



## **29.10 FARM RESIDENTIAL (FR)**

CITY OF BLAINE  
10801 Town Square Drive NE  
BLAINE MN 55434

### **29.11 INTENT**

This district is intended for areas where urban services are not presently available. A minimum lot size of four (4) acres will retain these lands in their natural uses and agricultural uses pending proper timing of economical provision for parks, streets, utilities, and other public facilities, so that orderly development will occur.

### **29.12 PERMITTED USES**

- (a) Single family detached dwellings.
- (b) Public parks.
- (c) General farming and gardening.
- (d) Raising of domestic farm animals, excluding hogs and fur bearing animals, not to exceed one (1) animal unit per acre.
- (e) Group family day care. (Amended 4-4-91. Ord. 91-1248)
- (f) Fire stations. (Amended 9-19-91. Ord. 91-1264)
- (g) Agricultural buildings as principal structures on parcels of land 40 acres or greater. Use of building limited to active farm operations including general farming or live stock. (Amended 4-16-92. Ord. 92-1284)
- (h) Nurseries (Amended 6-25-98. Ord. No. 98-1728)

### **29.13 ACCESSORY USES**

- (a) Private garages/accessory buildings. (Amended 4-21-94. Ord. 94-1501)
- (b) Private swimming pools and tennis courts.
- (c) Signs as regulated in Section 34.07 (c). (Amended 4-21-94. Ord. 94-1501)
- (d) Keeping of not more than two (2) boarders and/or roomers per dwelling unit. (Amended 4-21-94. Ord. 94-1501)
- (e) Commercial daycare accessory to a legal conforming church or school. (Amended 7-21-94. Ord. 94-1527)

### **29.14 CONDITIONAL USES**

- (a) Churches.
- (b) Golf courses and golf driving ranges. (Amended 12-16-93. Ord. 93-1492)
- (c) Schools.
- (d) Public buildings.

- (e) Home occupations.
- (f) Kennel - private.
- (g) Boarding houses.
- (h) Private stables with a density exceeding one horse per acre, or more than 20 horses in aggregate, meeting standards outlined in 29.15. (Amended 4-20-89. Ord. 89-1113)
- (i) Commercial stables meeting standards outlined in 29.15 (z). (Section Added 4-20-89. Ord. 89-1113; Amended 9-21-95. Ord. 95-1574)
- (j) Accessory buildings for parcels located outside the Metropolitan Urban Services Area (MUSA) with a total combined area greater than three thousand (3,000) square feet in area. (Amended 4-21-94. Ord. 94-1501. Amended 12/20/01. Ord. 01-1933)
- (k) Garden supply stores. (Section Added 9-21-95. Ord. 95-1574. Amended 6-25-98. Ord. No. 98-1729)
- (l) Accessory buildings located within the front yard, provided the structure to be placed in the front yard has at least a 100-foot front yard setback. (Added 07-19-01. Ord. 01-1910. Amended 12/20/01. Ord. No. 01-1933)
- (m) Accessory buildings for parcels located within the Metropolitan Urban Services Area (MUSA) with a total combined area greater than twelve hundred (1,200) square feet but less than three thousand (3,000) square feet. (Added 12/20/01. Ord. No. 01-1933).

#### **29.15 STANDARDS**

- (a) Minimum lot area - four (4) acres. Exception to this is all land located inside the MUSA (Metropolitan Urban Service Area) boundary. These lands shall have a minimum lot area of 10 acres. (Amended 2-17-94. Ord. 94-1505)
- (b) Frontage - 300 feet.
- (c) Average width - 300 feet.
- (d) Minimum depth - none.
- (e) 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)
- (f) 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)
- (g) 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)
- (h) 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)
- (i) 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:
  1. Three thousand (3,000) square feet of gross area except as provided for in Section 29.14(j). This limit applies to property located outside the Metropolitan Urban Service Area; or

2. Twelve hundred (1,200) square feet for property located within the Metropolitan Urban Service Area (MUSA) except as provided by Section 29.14 (m). No garage/accessory building covered under this subsection shall exceed the height of the principal building. (Amended 12/20/01. Ord. No. 01-1933)

Accessory buildings shall only be located in the rear yard, except as permitted by 29.14 (l). 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. Amended 07-19-01. Ord. 01-1910)

- (j) Maximum building height - 2-1/2 stories or 30 feet.
- (k) There shall be at least three (3) livable rooms per dwelling unit.
- (l) No livable room, except a kitchen, shall have a floor area of less than seven (7) feet wide.
- (m) No area more than 6 feet below grade nor any part of the garage shall be considered a livable area.
- (n) For a single family dwelling, the minimum finished 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.
- (o) 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.
- (p) 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.
- (q) 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)
- (r) All residential dwellings must be built in conformance with the Uniform Building Code as adopted in the State of Minnesota.
- (s) All residential dwellings shall have roof overhangs which extend a minimum of one (1) foot from the exterior wall of the structure.
- (t) Any metal siding upon residential structure shall have horizontal siding 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)
  - (i) for parcels of four (4) acres or more, metal siding shall be permitted for accessory structures other than the garage. (Amended 1-3-85. Ord. 84-856)
- (u) All single family lots shall contain a minimum of two (2) front yard trees of a minimum of 2-1/2 inch caliper. (Amended 4-21-94. Ord. 94-1501)

- (v) **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.**
- (w) **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)**
- (x) **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. (Amended 4-21-94. Ord. 94-1501)**
- (y) **All new homes constructed northeast of the Anoka County Airport, as subsequently described, and within 500 feet of any minor and principal roadways as defined by the City of Blaine Transportation Plan, shall meet the Noise Abatement Standards, Section 33.22. The northeast area is bounded by 101st Avenue, Naples Street, 109th Avenue, and Radisson Road. (Amended 08-18-05. Ord. 05-2053. Section Added 2-16-95. Ord. 94-1543)**
- (z) **Standards and requirements for private or commercial stables: (Section Added 4-20-89. Ord. 89-1113; Amended 9-21-95. Ord. 95-1574)**
  - (i) **Minimum lot area - ten (10) acres.**
  - (ii) **Maximum density - three (3) horses per acre.**
  - (iii) **Must obtain Minnesota Pollution Control Agency (MPCA) feedlot permit.**
  - (iv) **Building(s) used for sheltering, training, or riding horses shall have a minimum 200 foot setback from any property line.**
  - (v) **Fences to control livestock adjacent to R-1 (Single Family) zoning districts shall have a minimum setback of 100 feet.**
- (aa) **Standards and requirements for churches, golf courses and golf driving ranges, schools, and garden supply stores: (Section Added 9-21-95. Ord. 95-1574 Amended 6-25-98. Ord. No. 98-1728)**
  - (i) **Shall have principal access to a collector or arterial roadway.**
  - (ii) **Front, rear, and side yard building and parking setbacks - 45 feet.**
  - (iii) **Maximum building height two stories.**
  - (iv) **Off street loading and overhead doors shall comply with Section 33.15.**
  - (v) **All site improvements and landscaping shall comply with Sections 33.07 and 33.08.**
  - (vi) **Underground irrigation is required for all front and corner side yards.**
  - (vii) **Architectural style and building materials shall be compatible with the surrounding area and subject to Council approval.**