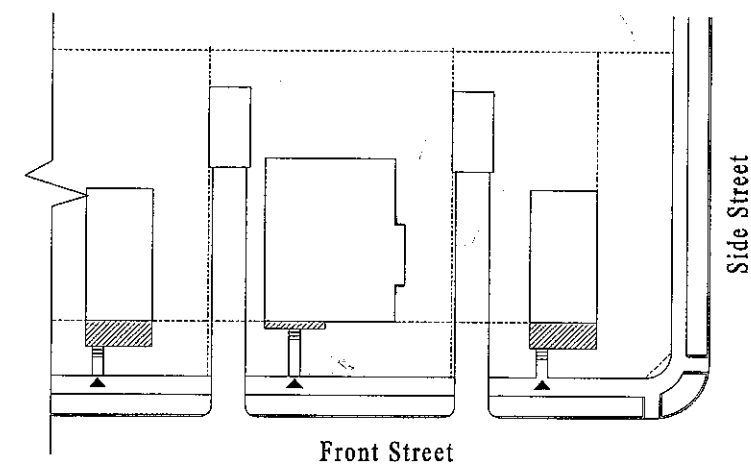
Parking

- 1. Parking spaces to be provided within shaded area shown per lot.
- 2. Garage size maximum 24' depth.
- 3. Parking pad size maximum 18' depth.
- 4. Minimum 1 off-street parking space for each unit.



Height and Grading

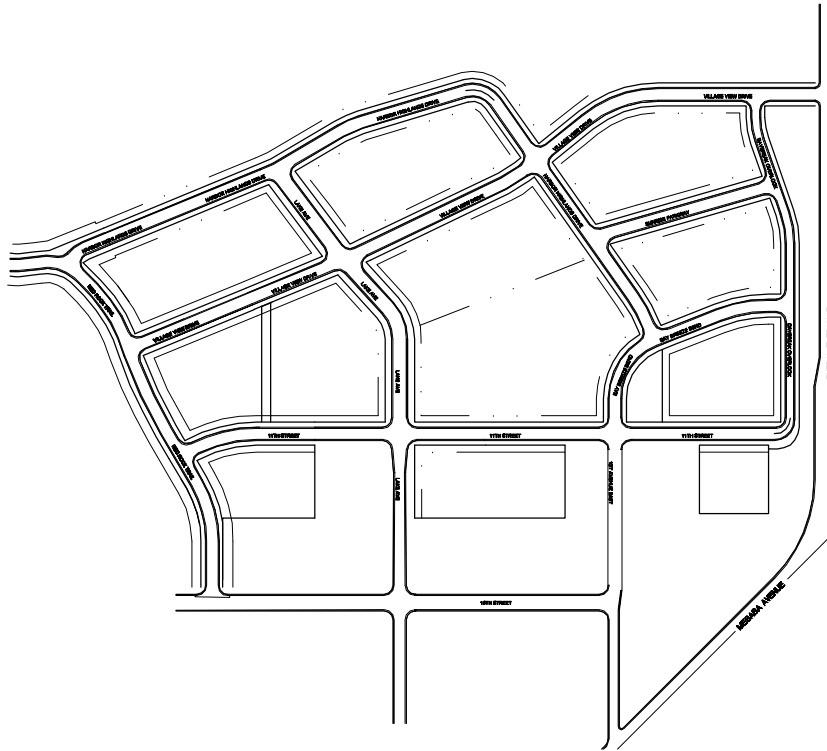
- 1. An additional Half story is permitted within the body of the roof.
- 2. The First Floor finish floor height shall be a minimum of 1'-4" above the Sidewalk/ Lot elevation. Exception: at accessible units or where visitability requires a front entrance.
- 3. Maximum of 10 continuous risers are allowed at the front porch or stoop.
- 4. Single floor of auxilliary space allowed over garage.



