



29.40 TWO FAMILY (R-2)

CITY OF BLAINE
10801 Town Square Drive NE
BLAINE MN 55434

29.41 INTENT

The purpose of this district is to allow single and two (2) family dwelling units in developing portions of the city where sanitary sewer and water services are available. This district shall be located adjacent to collector or arterial streets. (Amended 9/6/90. Ord. 90-1222)

29.42 PERMITTED USES (Amended 9/6/90. Ord. 90-1222)

- (a) Two family detached dwellings.
- (b) Single family detached dwelling meeting all requirements of 29.35.
- (c) Public parks.
- (d) Group family day care. (Amended 4-4-91. Ord. 91-1248)
- (e) Fire stations. (Amended 9-19-91. Ord. 91-1264)

29.43 ACCESSORY USES

- (a) Private garages/accessory. (Amended 4-21-94. Ord. 94-1501)
- (b) Private swimming pools.
- (c) Signs as regulated in Section 34.07 (c).
- (d) One accessory building.
- (e) Commercial daycare accessory to a legal conforming church or school. (Amended 7-21-94. Ord. 94-1527)

29.44 CONDITIONAL USES

- (a) Boarding houses.
- (b) Churches.
- (c) Public buildings.
- (d) Home occupations.
- (e) Golf courses.
- (f) Zero lot line splits.
- (g) More than two (2) garage/accessory buildings. (Amended 4-21-94. Ord. 94-1501)

29.45 STANDARDS

- (a) Front yard setback - 35 feet
- (b) Side yard setback - 10 feet. Corner lots - 35 feet.
- (c) Rear yard setback - 30 feet.

- (d) **Rear yard setback - detached garages & accessory buildings - 5 feet.**
- (e) **Minimum lot size - 14,000 square feet. Zero lot line split - 6,250 square feet/lot. (Amended 5-18-89. Ord. 89-1141)**
- (f) **Average lot width - 90 feet. (Amended 5-18-89. Ord. 89-1141)**
- (g) **Minimum frontage - 60 feet. (Amended 6-5-86. Ord. 86-948)**
- (h) **Minimum depth - 125 feet.**
- (i) **Maximum building height shall not exceed 2-1/2 stories or 30 feet, whichever is less.**
- (j) **It shall be required for all two 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 for each individual dwelling unit. Total garage space per unit shall not exceed ten (10) percent of the lot area and in no case exceed one thousand (1,000) square feet of gross area. Garages shall have a side yard setback of not less than five (5) feet. (Amended 1-3-85. Ord. 84-856)**

The architectural style and color of a garage shall be compatible with the principal building. The facing material of the garage shall be compatible with the principle building. Garage access doors shall not exceed ten (10) feet in height No Accessory building, other than the garage, shall be located within any yard other than the rear yard. (Amended 4-21-94. Ord. 94-1501)

- (k) **All uses permitted by conditional use permit (except zero lot line splits) shall have the following setbacks; front yard - 50 feet, side yard - 50 feet; rear yard - 50 feet.**
- (l) **Parking - 1 garage space + 2 off-street spaces per unit.**
- (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 two-family dwelling house, the minimum finished floor area for one and two bedroom units shall be 850 square feet per unit. Each additional bedroom beyond two shall require an additional 120 square feet of finished floor area.**
- (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 two-family and single-family dwellings and additions to two-family and single-family dwellings, other than earth sheltered homes, 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) **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 and that the work be completed at the time of request for a certificate of occupancy. Natural areas left undisturbed can be excluded from this requirement with the approval of the Zoning Administrator. (Amended 9-6-84. Ord. 84-839) (Amended 8-21-86. Ord. 86-972) (Amended 11-20-97. Ord. 97-1686)**
- (x) **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)**
- (y) **Maintenance free exterior as approved by the Zoning Administrator. (Amended 11-17-94. Ord. 94-1538)**