

# HARBOR VIEW/CENTRAL HILLSIDE REVITALIZATION

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## TRADITIONAL NEIGHBORHOOD DEVELOPMENT CODE

### AMENDED SUBMISSION

PREPARED FOR

OWNER

THE HOUSING AND REDEVELOPMENT AUTHORITY OF DULUTH

DEVELOPER

THE COMMUNITIES GROUP

PREPARED BY: (PAGES NOTED)  
TORTI GALLAS AND PARTNERS  
SILVER SPRING, MD

AMENDED BY: (PAGES NOTED)



LHB, INC.

MINNEAPOLIS, MN

NOVEMBER 15, 2002  
AMENDED DECEMBER 20, 2002  
AMENDED MARCH 24, 2004  
AMENDED SEPTEMBER 28, 2005  
AMENDED OCTOBER 14, 2005  
AMENDED JANUARY 25, 2006 AMENDED  
MARCH 10, 2008 (Page 2, 3, 7 & 15)  
JULY 5, 2022 (Page 2,3,5,6,7, & 18)

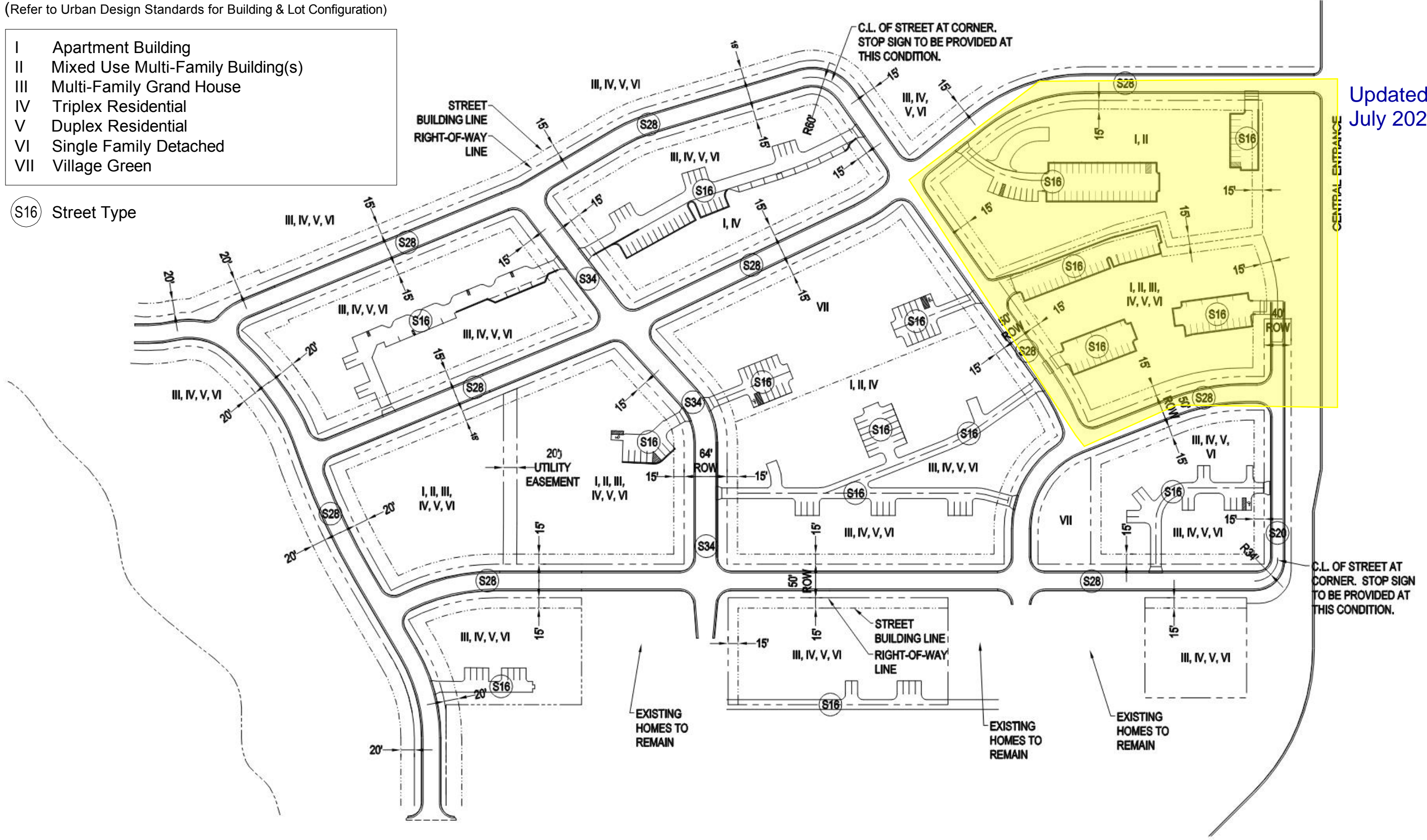
Updated  
July 2022

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

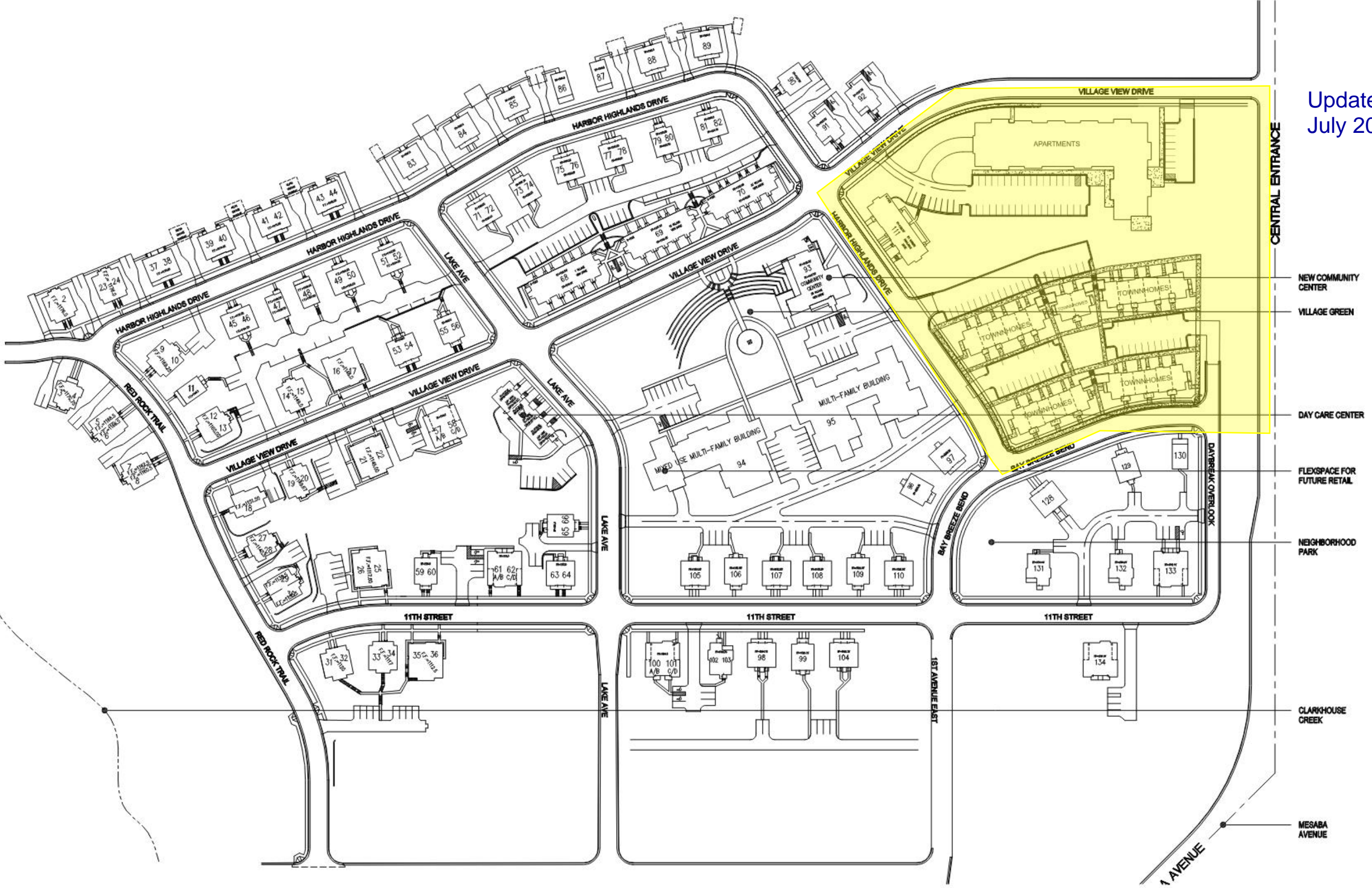


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# GENERAL LOT CONFIGURATION

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## 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 The Urban Regulations may only be superseded by the detailed Site Plan or any conflicting criteria for specific Building Area types.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.