Elements

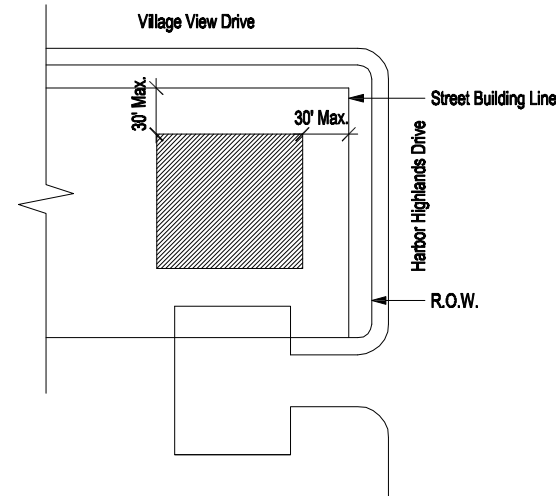
- 1. Open porches shall not be placed outside the shaded area shown.
- 2. Lead walks shall be placed perpendicular to the street along side shown.
- 3. Walls or fences are encouraged on Corner Lots between the rear facade, and detached garage or rear Building Area Line.

BUILDING TYPE: VII VILLAGE GREEN



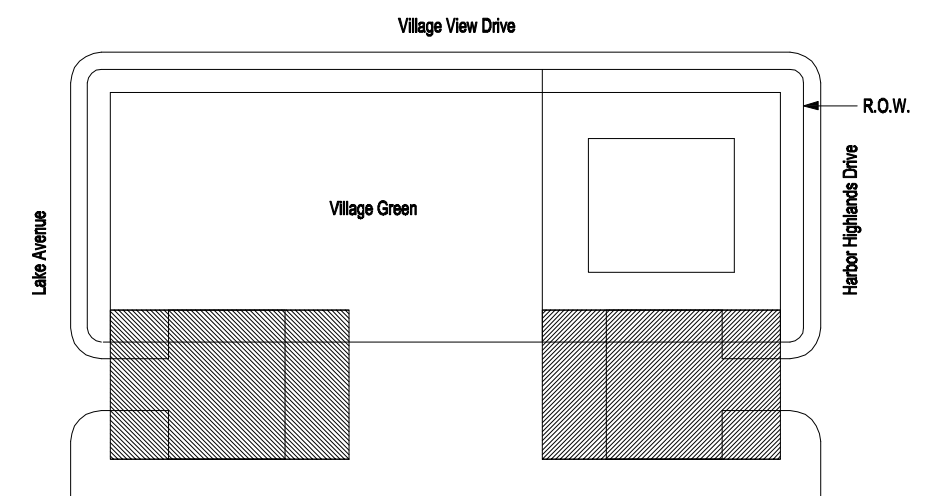
General Lot Criteria

1. Primary Use of the space shall be public recreation.
2. Built structures for public recreation may be permitted on the Village Green.
3. Built structures include occupiable structures (e.g. a community center) and open-air structures (e.g., play equipment, band shell, gazebo).
4. Occupiable structures shall cover no more than 30% of the Village Green.
5. The following uses shall be permitted in occupiable structures:
 - a. Community Center
 - b. Day Care
 - c. Retail shall be permitted on the Ground Floor only. Uses shall be restricted to those listed in Section C-1 of the Duluth Zoning Ordinance or similar use pending future zoning codes.
6. Building Design may deviate from the Architectural Standards subject to approval of the Review Architect.



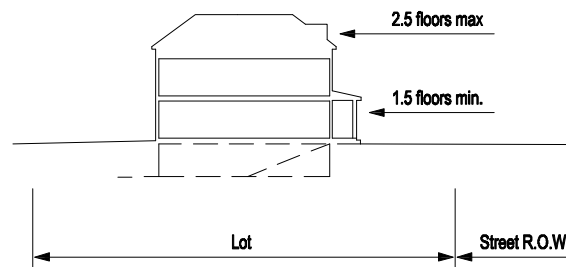
Placement

1. Occupiable bldgs. shall be placed adjacent to Harbor Highlands Drive.
2. Buildings may be offset from the Street Building Line a maximum of 30'.
3. A majority of the Primary Facade shall face Harbor Highland Drive and/or orient building to maximize Lake views.
4. Ancillary structures (e.g., picnic pavillions, gazebos) shall be offset from the Street Bldg. Line.



Parking

1. Guest parking to be provided within the shaded area shown.
2. Community Center: provide a minimum of one space per 600 sf of the building.
3. Retail use: One off street space for every 600 sf above 2500 sf.
4. Day Care Use: One off street space for every employee at largest shift.



