

50-22.8 Main street building I.

A. Building Siting

1. Street Frontage

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

2. Building Area

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

3. Parking Lot, Loading & Access

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

B. Height

Minimum Overall Height	1 story (j)
Maximum Overall Height	<del>2.5 stories/37'</del> along East Superior; <del>3 stories/45'</del> along London Road (k)

C. Uses

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

#### D. Street Facade Requirements

##### 1. Transparency (o)

Minimum Transparency 20% per floor

Blank Wall Limitations Required

##### 2. Building Entrance

Principal Entrance Location Front or Corner Side Facade of building (p)

Street Facades: Number of Entrances 1 per 50' of Front Facade

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

Size Minimum 3' deep and 5' wide

Facade Coverage Maximum 30% of front & corner side facades, calculated separately

Access to Balcony Maximum one (1) dwelling unit

Structure Independently secured and unconnected to other balconies, or integral to the facade

#### E. Cap & Base Type Requirements

Cap Type Parapet, Flat Roof, Pitched Roof (r)

Tower Permitted

Street Facade Base Type Storefront (s)

50-22.9 Main street building II

A. Building Siting

1. Street Frontage

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

2. Buildable Area

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

3. Parking Lot, Loading & Access

Parking Lot Location	Rear yard (g)
Loading Facility Location	Rear building facade (h)

Access No driveway permitted if alley access is available; if no alley exists, 1 driveway permitted per frontage; 2 driveways may be permitted through Land Use Supervisor approval if frontage exceeds 200' (i)

B. Height

Minimum Overall Height	1 story (j)
Maximum Overall Height	<del>4 stories</del> /55'; <u>80' on Lake Avenue</u> (k)

C. Uses

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

#### D. Street Facade Requirements

##### 1. Transparency (o)

Minimum Transparency	20% per floor
Blank Wall Limitations	Required

##### 2. Building Entrance

Principal Entrance Location	Front or Corner Side Facade of building (p)
Street Facades: Number of Entrances	1 per 75' of Front Facade

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

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

#### E. Cap & Base Type Requirements

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

#### F. Facade Materials Requirements\*2\*

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

#### Notes:

\*2\* Facade materials requirements apply only to the Canal Park area

50-22.10 Main Street Building III

A. Building Siting

1. Street Frontage

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

2. Buildable Area

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

3. Parking Lot, Loading & Access

Parking Lot Location	Rear yard (g)
Loading Facility Location	Rear building facade (h)

Access No driveway permitted if alley access is available; if no alley exists, 1 driveway permitted per frontage; 2 driveways may be permitted through Land Use Supervisor approval if frontage exceeds 300' (i)

B. Height

Minimum Overall Height	1 story; 2 stories along Superior Street (j)
Maximum Overall Height	<del>6 stories/80; 9 stories/116' on all corner parcels</del> <u>only except those on 2nd Street</u> ; 15 stories/188' along Superior Street *1.2* (k)

Notes:

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

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

C. Uses

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

#### D. Street Facade Requirements

##### 1. Transparency (o)

Minimum Transparency 20% per floor

Blank Wall Limitations Required

##### 2. Building Entrance

Principal Entrance Location Front or Corner Side Facade of building (p)

Street Facades: Number of Entrances 1 per 75' of Front Facade

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

Size Minimum 3' deep and 5' wide

Facade Coverage Maximum 30% of front & corner side facades, calculated separately

Access to Balcony Maximum one (1) dwelling unit

Structure Independently secured and unconnected to other balconies, or integral to the facade

#### E. Cap & Base Type Requirements

Cap Type Parapet, Flat Roof (r)

Tower Permitted

Street Facade Base Type Arcade, Storefront (s)

50-22.11 Corridor building I.

A. Building Siting

1. Street Frontage

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

2. Buildable Area

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

3. Parking Lot, Loading & Access (g)

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

B. Height

Minimum Overall Height	1 story (j)
Maximum Overall Height	<del>3 stories</del> /45' (k)

C. Uses

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

#### D. Street Facade Requirements

##### 1. Transparency

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

##### 2. Building Entrance

Principal Entrance Location	Front or Corner Side Facade of building (p)
Street Facades: Number of Entrances	1 per 50' of Front Facade

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

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

#### E. Cap & Base Type Requirements

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

##### Notes:

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

50-22.12 Corridor building II.

