



29.30 SINGLE FAMILY (R-1)

CITY OF BLAINE
10801 Town Square Drive NE
BLAINE MN 55434

29.31 INTENT

The purpose of this district is to allow low density single family units in developing portions of the city where sanitary sewer and water services are available.

29.32 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)

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

- (a) Private garages/accessory buildings.
- (b) Private swimming pools.
- (c) Signs as regulated in Section 34.07 (c).
- (d) Keeping of not more than two boarders and/or roomers per dwelling unit. (Amended 3-15-90. Ord. 90-1193)
- (e) Commercial daycare accessory to a legal conforming church or school. (Amended 7-21-94. Ord. 94-1527)

29.34 CONDITIONAL USES

- (a) Boarding houses.
- (b) Churches.
- (c) Schools.
- (d) Golf courses.
- (e) Public buildings.
- (f) Home occupations.
- (g) More than two (2) garage/accessory buildings. (Amended 4-21-94. Ord. 94-1501)
- (h) Group home, licensed by the State Department of Human Services, operated by a service provider under contract with Anoka County Social Services, serving from seven through ten youth under the age of 18, and located abutting a collector or minor arterial roadway with a minimum lot size of 1/2 acre. (Amended 6-22-95. Ord. 95-1559)
- (i) Garages with floor areas larger than 1,000 square feet and up to 1,200 square feet. (Amended 7-8-99. Ord. 99-1799)

29.35 STANDARDS

- (a) Front yard setback - 30 feet. (Amended 3-15-90. Ord. 90-1193 Amended 1-22-98. Ord. 98-1694)
- (b) Side yard setback - 10 feet. Corner lots - 20 feet.
- (c) Rear yard setback - 30 feet.
- (d) Garages and accessory building shall have rear and side yard setbacks of not less than five (5) feet with the exception that accessory buildings, less than 120 square feet in area, shall have a rear and side yard setback of not less than one (1) foot. Accessory buildings placed within the five (5) foot setback area, and within a drainage and utility easement, shall not be placed or constructed, in the easement, in a manner to limit the use of the easement or alter storm drainage in any way as to negatively impact other property. Accessory buildings placed within a drainage and utility easement are placed, by the owner, at the owner's risk of removal by the City or other agencies that may have legal use of the easement. (Amended 10-20-05. Ord. 05-2062. Amended 3-15-90. Ord. 90-1193)
- (e) Conditional use permits under 29.34 (b,c,d, & e) shall have the following setbacks; building - 50 feet front, rear and side; parking - 30 feet front, rear and side. (Amended 3-15-90. Ord. 90-1193)
- (f) Minimum lot size - 10,000 square feet.
- (g) Minimum lot width as measured at the front setback line - 80 feet. (Amended 3-15-90. Ord. 90-1193)
- (h) Minimum frontage - 60 feet. (Amended 9-16-99. Ord. 99-1813. Amended 3-15-90. Ord. 90-1193)
- (i) Minimum depth - 125 feet.
- (j) Maximum building height shall not exceed 2-1/2 stories or 30 feet, whichever is less.
- (k) 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 one thousand (1,000) square feet and 200 square feet respectively unless specifically authorized by a Conditional Use Permit. 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 principal building. Garage/accessory building access doors shall not exceed ten (10) feet in height. (Amended 4-21-94. Ord. 94-1501. Amended 7-8-99. Ord. 99-1799)
- (l) No accessory building, other than a garage shall be located within any yard other than the rear yard, except that single story accessory buildings may be permitted in the side yard with the approval of the Zoning Administrator only if there is a door on the same side of the single family dwelling that is accessible to living space. Side yard shed approval will also be based on a screening plan consisting of privacy fencing and or landscaping to minimize the impact to adjacent properties. Garages located in the rear yard must have capability of hard surface driveway access meeting all setback requirements. The minimum width of access drive shall be no less than eight (8) feet. Access can include the ability to drive through existing garage into the rear yard upon providing evidence that an eight-foot minimum width garage door has been installed along the rear of the garage and that access to rear door is not restricted by non-vehicular storage. Garages or accessory buildings not having driveway access capability shall be limited in door size to no more than five (5) feet in width to preclude storage of vehicles normally requiring driveway access. (Amended 3-16-00. Ordinance No. 00-1836. Amended 3-19-98. Ordinance No. 98-1705)
- (m) Parking - 2 garage spaces + 2 off-street spaces. (Amended 1-19-95. Ord. 95-1546)
- (n) 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.
- (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 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)
 - (q) All residential dwellings must be built in conformance with the Minnesota State Building Code. (Amended 3-15-90. Ord. 90-1193)
 - (r) All residential dwellings shall have roof overhangs which extend a minimum of one (1) foot from the exterior wall of the structure.
 - (s) 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)
 - (t) Driveways shall not be constructed closer than three (3) feet to the property line. All driveways and approaches shall be hard surfaced using concrete, blacktop, or equivalent paving approved by the City Engineer. Single family lots of more than 1/2 acre in size are exempt from this provision except that the first 35 feet of the driveway directly off the traveled street shall be surfaced equal to the street's surface. (Amended 5-7-87. Ord. 87-1000) (Amended 10-19-89 Ord. 89-1163)
 - (u) It shall be required that all front yards, rear yards, and side yards be sodded over a minimum of four (4) inches of black dirt. Each lot shall also contain one boulevard deciduous over story tree and one front yard deciduous over story tree of two and one half-inch (2 1/2") caliper or six-foot (6') coniferous tree. In addition, all corner lots will contain an additional boulevard tree along the corner side yard. All trees shall meet the City's residential tree planting requirements. All landscaping work to be completed at the time of request for a Certificate of Occupancy if issued between May 15th and October 15th, unless dates have been modified by the Zoning Administrator to accommodate unseasonable weather. A Certificate of Occupancy requested after October 15th and before May 15th may be issued with a cash deposit submitted by the builder in an amount required by the Zoning Administrator to guarantee installation of landscaping. Natural areas left undisturbed can be excluded from this requirement with the approval of the Zoning Administrator. (Amended 11-18-99. Ord. 99-1823) (Amended 3-4-99. Ord. 99-1771) (Amended 9-6-84. Ord. 84-839) (Amended 8-21-86. Ord. 86-972) (Amended 11-20-97. Ord. 97-1686) (Amended 5-23-01. Ord. 01-1903)
 - (v) The lowest floor elevation shall be no lower than the Regulatory Flood Protection elevation or four (4) feet above the high ground water level established by a registered professional engineer, whichever is greater. (Amended 3-12-90. Ord. 90-1193)
 - (w) All new homes constructed southeast or 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 southeast area is bounded by 85th Avenue, 35W, 95th Avenue and the Airport; 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)