Height and Grading

1. The First Floor finish floor height shall be a minimum of 1'-4" above the Sidewalk / Lot elevation. Exception: at accessible units or where visitability requires a front entrance.
2. A maximum of 10 continuous risers are allowed at the front porch or stoop.

Elements

1. Open porches are required over each public entry.
2. An open porch is required over each entry along the primary facade.
3. Except as required for Accessibility Standards, lead walks shall be placed perpendicular to the street.
4. Service elements shall be located to not be visible or be properly screened.

GENERAL INFORMATION

The intention of the Architectural Standards of the Harbor View/Central Hillside Design Code is to generate an architectural expression that is appropriate to the climate and culture of the City of Duluth. The architectural styles and fenestration depicted in the Design Code are representative of what is present in Duluth and are intended to serve as precedents for the new buildings in the development. New buildings should follow these precedents either literally or may be designed as contemporary buildings that respect the key attributes of these styles.

One of the most admirable attributes of older, traditional neighborhoods is their architectural variety. The Harbor View/Central Hillside neighborhood Design Code allows four different architectural styles:

- A: Prairie
- B: Colonial Revival
- C: Queen Anne
- D: Stick Style

These four styles are found throughout the City of Duluth and are appropriate for use in the Harbor View/Central Hillside neighborhoods.

It is not necessary for a variety of styles to be used on any one Street or in any neighborhood, however, in order to achieve architectural variety along each street, no one single family house elevation may be repeated more than (3) times in a row, nor may be repeated within the three elevations across the street.

PRAIRIE STYLE



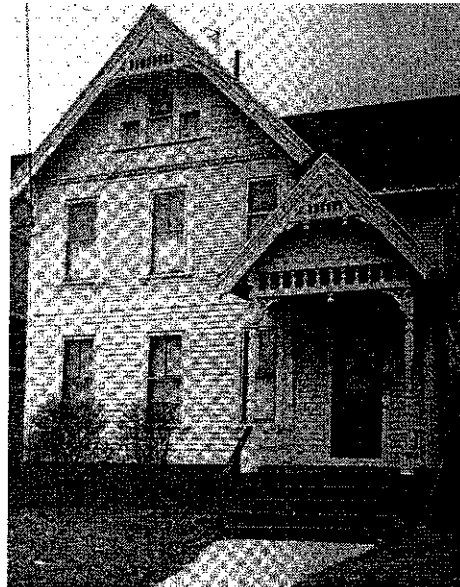
- Some general characteristics of the Prairie Style include:
1. One to two and one-half stories in height with wings or porches
 2. Square and symmetrical massing
 3. Front or side dormer
 4. Shallow to moderate roof pitch, usually hipped
 5. Wide overhanging eaves
 6. Material or color may change from first to second floor
 7. Eaves, cornices, and façade detailing emphasizing horizontal lines
 8. Often has massive square porch supports
 9. Contrasting wood trim between stories
 10. Horizontal board-and-batten siding
 11. Contrasting colors on eaves and cornices
 12. Typically casement windows
 13. Windows typically vertical in proportion but are often arranged in horizontal clusters of two or more.

COLONIAL STYLE



- Some general characteristics of the Colonial Style include:
1. Two to two and one-half stories in height
 2. Accentuated front door, normally with decorative crown supported by pilasters or a full-width porch supported by slender columns
 3. Façade normally shows symmetrically balanced windows and center door
 4. Windows typically have double-hung sashes, usually with multi-pane glazing
Windows frequently in adjacent pairs
 5. Front dormers common
 6. One story wings or porches
 7. Classical Columns
 8. Window Shutters common