A. Building Siting

1. Street Frontage

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

2. Building Area

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

3. Parking Lot, Loading & Access

Parking Lot Location	Rear yard (g)
Loading Facility Location	Rear building facade (h)

Access No driveway permitted if alley access is available; If no alley exists, 1 driveway permitted per frontage; 2 driveways may be permitted through (special exception) if frontage exceeds 200' (i)

B. Height

Minimum Overall Height	1 story (j)
Maximum Overall Height	<del>4 stories/55'</del> ; <u>80' on Lake Avenue</u> (k)

C. Uses

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

#### D. Street Facade Requirements

##### 1. Transparency (0)

Minimum Transparency	20% per floor
Blank Wall Limitations	Required

##### 2. Building Entrance

Principal Entrance Location	Front or Corner Side Facade of building (p)
Street Facades: Number of Entrances	1 per 75' of Front Façade

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

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

#### E. Cap & Base Type Requirements

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

#### F. Facade Materials Requirements\*2\*

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

#### Notes:

\*2\* Facade materials requirements apply only to the Canal Park

50-22.13 Lakefront corridor building.

A. Building Siting

1. Street & Lake Frontage

Multiple Principal Buildings Permitted

Build-to Zone Coverage:

Front & Corner BTZ 33% (a)

Rear BTZ on Lakefront 65% (b)

Occupation of Corner Required

Build-to-Zone:

Front & Corner BTZ on Street Face 0-15' (c)

Rear BTZ on Lakefront 0-25' (d)

2. Buildable Area

Side Yard Setback 10% of lot width on each side or aggregate on one side (e)

Rear Yard Setback Not applicable

Lakefront Access Easement Minimum 50' wide easement from Canal Park Drive to the Lakewalk\*1\*

Minimum Lot Width 50' (f)

Minimum Landscape Area 20%

3. Parking Lot, Loading & Access

Parking Lot Location Must be screened from the Lakefront by building (g)

Loading Facility Location Not permitted on Street per Lakefront Facades (h)

Access 1 driveway permitted per every 140' of street frontage (i)

B. Height

Minimum Overall Height 1 story (j)

Maximum Overall Height 4 stories/55' (k)

C. Uses

Ground Story Refer to Article 3. Permitted Uses (l)

Upper Story Refer to Article 3. Permitted Uses (m)

Parking within Building Permitted in the rear of the ground floors and fully in any basement (n)

Occupied Space 30' depth space facing Primary Street or space on front façade

#### D. Street, Lakefront, & Parking Lot Facade Requirements

##### 1. Transparency (0)

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

##### 2. Building Entrance

Principal Entrance Location	Visible from Street (p)
Street Facades: Number of Entrances	1 per 100' of Front Facade
Lakefront Facade	1 per 150' of Front Facade

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

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

#### E. Cap & Base Type Requirements

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

#### F. Facade Materials Requirements

Permitted Facade Materials Durable, natural materials, such as stone, brick, stucco, metal, & concrete

Permitted Upper Story Facade Materials Painted or Stained Wood

Materials to Avoid Imitation materials intended to look like natural materials; Residential grade windows & doors on the ground story; painted brick or stone

Prohibited Materials on Facades Concrete masonry units, utility or economy bricks more than 3" in height, untreated wood, & exterior insulation & finishing systems (EIFS)

Facade Colors Historic Paint Palettes by any major brand, also on file at City Hall

50-22.13 Corridor building III

A. Building Siting

1. Street Frontage

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

2. Buildable Area

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

3. Parking Lot, Loading & Access

Parking Lot Location	Rear Yard (g)
Loading Facility Location	Rear Building Facades (h)

Access No driveway permitted if alley is available; if no alley exists; 1 driveway permitted per frontage; 2 driveways may be permitted through Land Use Supervisor approval if frontage exceeds 300' (i)

