



29.301 SINGLE FAMILY (R-1A)

29.3011 Intent (Entire Section Added 11-5-87. Ord. 87-1044)

CITY OF BLAINE
10801 Town Square Drive NE
BLAINE MN 55434

The purpose of this district is to allow low density single family units in developing portions of the City. This district shall encourage larger lot single family dwelling units utilizing City services of sanitary sewer, water, street, and storm drainage.

29.3012 Permitted Uses

- (a) Single family detached dwellings.
- (b) Public uses or utilities, except major buildings, substations, towers, or transmission lines.
- (c) Group family day care. (Amended 4-4-91. Ord. 91-1248)
- (d) Fire stations. (Amended 9-19-91. Ord. 91-1264)

29.3013 Accessory Uses (Amended 4-21-94. Ord. 94-1501)

- (a) Private garages/accessory buildings.
- (b) Private swimming pools.
- (c) Private tennis courts and patios.
- (d) Signs as regulated under 34.07(c).
- (e) Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

29.3014 Conditional Uses (Amended 4/21/94 Ord. 94/1501)

- (a) Boarding or group homes of more than six (6) persons.
- (b) Public buildings.
- (c) Home occupations regulated under 33.11.
- (d) More than two (2) garage/accessory buildings.
- (e) Recreation facilities such as golf courses and country clubs.

29.3015 Standards

- (a) Front yard setback - 35 feet
- (b) Side yard setback - 10 feet
- (c) Corner side yard setback - 25 feet (Amended 3-15-90. Ord. 90-1193)
- (d) Rear yard setback - 30 feet (Amended 8-20-92. Ord. 92-1304)
- (e) Rear yard and side yard setback for detached garage - 15 feet, and accessory buildings - 5 feet (Amended 5-16-96. Ord. No. 96-1599)

- (f) Uses by conditional use permit 29.3014 (b & g) shall have the following building setbacks for front yard, side yard, and rear yard - 50 feet (Amended 3-15-90. Ord. 90-1193)
- (g) Parking/driveway for conditional uses 29.3014 (b & g) shall have a minimum setback of 25 feet.(Amended 3-15-90. Ord. 90-1193)
- (h) Minimum lot size - 12,150 square feet (interior lot) with City sewer and water services. 13,500 square feet (corner lot) with City water and sewer services. Ten (10) acres without City sewer and water services.
- (i) Minimum lot width as measured at the front setback line - 90 feet.
Minimum corner lot width - 100 feet. (Amended 3-15-90. Ord. 90-1193)
- (j) Minimum lot depth - 135 feet
- (k) Maximum building height - 2 1/2 stories or 35 feet - An accessory structure shall not exceed the height of the home
- (l) It shall be required for all single family dwellings that there be a garage constructed of a minimum of five hundred twenty eight (528) square feet (24' x 22'). Total garage and accessory building space shall not exceed one thousand two hundred (1,200) square feet and 200 square feet respectively. Attached garages shall have a side yard setback of not less than ten (10) feet. Triple stall attached garages shall have a side yard setback of not less than five (5) feet. (Amended 3-15-90. Ord. 90-1193)

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 and accessory access doors shall not exceed ten (10) feet in height. (Amended 4-21-94. Ord. 94-1501)

- (m) 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)
- (n) Parking - 2 garage spaces plus 2 off-street spaces.
- (o) For a single family dwelling, the minimum finished floor area at or above grade of the various kinds of dwellings shall be as follows:
 - (1) One story dwelling with basement - 1500 square feet; 1700 square feet without basement.
 - (2) Two story dwelling - 1500 square feet of which a minimum of 1000 square feet must be constructed on first floor.
 - (3) Multi-level dwelling - 1500 square feet of which a minimum of 750 square feet must be constructed on first floor.
- (p) No residential structure shall have a width of less than twenty-six (26) feet at its narrowest point. Width measurements shall not take into account overhangs or other projections beyond the principal exterior walls.

- (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 Minnesota State Building Code. (Amended 3-15-90. Ord. 90-1193)
- (s) Residential dwellings shall have roof overhangs which extend a minimum of two (2) foot from the exterior wall of the structure or approved alternative. (Amended 11-16-89. Ord. 89-1167)
- (t) Any single family house constructed in this zoning district shall use the following exterior materials:
 - Front elevation: Use of wood, stone, stucco, or brick. Metal or vinyl siding is also permitted on the front exterior when used in combination with wood, stone, stucco, or brick. The minimum gauge of the siding shall be .024 for metal and .042 for vinyl. The maximum coverage of metal and vinyl siding shall be 75% of front exterior exclusive of window and door openings.
 - Side/rear elevations: Use of wood, stone, stucco, brick, wood paneling, metal, or vinyl. (Amended 8-2-90. Ord. 90-1217)
- (u) Driveways shall not be constructed closer than five (5) feet to the property line. All driveways and approaches shall be hard surfaced using concrete, blacktop, or equivalent paving approved by the City Engineer.
- (v) It shall be required that all front yards, side yards, and rear yards of a new single family dwelling 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 and two and one half-inch (2 ½") 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. Any undisturbed area beyond the first 120 feet of lot depth may be left in its natural vegetative state. (Amended 11-18-99. Ord. 99-1823) (Amended 3-4-99. Ord. 99-1771) (Amended 05-23-01. Ord 01-1903)
- (w) 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 3-15-90. Ord. 90-1195)
- (x) All developments within an R-1A zoning district shall construct an entry way monument sign designating the name of the development. All signage shall be approved by the Community Development Department.
- (y) In addition to the total yard being sodded, all single family lots shall contain a boulevard tree (within the public right-of-way); and a minimum of two (2) front yard trees of a minimum of 2 1/2" caliper. Existing trees within the front yard can be substituted upon approval of the Community Development Department.
- (z) All developments within an R-1A zoning district shall develop and implement an uniform mailbox plan subject to the approval of the Community Development Department.
- (aa) All developments within an R-1A zoning district shall develop and implement an uniform and decorative street lighting plan subject to the approval of the Community Development Department.
- (bb) 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 2-14-95. Ord. 94-1543)