QUEEN ANNE STYLE

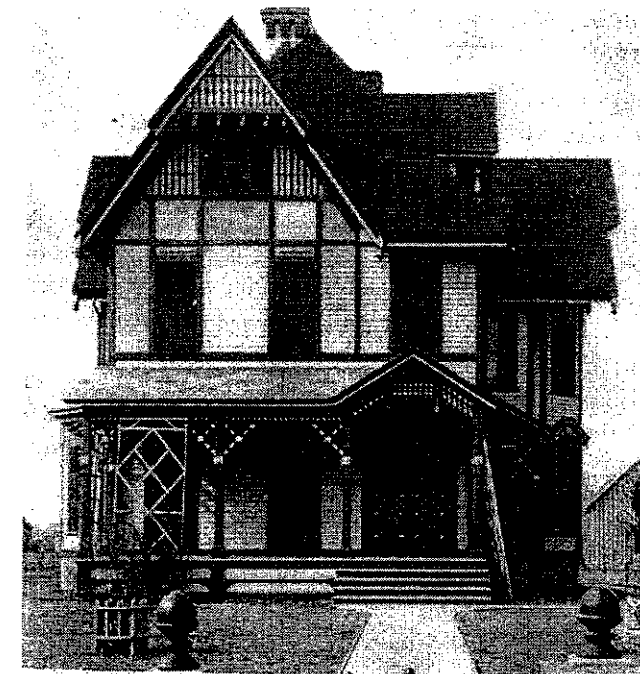


Some general characteristics of the Queen Anne Style include:

1. Two or three stories in height
2. Asymmetrical facade
3. Steeply pitched roof of irregular shape with dominant front-facing gable
4. Textured wall patterns
5. Bay windows
6. Partial- or full-width asymmetrical porch
7. Moderate to decorative detailing
8. Bands of shingle or trim are common
9. Triangular section in top of gable extended forward is common



STICK STYLE



Some general characteristics of the Stick Style include:

1. Two or three stories in height
2. Gable roof, usually steeply pitched
3. Decorative trusses in gables
4. Overhanging eaves
5. A wooden wall cladding look is common (boards or shingles)
6. Horizontal and vertical bands on facade
7. Partial or full width porches
8. Porches commonly show diagonal or curved braces
9. Square bay windows (verses angled)

MATERIALS & FENESTRATION

General

All materials to comply with Building Code Requirement.

Exterior Materials:

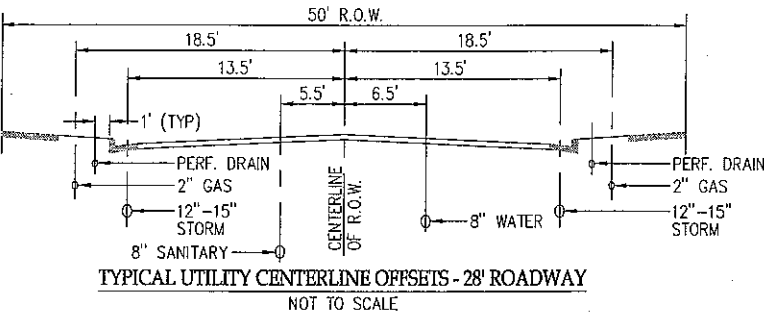
1. Building Walls shall be finished in Brick, Architectural Colored Precast Concrete, Wood Siding, Cementitious Fiberboard Siding, Stone or Synthetic Stone and/or Vinyl Siding products (that are appropriate to the Architectural Style). All other products require the approval of the Harbor View/Central Hillside Architect.
2. All exterior trim shall be Painted Wood, Cementitious Fiberboard, PVC, Pre-Molded Resin or Metal.
3. All trim shall be a minimum of 5/4" thick.
4. Vertical corner boards shall be no less than 4" wide in both directions.
5. All Roofs shall be clad in Architectural Grade Asphalt Shingles, Metal, Cedar Shake, Synthetic Slate, or Slate.
6. Window and Door products must be approved by the Harbor View/Central Hillside Architect.
7. Posts and Piers may be made of Wood, Brick, or Stone according to the Architectural Style.
8. Columns may be made of Wood, Fiberglass, or PVC. The Harbor View/Central Hillside Architect must approve any other product.
9. The Harbor View/Central Hillside Architect can provide information on currently allowable materials. Equivalent or better products are always welcome and must be submitted for approval by the Architect.

