

Building Types

2400.2500 Examples of building types.

Subpart 1. Intent.

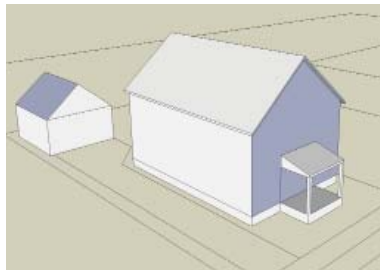
The intent of this part is to establish design parameters for specific building types, regardless of what zoning district in which the buildings are located, and to encourage new building design that respects its context.

Subp. 2. Scope.

This part provides examples of typical building types that are appropriate for the various zoning districts in the Capitol area. Other building types are acceptable upon approval by the zoning administrator, provided that they meet the lot, height and frontage requirements and design standards of this ordinance.

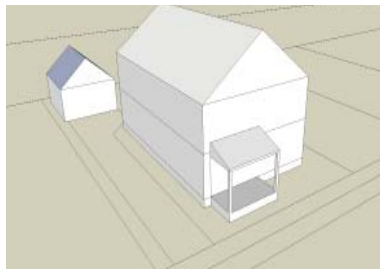
Subp. 3. One-Family Building.

A one-family building is a single-family dwelling with yards on all sides. One-family buildings in the Capitol area are designed to fit on relatively narrow lots with the longest building dimension perpendicular to the street, with an attached or detached garage.



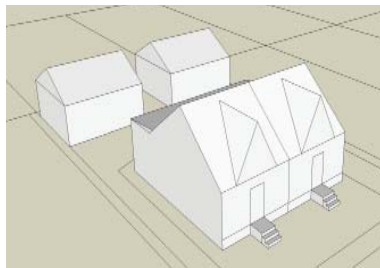
Subp. 4. Duplex.

A duplex is a two-family building containing two dwelling units that are vertically stacked one above the other, with a separate entrance to each unit.



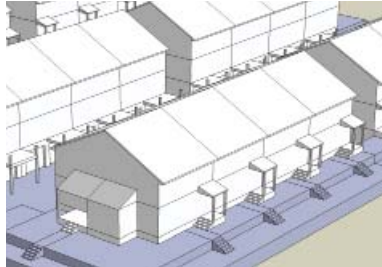
Subp. 5. Twin.

A twin is a two-family building containing two attached dwelling units that share a common side wall and that are usually on separate lots, with the common wall at the lot line.



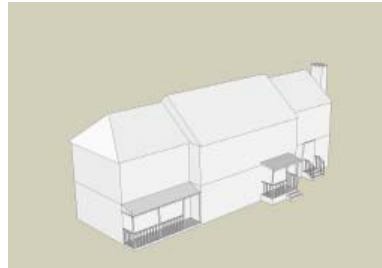
Subp. 6. Townhouse.

A townhouse is a dwelling unit within a linear group of horizontally attached dwellings, each having a private entrance and totally exposed front and rear walls to be used for access, light and ventilation.



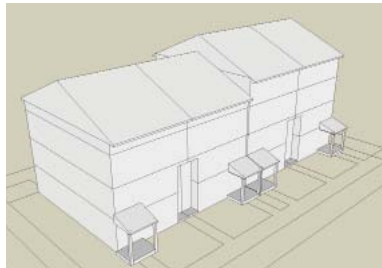
Subp. 7. Small apartment, mansion building.

A small apartment, mansion building is a multistory multi-family building designed to resemble a large single-family building, typically with a pitched roof and central entrance oriented to the primary abutting street.



Subp. 8. Large apartment building, stacked flats.

A large apartment building, stacked flats is a multistory building with combined entrances, stairways and elevators, and is composed of single- or two-level occupant spaces stacked on top of each other, typically accessed from a central corridor.



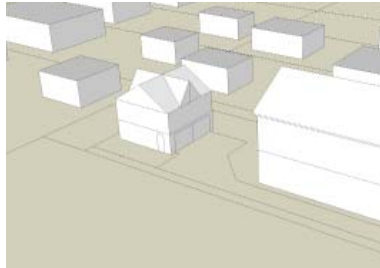
Subp. 9. Courtyard apartment building.

A courtyard apartment building is a multi-story building designed around an open courtyard abutting the primary street, surrounded by building walls on three sides.



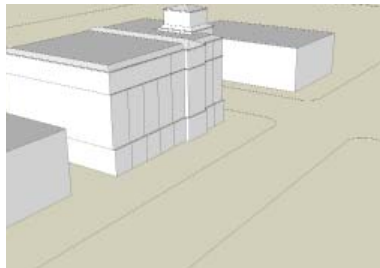
Subp. 10. Carriage house building.

A carriage house building is an accessory dwelling unit located above an attached garage, or a group of attached dwelling units located above a series of attached garages.



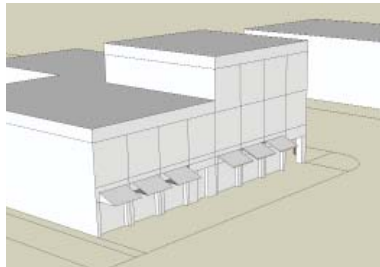
Subp. 11. Civic building.

A civic building is a building type with classical proportions and high-quality materials on all sides; predominantly in office use. Civic buildings used for state functions in the Capitol area are planned with the active involvement of the board and other stakeholders.



Subp. 12. Commercial block building.

A commercial block building is a multi-story building that is designed to support a mix of commercial or office uses on the ground floor with office, studio and/or residential units above. Buildings are typically designed with storefront or arcade frontages at ground floor.



Subp. 13. Parking building.

A parking building is a multi-story building specifically designed for temporary parking of automobiles, which may also include ground-floor storefronts and upper-level office space.



Subp. 14. Live-work building.

A live-work building is similar to townhouses in scale and detailing, but with a ground floor designed for small commercial, office and service establishments, often with storefront detailing. Live-work buildings are generally placed at or close to the sidewalk, although a forecourt or patio design may be used to allow for outdoor seating space.



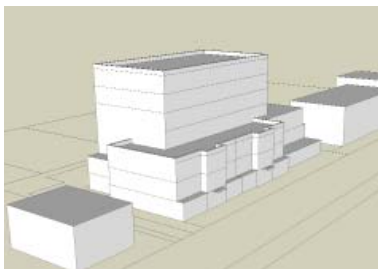
Subp. 15. Liner building.

A liner building is a specialized building designed to conceal an area such as a parking lot or loading dock. While liner buildings may include commercial or residential uses, their limited depth makes them more disposed to residential use. Liner buildings may have a small common front yard, but do not include individual private outdoor spaces.



Subp. 16. Podium building.

A podium building is a multi-story mixed-use building in which the upper stories are stepped back from a lower base to provide outdoor terraces, to avoid excessive shadowing of streets or public spaces, or to preserve important views.



Subp. 17. Free-standing workplace.

A freestanding workplace is a variable multistory building type designed to accommodate primarily office functions and limited retail services. A principal entrance is generally oriented to the primary abutting street. Building forms are flexible.