B. Height

Minimum Overall Height	1 story (j)
Maximum Overall Height	<del>6 stories/80'; 9 stories &amp; 116' on corner parcels only; 15 stories/188' along Superior street</del> *1.2* (k)

Notes:

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

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

C. Uses

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

#### D. Street Facade Requirements

##### 1. Transparency (0)

Minimum Transparency 20% per floor

Blank Wall Limitations Required

##### 2. Building Entrance (p)

Principal Entrance Location Front or Corner Side Facade of Building

Street Facades: Number of Entrances 1 per 75' of Front Facade

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

Size Minimum 3' deep and 5' wide

Facade Coverage Maximum 30% of front & corner side facades, calculated separately

Access to Balcony Maximum one (1) dwelling unit

Structure Independently secured and unconnected to other balconies, or integral to the facade

#### E. Cap & Base Type Requirements

Cap Type Parapet, Flat Roof (r)

Tower Permitted

Street Facade Base Type Stoop (s)

50-22.15 Cottage commercial I.

A. Building Siting

1. Street Frontage

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

2. Buildable Area

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

3. Parking Lot, Loading & Access

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

Notes:

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

B. Height

Minimum Overall Height	1 story (k)
Maximum Overall Height	2-5 stories/33'; (j)

C. Uses

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

#### D. Street Facade Requirements

##### 1. Transparency (p)

Minimum Transparency 20% per floor

Blank Wall Limitations Required

##### 2. Building Entrance

Principal Entrance Location Front or Corner Side Facade of Building (q)

Street Facades: Number of Entrances Not Required

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

Size Minimum 3' deep and 5' wide

Facade Coverage Maximum 30% of front & corner side facades, calculated separately

Access to Balcony Maximum one (1) dwelling unit

Structure Independently secured and unconnected to other balconies, or integral to the facade

#### E. Cap & Base Type Requirements

Cap Type Pitched Roof (s)

Tower Permitted

Street Facade Base Type Shopfront, Porch, Stoop\*3\* (t)

Notes:

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

50-22.15 Cottage commercial II.

A. Building Siting

1. Street Frontage

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

2. Buildable Area

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

3. Parking Lot, Loading & Access

Parking Lot Location	Rear Yard (g)
Loading Facility Location	Rear building facade (h)

Access No driveway permitted if alley access is available; If no alley exists, 1 driveway permitted per frontage; 2 driveways may be permitted through Land Use Supervisor approval if frontage exceeds 200' (i)

B. Height

Minimum Overall Height	1 story (j)
Maximum Overall Height	<del>2.5 stories</del> /33'; (k)

C. Uses

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

#### D. Street Facade Requirements

##### 1. Transparency (o)

Minimum Transparency 20% per floor

Blank Wall Limitations Not Required

##### 2. Building Entrance

Principal Entrance Location Front or Corner Side Facade of Building (p)

Street Facades: Number of Entrances Not Required

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

Size Minimum 3' deep and 5' wide

Facade Coverage Maximum 30% of front & corner side facades, calculated separately

Access to Balcony Maximum one (1) dwelling unit

Structure Independently secured and unconnected to other balconies, or integral to the facade

#### E. Cap & Base Type Requirements

Cap Type Pitched Roof (r)

Tower Permitted

Street Facade Base Type Shopfront, Porch, Stoop (s)

50-22.17 Iconic building.

A. Building Siting

1. Street Frontage

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

2. Buildable Area

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

3. Parking Lot, Loading & Access

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

B. Height

Minimum Overall Height	1 story (i)
Maximum Overall Height	<del>4 stories</del> /55'; (j)

C. Uses

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

#### D. Street Facade Requirements

##### 1. Transparency (l)

Minimum Transparency 10% per floor

Blank Wall Limitations Not Required

##### 2. Building Entrance

Principal Entrance Location Front or Corner Side Facade of Building (m)

Street Facades: Number of Entrances Not Required

#### E. Cap & Base Type Requirements

Cap Type\*2\* Parapet, Pitched Roof, Flat Roof (n)

Tower Permitted

Street Facade Base Type Stoop (o)

Notes:

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