Updated  
July 2022

### 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.

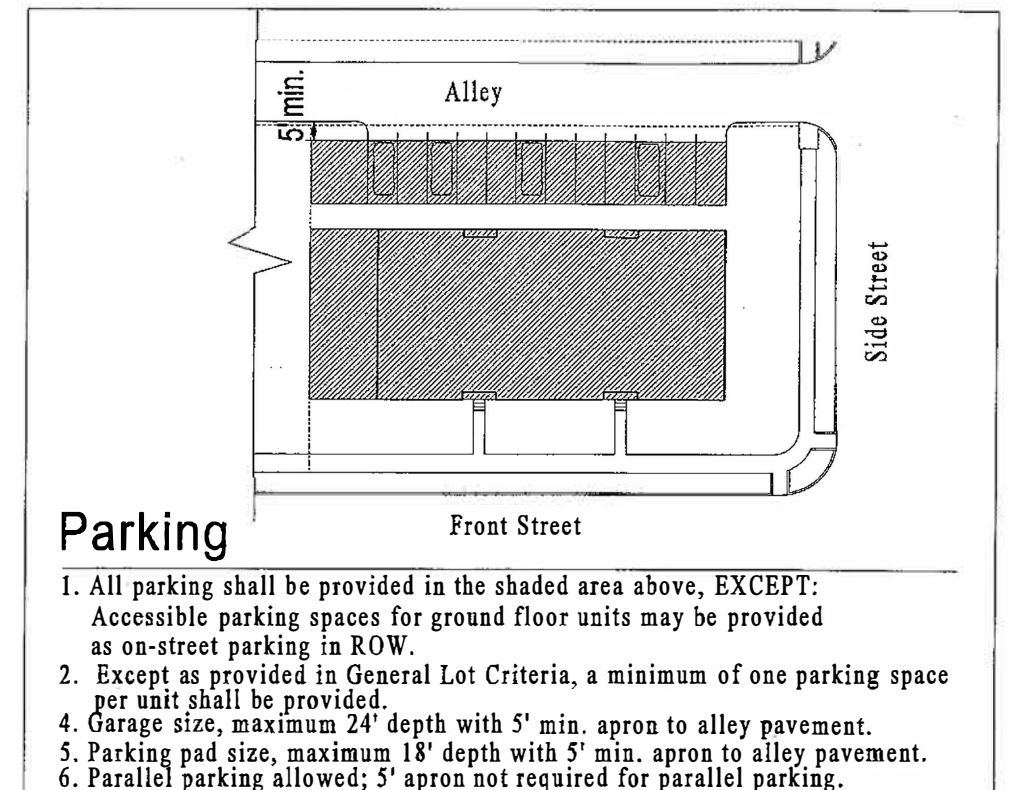
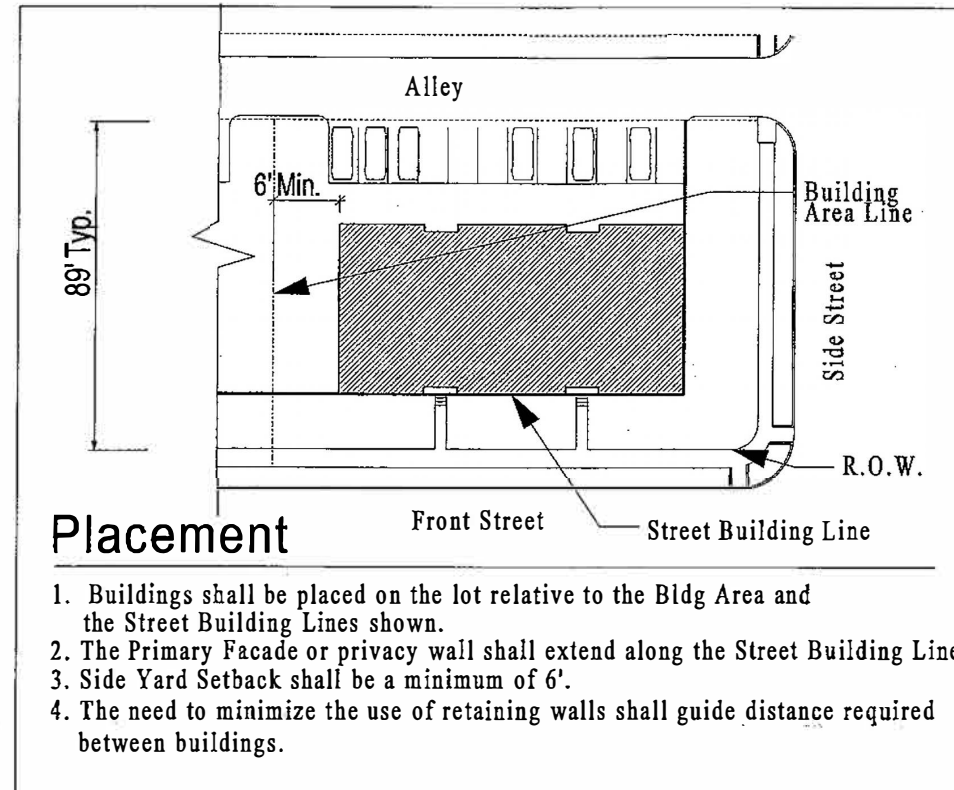
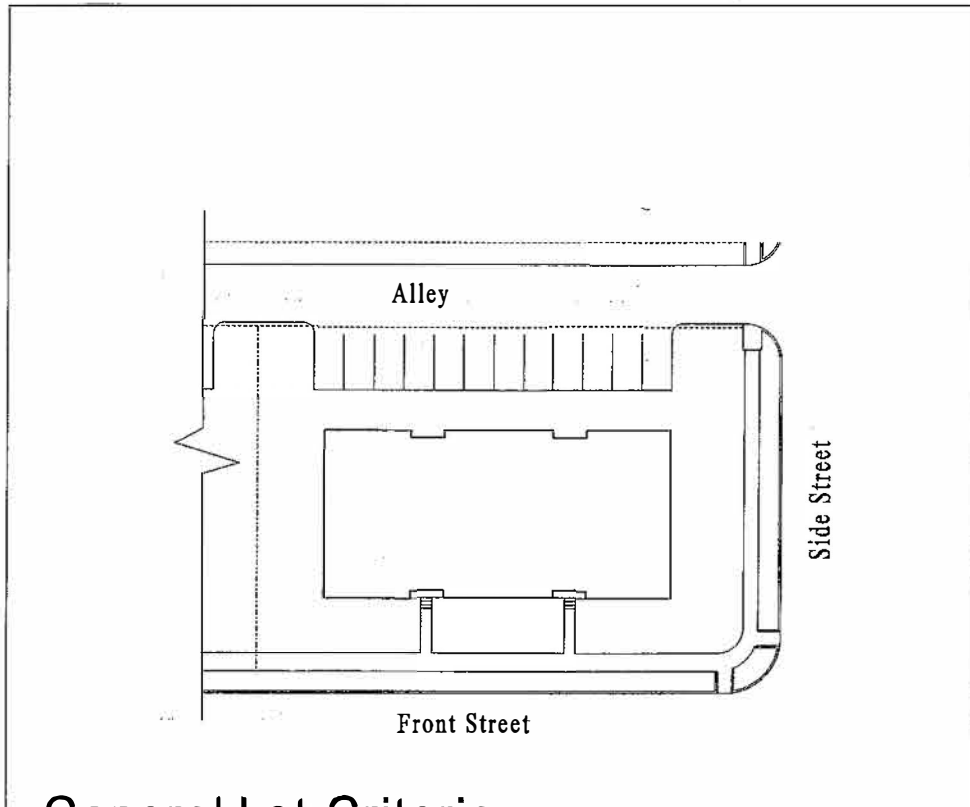
### Parking

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, where possible.
10. See individual Building Types for specific off-street parking ratios.
11. Parking spaces shall be 9'x17' for standard parking and 8.5'x15' for small/compact spaces. The area set aside for a parking space may encroach beyond the face of a curb a maximum of 1.5 ft., provided that (a) it does not include trees, posts, or other obstructions that would prevent a vehicle from fully utilizing the space, and (b) it is not included in required open space, landscape area requirements, or required pedestrian walkways.
12. Accessible parking spaces shall be 8'x18' with an 8' access aisle on one side for head-in parking. For parallel parking, an 8' x 20' space with a 8' 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 5' 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 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.

