



CITY OF BLAINE
10801 Town Square
Drive NE
BLAINE MN 55449

29.50 LOW DENSITY MULTI-FAMILY (R-3A)

29.51 INTENT

The district is intended to create low density areas, with a maximum density of five (5) dwelling units per acre. These districts shall be located on the fringe of established one and two-family residential neighborhoods.

29.52 PERMITTED USES

- (a) Townhouses.
- (b) Quads.
- (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)

29.53 ACCESSORY USES

- (a) Private garages.
- (b) Signs as regulated in Section 34.07 (c).
- (c) Commercial daycare accessory to a legal conforming church or school. (Amended 7-21-94. Ord. 94-1527)

29.54 CONDITIONAL USES

- (a) Schools.
- (b) Churches.
- (c) Public buildings.
- (d) Home occupations.
- (e) Golf courses (public and private).
- (f) Private tennis courts.
- (g) Private swimming pools.
- (h) Elderly/Retirement Housing complying with standards as set forth in Section 29.59. (Added 4-2-87. Ord. 87-1017)

29.55 STANDARDS - QUAD, TOWNHOUSE

- (a) Minimum area to be zoned R-3A - (10) acres.
- (b) Minimum frontage - none.
- (c) Minimum depth - none. Minimum width - none.
- (d) Front yard - 35 feet

- (e) Rear yard - 20 feet.
- (f) Side yard - 20 feet.
- (g) Parking - 2 garage spaces + 2 off-street spaces per unit or as required by the Director of Community Development.
- (h) Maximum density - 5 units per acre.
- (i) Minimum dwelling size
 - (1) 2 bedroom multi-level - 960 sq. ft. on first finished floor.
 - (2) More than two bedrooms - 120 sq. ft. for each additional bedroom.
- (j) Minimum distance between buildings - 40 feet.
- (k) Number of units permitted per building - minimum of three (3), maximum of six (6) - (townhouses only).
- (l) Maximum building height - 2-1/2 stories or 30 feet, whichever is less.
- (m) Parking and driveways may be constructed to within the following minimum setbacks of property line: (Section Amended 8-15-85. Ord. 85-898)
 - (1) Front yard/corner side yard30 feet
 - (2) Side yard20 feet
 - (3) Rear yard20 feet
- (n) 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)
- (o) Garage access doors shall not exceed eight (8) feet in height. (Amended 4-21-94. Ord. 94-1501)
- (p) Maintenance free exterior as approved by the Zoning Administrator. (Amended 11-17-94. Ord. 94-1538)

29.56 SETBACK BUFFERS

- (a) When higher density districts are located adjacent to lower density districts, the following setbacks shall apply for all buildings. (Amended 8-15-85. Ord. 85-898)
 - (1) R-3A adjacent to R-1 - 60 ft.
 - (2) R-3A adjacent to R-2 - 50 ft.
 - (3) A reduction in the required setback buffer may be requested by following the requirements of Section 33.21, Buffer Yard Flexibility. (Amended 4-3-85. Ordinance No. 86-937)

29.57 LANDSCAPING

- (a) All open areas of any lot not occupied by building or parking shall be landscaped with trees, shrubs, and berms, in accordance with requirements of Section 33.08.

- (b) **Underground irrigation shall be required for all front yards and corner side yards. Such irrigation shall extend to include public boulevards and into landscaped parking islands, except natural areas to be preserved. (Added 1-4-90. Ord. 89-1177)**

29.58 SCREENING

- (a) **At least 75% of the setback requirements shall be maintained as an opaque landscape buffer zone.**

29.59 ELDERLY/RETIREMENT HOUSING STANDARDS (Entire Section Added 4-2-87)

- (a) **Notwithstanding other provisions of this chapter, Elderly/Retirement Housing projects shall meet the following requirements.**

- (1) **Minimum Floor Area:**

- Efficiency440 square feet
 - 1 bedroom520 square feet
 - 2 bedroom700 square feet (minimum 100 square feet per bedroom)

- (2) **Minimum Lot Area:**

- 1 Acre

- (3) **Open Space**

- 250 square feet per unit, plus on-site sidewalk system with sitting areas. This area shall not include setback area requirements for parking lots. Active open spaces (i.e. game areas, garden plots, etc.) shall be no less than 50 feet in any direction, unless integrated with primary use areas of the site and having suitable access to residents.

- (4) **Recreation**

- Recreational areas for elderly, handicapped, and children shall be provided. The location, size and equipment shall be approved by the City Planner as to the adequacy and ability to meet the needs of the residents.

- (5) **Height**

- R-3A30 feet
 - R-3B.....50 feet
 - R-3C50 feet with greater heights permitted by CUP

- (6) **Transit**

- Development must be within 1/4 mile of MTC or private bus line and construct a sidewalk to the nearest bus stop or provide a car/van pool for residence

- (7) **Parking**

- 1 per unit of which .6 shall be constructed as part of the development; .2 shall be held in reserve on site and constructed when 80% of all stalls are committed to residents and/or employees, and .2 shall be constructed as enclosed within 2 years of development occupancy.

- (8) **Restriction to Elderly Occupancy**

Restrictions to permanently commit such development to elderly retirement persons, or until both parties agree to terminate the arrangement.

(9) Development Guarantee

The property owner shall file with Anoka County, subject to review and approval of the City of Blaine, such restrictive covenants to permanently commit such development to elderly retirement persons, or until both parties agree to terminate such restrictive covenants.

(10) Maintenance Free Exteriors

Maintenance free exterior as approved by the Zoning Administrator. (Amended 11-17-94. Ord. 94-1538)