



29.00 AGRICULTURAL (AG)

CITY OF BLAINE
10801 Town Square Drive NE
BLAINE MN 55434

29.01 INTENT

This district is intended for areas for long term agricultural preserves. No sewer service will be provided to these areas. This district is established to preserve farmland in the City.

29.02 PERMITTED USES

- (a) Agricultural preserves.
- (b) Single family detached dwellings.
- (c) Raising of domestic farm animals, excluding hogs and fur bearing animals, not to exceed one (1) animal unit per acre.
- (d) Public parks.
- (e) Group family day care. (Amended 4-4-91. Ord. 91-1248)
- (f) Fire Stations. (Amended 9-19-91. Ord. 91-1264)

29.03 ACCESSORY USES (Amended 4-21-94. Ord. 94-1501)

- (a) Private garages/accessory buildings.
- (b) Private swimming pools and tennis courts.
- (c) Signs as regulated in Section 34.07 (c).
- (d) Keeping of not more than two (2) boarders and/or roomers per dwelling unit
- (e) Commercial daycare accessory to a legal conforming church or school. (Amended 7-21-94. Ord. 94-1527)

29.04 CONDITIONAL USES

- (a) Boarding houses.
- (b) Churches.
- (c) Schools.
- (d) Golf courses.
- (e) Public buildings.
- (f) Home occupations.
- (g) Kennel - private.
- (h) Accessory buildings with a total combined area greater than three thousand (3,000) square feet. (Amended 4/21/94. Ord. 94-1501)

29.05 STANDARDS

- (a) **Minimum area to be zoned AG - forty (40) acres.**
- (b) **Minimum lot area - forty (40) acres.**
- (c) **Front footage - 1200 feet.**
- (d) **Minimum depth - none.**
- (e) **Average width - 1200 feet.**
- (f) **Front yard setback - 45 feet for house, 45 feet for garage/accessory building, 200 feet for accessory buildings sheltering domestic farm animals. (Amended 4-21-94. Ord. 94-1501)**
- (g) **Rear yard - house 30 feet, garage/accessory building 30 feet, accessory buildings sheltering domestic farm animals 50 feet. (Amended 4-21-94. Ord. 94-1501)**
- (h) **Side yard - house 20 feet, garage/accessory building 20 feet, accessory buildings sheltering domestic farm animals 50 feet. (Amended 4-21-94. Ord. 94-1501)**
- (i) **Corner lot - house 45 feet, garage/accessory building 45 feet, accessory buildings sheltering domestic farm animals 200 feet. (Amended 4-21-94. Ord. 94-1501)**
- (j) **It shall be required for all single family dwellings that there be a garage constructed of a minimum of four hundred (400) square feet with no dimension less than twenty (20) feet. Total garage/accessory building space shall not exceed three thousand (3,000) square feet of gross area except provided for in Section 29.04. (Amended 4-21-94. Ord. 94-1501)**

The architectural style and color of a garage/accessory building shall be compatible with the principal building. The facing material of the garage shall be compatible with the principal building. (Amended 4-21-94. Ord. 94-1501).

- (k) **Maximum building height - 2-1/2 stories or 30 feet.**
- (l) **There shall be at least three (3) livable rooms per dwelling unit.**
- (m) **No livable room, except a kitchen, shall have a floor area of less than seven (7) feet wide.**
- (n) **No area more than 6 feet below grade nor any part of the garage shall be considered a livable area.**
- (o) **For a single family dwelling, the minimum finished first floor area of the various kinds of dwellings shall be as follows: first floor area as used herein shall mean the overall dimensions of the first floor:**
 - (1) **One story with basement - 1040 square feet; 1240 without basement.**
 - (2) **Multi-level dwellings - 836 square feet.**
- (p) **No residential structure shall have a width of less than twenty-four (24) feet at its narrowest point. Width measurements shall not take into account overhangs or other projections beyond the principal exterior walls.**
- (q) **All residential structures shall have permanent concrete or wood foundations, which comply with the Uniform Building Code as adopted by the State of Minnesota and which is solid for the complete circumference of the house.**

- (r) **All single family dwellings and additions to single family dwellings, other than earth sheltered homes and rear yard pre-engineered patio enclosures, shall have at least a 3/12 roof pitch and shall have a shingled roof. Pre-engineered patio enclosures shall be limited to not more than 320 square feet of floor area and shall not have any dimension greater than 20 feet. All pre-engineered patio enclosure plans need to be approved by the building department with issuance of a building permit. (Amended 9-17-98. Ord. No. 98-1743)**
- (s) **All residential dwellings must be built in conformance with the Uniform Building Code as adopted in the State of Minnesota.**
- (t) **All residential dwellings shall have roof overhangs which extend a minimum of one (1) foot from the exterior wall of the structure.**
- (u) **Any metal siding upon residential structure shall have horizontal edges and overlapping sections no wider than twelve (12) inches. Sheet metal siding shall not be permitted in this residential district except as follows: (Amended 1-3-85. Ord. 84-856)**
 - (1) **for parcels of five (5) acres or more, metal siding shall be permitted for accessory structures other than the garage. (Amended 1-3-85. Ord. 84-856)**
- (v) **All single family lots shall contain a minimum of two (2) front yard trees of a minimum of 2-1/2 inch caliper. (Amended 4-1-94. Ord. 94-1501)**
- (w) **Driveways shall not be constructed closer than five (5) feet to the property line without written authorization from the adjacent property owner and Zoning Administrator.**
- (x) **The lowest floor elevation shall be no lower than two (2) feet above the Regulatory Flood Protection elevation or four (4) feet above the high water level established by a registered professional engineer, whichever is greater. (Amended 8-21-86. Ord. 86-972)**
- (y) **Single family lots shall provide a driveway with a surface equal to the street's surface for the first thirty-five (35) feet off the traveled street.**