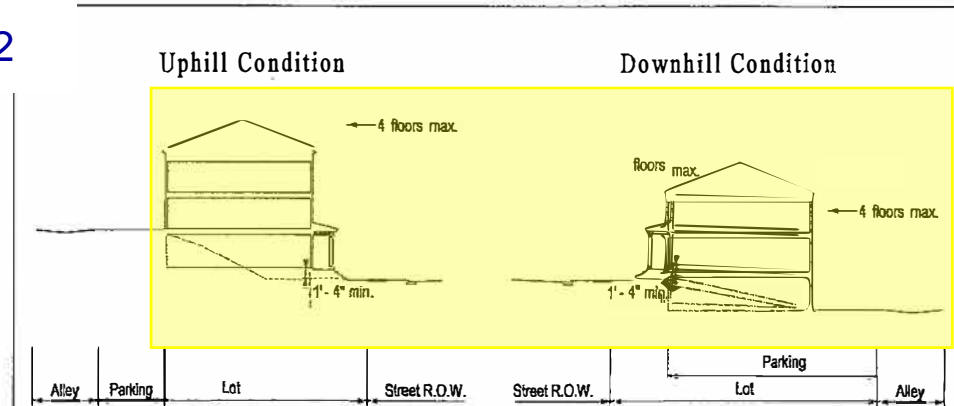
BUILDING TYPE: I APARTMENT BUILDING



General Lot Criteria

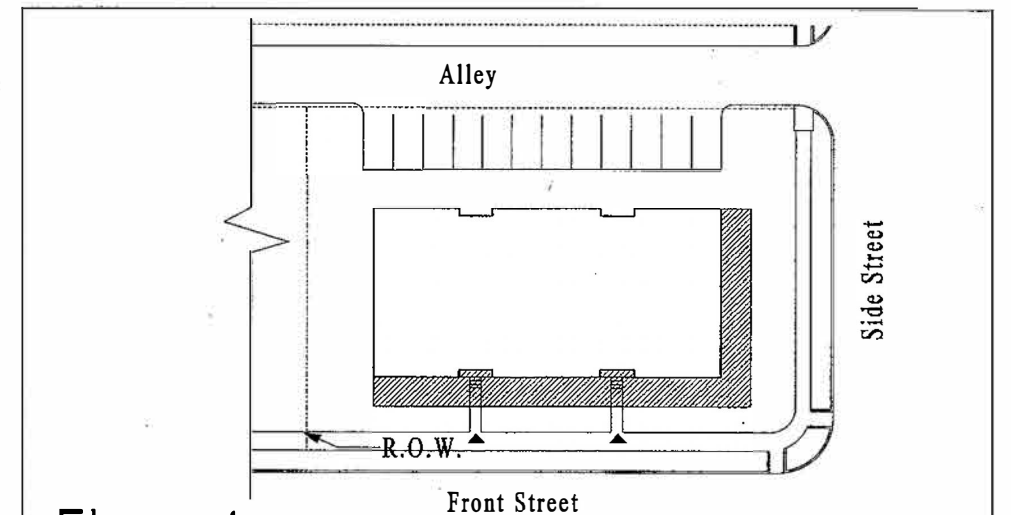
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1. Primary Use of structure shall be up to 70 apartments.
2. Building Width: 80' -245' max', L configurations allowed
3. The following uses shall be permitted:
  - a. Retail: Shall be permitted on Ground Floor only. Uses shall be restricted to those 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.



Height and Grading

1. Four floors maximum, with three stories over one parking level.
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.

## 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.

#### 2022 Amendment

All new buildings for Phases V & VI shall complement the architecture, materials and fenestration of prior Harbor View/Central Hillside buildings.

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