



Form Districts

Unified Development Chapter of the City of Duluth Legislative Code (UDC)

What are Form Districts?

- Form-based districts focus on the **form** of development
- Regulations support **pedestrian-friendly** commercial centers
- Visual Preference Surveys were used to indicate **types of buildings** people like
- Located in traditional **shopping areas** of the city
- Buildings to be designed to fit into **existing context**
- Districts will allow for a **mix of residential and commercial uses**

Where will Duluth have Form Districts?



- Grand Ave & Central Ave in West Duluth
- West Superior St in Lincoln Park
- Downtown/Canal Park/Central Hillside
- London Rd (12th to 21st Ave East)
- East Superior St in Lakeside/ Lester Park

There are **9** Form Districts in Duluth

- Districts are named F1 through F9.

	Building Types									Areas	
	Main Street Building I	Main Street Building II	Main Street Building III	Corridor Building I	Corridor Building II	Lakefront Corridor Building	Corridor Building III	Cottage Commercial I	Cottage Commercial II		Iconic Building
F1: Low-Rise Neighborhood Shopping	●										East Superior
F2: Low-Rise Neighborhood Mix	●			●				●		●	East Superior, London Road
F3: Mid-Rise Community Shopping		●									West Duluth, Canal Park
F4: Mid-Rise Community Mix		●			●				●	●	West Duluth
F5: Mid-Rise Community Shopping/Office		●			●					●	West Superior, Canal Park
F6: Mid-Rise Neighborhood Shopping		●						●		●	Central Hillside
F7: Downtown Shopping			●								Downtown
F8: Downtown Mix			●				●			●	Downtown
F9: Canal Park						●					Canal Park

● Building Type permitted

Each District has a Mix of *Building Types*

- Main Street Buildings - *Allows for service, retail, and office uses on the ground floor, and office or residential above.*
- Corridor Buildings - *Can house a single category of uses, such as office or residential, or a mix of uses.*
- Cottage Commercial Buildings - *Residential in character but commercial in use. Meant to blend in with a surrounding residential neighborhood.*
- Iconic Buildings - *Meant to house community, cultural, civic, educational, or governmental uses.*

For example: The F4: Mid-Rise Community Mix District allows four Building Types: Main Street Building II, Corridor Building II, Cottage Commercial Building II, and Iconic Building.



Main Street Building II



Corridor Building II



Cottage Commercial II

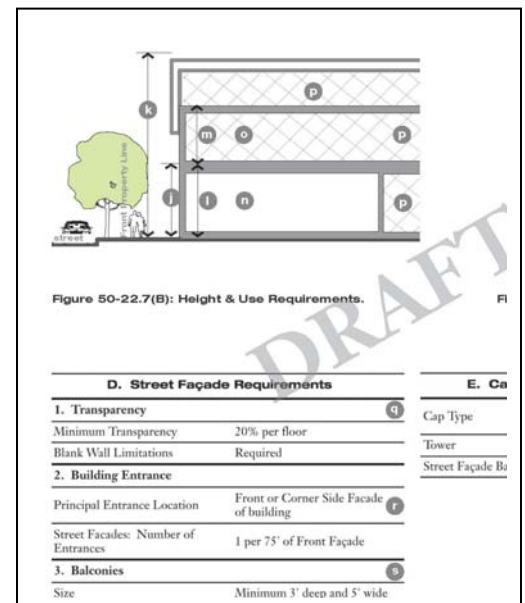


Iconic Building

Each Building Type has a Set of *Standards*

Standards focus on:

- Building Siting – *A Built-To Zone (BTZ) requires buildings be built close to the street, which is different than conventional zoning which specifies setbacks.*
- Height – *Ground stories are allowed to be taller than upper stories to accommodate retail/commercial business uses*
- Uses – *A mix of residential and commercial uses allowed.*
- Street Façade Requirements – *Minimum transparency percentages encourage windows provides visual interest for pedestrians*
- Cap & Base Type Requirements – *Design guidelines ensure appropriate, aesthetically pleasing buildings*



More information on Form-Based Districts is available at:

<http://www.duluthmn.gov/planning/udc/index.cfm>