Sustainability

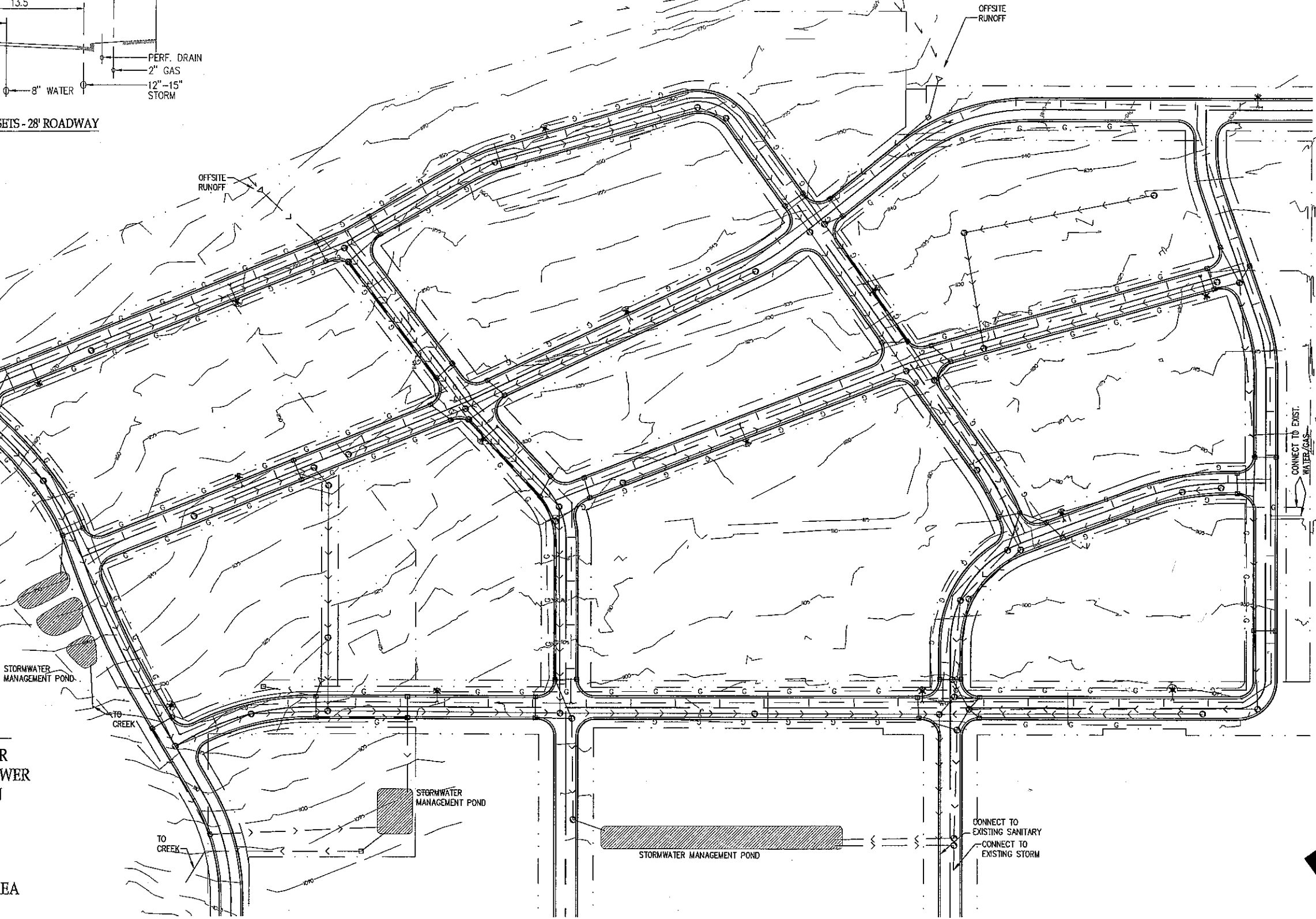
Sustainable materials are highly recommended for the protection and preservation of the natural environment. These products also provide a cost-effective alternative to industry standard building materials that reduce negative environmental impacts during and after construction. The use of these products is strongly encouraged.

1. Fly Ash Content Concrete instead of conventional concrete
2. Autoclaved Aerated Concrete instead of CMU's
3. Low V.O.C. (volatile organic compounds) Paints instead of traditional paints
4. Recycled and/or Recyclable Carpet instead of unrecycled/unrecyclable carpet
5. Linoleum Flooring instead of V.C.T.
6. Fiber-Cement Board instead of Vinyl Siding
7. Ultra/Bond ECO Adhesive instead of standard adhesives
8. Straw Composite Board instead of medium density fiberboard (MDF) in low-moisture areas
9. Recycled and Synthetic Gypsum instead of traditional gypsum wallboard

Additional information about sustainable materials are available from the Harbor View/Central Hillside Architect.



