



29.20 RESIDENTIAL ESTATE (RE)

CITY OF BLAINE
10801 Town Square Drive NE
BLAINE MN 55434

29.21 INTENT

The residential estate district is established to provide for a large lot zoning of 2-1/2 acres or more in size. Single family homes are permitted in this district. This district shall be located only in areas where sanitary sewer and water services can be extended in the near future.

29.22 PERMITTED USES

- (a) Single family detached dwellings.
- (b) Public parks.
- (c) Group family day care. (Amended 4-4-91. Ord. 91-1248)
- (d) Fire stations. (Amended 9-19-91. Ord. 91-1264)

29.23 ACCESSORY USES (Section 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.
- (e) Commercial daycare accessory to a legal conforming church or school. (Amended 7-21-94. Ord. 94-1527)

29.24 CONDITIONAL USES

- (a) Boarding houses.
- (b) Schools.
- (c) Churches.
- (d) Public buildings.
- (e) Home occupations.
- (f) Golf courses.
- (g) Kennel - private.
- (h) More than two (2) garage/accessory buildings. (Amended 4-21-94. Ord. 94-1501)
- (i) Garage and accessory building space with total combined area larger than 2,000 square feet and up to 3,000 square feet for properties outside the MUSA boundary. (Added 10-15-09. Ord. 09-2195)

29.25 STANDARDS

- (a) The minimum area to be zoned RE is forty (40) acres.
- (b) Front yard setback - 35 feet
- (c) Side yard setback - 10 feet. Corner lots - 35 feet.
- (d) Rear yard setback - 30 feet.
- (e) Minimum lot size - 104,000 square feet (2-1/2 acres).
- (f) Minimum frontage - 100 ft.
- (g) Minimum lot depth - 300 feet.
- (h) Average lot width - 150 feet.
- (i) Maximum building height shall not exceed 2-1/2 stories or 30 feet.
- (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 and accessory building space shall not exceed two thousand (2,000) square feet of gross area for parcels inside the MUSA boundary. (Amended 4-21-94. Ord. 94-1501. Amended 07-19-01. Ord. 01-1911. Amended 10-15-09 Ord. 09-2195)

The architectural style and color of a garage and accessory building shall be compatible with the principal building. The facing material of the garage shall be compatible with the principle building. Garage/accessory building access doors shall not exceed ten (10) feet in height. Accessory buildings shall only be located in the rear yard. (Amended 4/21/94. Ord. 94-1501).

- (k) Parking - 1 garage space + 2 off-street spaces.
- (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. (Amended 1-3-85. Ord. 84-856)**
- (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)**