

**50-16.5 Form District 4 (F-4) mid-rise community mix.**

**A. Purpose.**

Portions of the London Road and West Duluth (Grand Avenue and Central Avenue) study areas either contain auto-oriented development or a mixture of different building types. The F-4 District was created for those areas that are not strictly comprised of mixed use buildings. These areas are often transitional in nature, as the study area switches from commercial to residential. The integration of Corridor Building II and Cottage Commercial II will assist in stepping down the intensity as the district approaches residential neighborhoods. Permitted and special uses are shown in Table 50-19;

		Form Districts								
		F-1	F-2	F-3	F-4	F-5	F-6	F-7	F-8	F-9
Building Types	Main Street Building I	•	•							
	Main Street Building II			•	•	•				
	Main Street Building III							•	•	
	Corridor Building I		•							
	Corridor Building II				•	•				
	Lakefront Corridor									•
	Corridor Building III								•	
	Cottage Commercial I		•				•			
	Cottage Commercial II				•					
	Iconic Building		•		•	•	•		•	

**B. Example.**



*Example of Corridor Building II*



*Example of Cottage Commercial II*

**C. Illustration.**

See Section 50-22 for illustrations of building types permitted in the F-4 district. (Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10096, 7-18-2011, § 12; Ord. No. 10284, 3-10-2014, § 1.)