- LEGEND
- > — > — NEW STORM SEWER
 - > — > — NEW SANITARY SEWER
 - | — | — NEW WATER MAIN
 - G — G — NEW GAS LINE
 - MANHOLE
 - * HYDRANT
 - ▨ STORM WATER MANAGEMENT AREA



Certain terms in The Harborview/Central Hillside Revitalization Design Code are used with specific meanings as identified below.
(Terms referenced here are capitalized throughout The Design Code.)

Ancillary Building	A separate building, such as a detached garage, that services the primary building on a lot.	Footprint	Footprint is an outline showing the extent to which a home, building, or other architectural element that covers the lot on the ground level.	Primary Facade	All elevations (Front and Side) that are parallel to, or are clearly visible from a street.	Sidewalk	Pavement or equivalent that is intended for primary pedestrian travel located within the street right-of-way.
Accessory Office	Office use on the second floor of an Ancillary Building not exceeding six hundred (600) square feet.	Garden Walls	Walled separation between a courtyard, front yard, or service area and the street to screen private activities from the public realm. Garden Walls are independent walls between four (4) and seven (7) feet high, above the adjacent grade and/or first floor finished elevations.	Privacy Wall	A fence or wall extending from a front elevation along the Street Building Line.	Simulated Tru-Divided Light	Windows where the appearance of individual panes of glass is created with interior and exterior raised muntins and spacers between two panes of glass.
Basement	The floor of a building which is below the grade of the front sidewalk.	Ground Floor	The floor of a building which is at or just above the grade of the front sidewalk.	Property Enclosure	Fencing, wall, or landscape for the specific purpose of dividing private property from public domain.	Specialty Window	An glazed wall opening, such as a circular, octagonal, or diamond-shaped opening, that is a focal element of the building facade.
Block	A unit of land in an area bounded by streets.	Interior Lot	A lot bordered by other lots on both sides.	Retail Building	Any building used or designed and constructed for the display and sale of products purchased on a frequent basis and not exceeding three thousand (3000) square feet, located only on the ground level.	Stoop	See Entry Portico
Brick	Used here, the term “Brick” includes painted brick.	Lead Walk	Pavement or equivalent that is intended for pedestrian travel to and from a building entryway or courtyard and the sidewalk.	Right of Way (R.O.W.)	A strip of land occupied or intended to be occupied by a public or private street, crosswalk, or railroad, or other similar use.	Street	Used here, the term “Street” includes all public Rights-of-Way, including travel and parking lanes and the public area between the pavement and Street Building Line.
Building Area	Area in which individual Buildings are placed. This area includes the building footprint, parking, yards, and setbacks. For fee-simple residential units, this is the “lot.”	Open Space	Area that is intended to provide light, air, view and/or quality or general appearance of openness, and is designed for scenic, recreational, privacy, or environmental purposes.	Street Building Line (S.B.L.)	This line indicates the line to which buildings are required to be built on their lot; no setback is permitted from it.	Street Frontage	Commonly the building or house facade running parallel to the Public Street or other similar Open Space; also the “Primary Facade.”
Building Area Line	An imaginary line which denotes the Building Area. For fee-simple residential units, this is the “lot line.”	Porch	A Porch is a covered, exterior, occupiable, typically raised, platform space provided as a level entry into one’s home. Porches are allowed in frontyard or sideyard setbacks, but are not required at every unit.	Screening	A natural or constructed barrier consisting of any landscaping, fencing, or other barrier intended to block from view uses specified in The Design Code.	Stucco	Used here, the term “Stucco” refers to its traditional application, as well as Exterior Insulating and Finishing System (EIFS).
Corner Lot	A lot that is bordered by a Streets, plazas, squares, large paths or combination thereof on two sides.			Side Yard Setback	The distance from the side of the building to the Building Area Line when in the interior of the block. Does not apply to the side street of a Corner Lot condition.		
Door-Yard	The Door-Yard is the area between the Street Building Line and the public sidewalk. Planting, Porches, Lead Walks and Stoops commonly occur within this area.						
Entry Portico	A covered, exterior non-occupiable space provided as a level entry into one’s home.						