



CITY OF BLAINE  
10801 Town Square Drive NE  
BLAINE MN 55449

## **29.400 R-1B (SINGLE FAMILY)**

### **29.401 Intent (Entire Section Added 02-19-99. Ord. 99-1770)**

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

### **29.402 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)

### **29.403 Accessory Uses**

- (a) Attached private garages only. No detached garages or accessory buildings permitted.
- (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.

### **29.404 Conditional Uses**

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

### **29.405 Standards**

- (a) Front yard setback - 25 feet minimum. Setbacks greater than 25 feet can be proposed on a lot by lot basis where it can be demonstrated that increasing the setback will enhance tree preservation. Plan to be approved by the Zoning Administrator.
- (b) Side yard setback - 10 feet
- (c) Corner side yard setback - 25 feet
- (d) Rear yard setback - 35 feet
- (e) Utilities must be located under driveway or immediately adjacent with Zoning Administrator approval.
- (f) Developments, structures, utilities, and all other site activities shall be designed, installed, and constructed so that the maximum number of trees are preserved on all lots or parcels. Flexibility of city standards shall be considered when possible to ensure the preservation of the maximum number of trees.

- (g) **Parking/driveway for conditional uses shall have a minimum setback of 25 feet.**
- (h) **Minimum lot size - 15,000 square feet (interior lot) with City sewer and water services. 16,500 square feet (corner lot) with City water and sewer services. Ten (10) acres without City sewer and water services.**
- (i) **Minimum lot width - 100 feet.  
Minimum corner lot width - 110 feet.**
- (j) **Minimum lot depth - 135 feet**
- (k) **Maximum building height - 2 1/2 stories or 35 feet**
- (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 space shall not exceed twelve hundred (1,200) square feet of gross area. A minimum garage shall be located on the lot such to allow for future expansion of ten (10) feet in width.**

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

- (m) **Parking - 2 garage spaces plus 2 off-street spaces.**
- (n) **There shall be at least three (3) livable rooms per dwelling unit.**
- (o) **No livable room, except a kitchen, shall have a floor area of less than seven (7) feet wide.**
- (p) **No area more than six (6) feet below grade nor any part of the garage shall be considered a livable area.**
- (q) **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 - 1800 square feet; 2000 square feet without basement. Minimum 1000 square feet must be constructed on first floor.**
  - (2) **Two story dwelling - 1800 square feet of which a minimum of 1000 square feet must be constructed on first floor.**
  - (3) **Multi-level dwelling - 1800 square feet of which a minimum of 750 square feet must be constructed on first floor.**
- (r) **No residential structure shall have a width of less than twenty-eight (28) feet at its narrowest point. Width measurements shall not take into account overhangs or other projections beyond the principal exterior walls.**
- (s) **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.**
- (t) **All single family dwellings, other than earth sheltered homes, shall have at least a 5/12 roof pitch and shall have a shingled roof, unless alternative is approved by the Zoning Administrator.**
- (u) **All residential dwellings must be built in conformance with the Uniform Building Code as adopted in the State of Minnesota.**

- (v) All residential dwellings shall have roof overhangs which extend a minimum of one (1) foot from the exterior wall of the structure.
- (w) Any single family house constructed in this zoning district shall use the following exterior materials:
  - Front elevation: Use of wood, cementitious composite plank, stone, stucco or brick. Steel, [or] aluminum, or .041 or better vinyl siding may be used in combination with these other materials. (Amended 10/04/01. Ord. No. 01-1922)
  - Side/rear elevations: Use of wood, cementitious composite plank, stone, stucco, brick, aluminum, [or] steel, or .041 or better vinyl siding. (Amended 10/04/01. Ord. No. 01-1922)
- (x) 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.
- (y) 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 contain a minimum of one boulevard deciduous over story tree and one front yard deciduous over story tree of a minimum of 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. Existing trees within the front yard can be substituted upon approval of the Community Development Department. All landscaping work to be completed at the time of request for a Certificate of Occupancy if issued between May 15<sup>th</sup> and October 15<sup>th</sup>. A Certificate of Occupancy requested after October 15<sup>th</sup> and before May 15<sup>th</sup> 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 05-23-01. Ord. 01-1903)
- (aa) The lowest floor elevation shall be no lower than the Regulatory Flood Protection elevation or four (4) feet above the high water level established by a registered professional engineer, whichever is greater.
- (bb) All developments within an R-1B zoning district shall develop and implement an uniform mailbox plan subject to the approval of the Community Development Department.
- (cc) All development within an R-1B zoning district shall develop and implement an uniform and decorative street lighting plan subject to the approval of the Community Development Department.