



29.300 SINGLE FAMILY (R-1AA)

CITY OF BLAINE
10801 Town Square Drive NE
BLAINE MN 55434

29.3001 INTENT (Entire Section Added 1-18-90. Ord. 90-1181)

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. This district establishes lot sizes and house sizes that are slightly larger than those of the R-1 District.

29.3002 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)

29.3003 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 (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)

29.3004 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) Garages with floor areas larger than 1,000 square feet and up to 1,200 square feet. (Amended 7-8-99. Ord. 99-1799)

29.3005 STANDARDS

- (a) Front yard setback - 30 feet
- (b) Side yard setback - 10 feet. Corner lots - 20 feet.
- (c) Rear yard setback - 30 feet.
- (d) Garages & accessory buildings shall have rear & side yard setbacks of not less than 5 feet.
- (e) Conditional use permits under 29.3604 (b, c, d & e) shall have the following setbacks; building - 50 feet front, rear & side; parking - 30 feet front, rear & side.
- (f) Minimum lot size - 10,800 square feet.
- (g) Lot width - 80 feet.
Lot width corner - 90 feet.
- (h) Minimum frontage - 60 feet. (Amended 9-16-99. Ord. 99-1813)
- (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 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 doors shall not exceed ten (10) feet in height. (Amended 6-24-99. Ord. 99-1799. Amended 4-21-94. Ord. 94-1501)
- (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 03-16-00. Ordinance No. 00-1836. Amended 3-19-98. Ordinance No. 98-1705)
- (m) For a single family dwelling, the minimum finished floor area above grade shall be 1,240 square feet.
- (n) 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.

- (o) 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)
- (p) All residential dwellings must be built in conformance with the Minnesota State Building Code.
- (q) Any metal siding used on residential structures shall have horizontal edges and overlapping sections no wider than twelve (12) inches. Sheet metal siding shall not be permitted in this residential district.
- (r) Residential driveways and vehicle parking areas shall not be constructed closer than three (3) feet to the property line. All driveways, approaches and vehicle parking areas shall be hard surfaced using concrete, blacktop, or equivalent paving approved by the City Engineer.
- (s) All front yards, rear yards, and side yards shall be sodded over a minimum of four (4) inches of black dirt. 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. In addition, each lot shall 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 tree along the corner side yard. All trees shall meet the City's residential tree planting requirements. Existing trees within the front yard can be substituted upon approval of the Zoning Administrator. (Amended 11-18-99. Ord. 99-1823) (Amended 3-4-99. Ord. 99-1771. Amended 11-20-97. Ord. 97-1686) (Amended 05-23-01. Ord. 01-1903)
- (t) The lowest floor elevation shall be no lower than the Regulatory Flood Protection elevation or four (4) feet above the high ground water level as established by a registered professional engineer, whichever is greater.
- (u) Parking - 2 garage spaces + 2 off-street spaces. (Added 1-19-95. Ord. 95-1546)
- (v) 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. Added 2-16-95. Ord. 94-1543)