



CITY OF BLAINE  
10801 Town Square Drive  
NE  
BLAINE, MN 55440

## **29.70 HIGH DENSITY MULTI-FAMILY (R-3C)**

### **29.71 INTENT**

The district is intended to create, preserve, and enhance areas for multi-family use at higher densities up to 20 units per acre for both permanent and more transient families. It is appropriate only in areas served by public utilities, with good accessibility to thoroughfares, public community centers, libraries, and shopping centers.

### **29.72 PERMITTED USES**

- (a) Townhouses.
- (b) Quads.
- (c) Multiple dwellings.
- (d) Public parks.
- (e) Group family day care. (Amended 4-4-91. Ord. 91-1248)
- (f) Fire stations. (Amended 9-19-91. Ord. 91-1264)

### **29.73 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)

### **29.74 CONDITIONAL USES**

- (a) Schools.
- (b) Churches.
- (c) Public buildings.
- (d) Home occupations.
- (e) Golf courses (public and private).
- (f) Private swimming pools.
- (g) Private tennis courts.
- (h) Elderly/Retirement Housing complying with standards as set forth in Section 29.793. (Added 4-2-87. Ord. 87-1017).
- (i) Structure height of greater than 2 1/2 stories or 30 feet for non-elderly multiple dwellings. (Amended 3-17-88. Ord. 88-1072)

**29.75 STANDARDS - QUAD, TOWNHOUSE**

- (a) Minimum area to be zoned R-3C - 10 acres.
- (b) Minimum frontage - none.
- (c) Minimum depth - none.
- (d) Front yard - 55 feet
- (e) Rear yard - 30 feet.
- (f) Side yard - 30 feet.
- (g) Parking - 2 garage spaces + 2 off-street spaces per unit or as required by the Director of Community Development.
- (h) Maximum density - 20 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 yard ..... 30 feet
  - (2) Side yard ..... 20 feet
  - (3) Rear yard ..... 20 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)

**29.76 STANDARDS - MULTIPLE DWELLING**

- (a) Minimum area to be zoned R-3C - 10 acres.
- (b) Minimum frontage - none.
- (c) Minimum depth - none.
- (d) Front yard - 55 feet

- (e) Rear yard - 20 feet.
- (f) Side yard - 20 feet.
- (g) Parking - 1/2 garage space + 2 off-street spaces per unit.
- (h) Maximum density - 20 units per acre.
- (i) Minimum dwelling size
  - (1) One (1) bedroom - 600 sq. ft. on first finished floor.
  - (2) Two (2) bedrooms - 720 sq. ft. for each additional bedroom.
  - (3) More than two (2) bedrooms - 120 additional square feet.
- (j) Minimum distance between buildings - 40 feet.
- (k) Maximum building height - 2-1/2 stories or 30 feet, whichever is less. Greater heights permitted by Conditional Use Permit. (Amended 3-17-88. Ord. 88-1072)
- (l) 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 yard .....30 feet
  - (2) Side yard .....20 feet
  - (3) Rear yard .....20 feet

When a R-3C, Multiple Family, is located adjacent to a R-1 or R-2 zoning district, the side yard and rear yard parking/driveway setback shall be a minimum of twenty-five (25) feet.

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

**29.77 SETBACK BUFFERS**

When higher density districts are located adjacent to lower density districts, the following setbacks shall apply for all yards and shall not be used for parking.

- (a) R-3C adjacent to R-1 - 100 ft.
- (b) R-3C adjacent to R-2 - 70 ft.
- (c) R-3C adjacent to R-3A- 50 ft.
- (d) R-3C adjacent to R-3B- 30 ft.
- (e) A reduction in the required setback buffer may be requested by following the requirements of Section 33.21, Buffer Yard Flexibility. (Amended 4-3-86. Ord. 86-937).

**29.78 PARKING**

- (a) Parking is permitted in the side or front yards provided that the parking area is effectively screened from public view by a combination of fence, plantings, and berms. (Amended 8-15-85. Ord. 85-898)
- (b) Parking areas in R-3C Districts shall be striped. Standard parking stalls shall be 9' x 20'. Driveways and parking aisles to be 24 foot minimum.
- (c) No parking is permitted within setback requirements.
- (d) For additional requirements, refer to Section 33.14.

**29.79 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 regulations 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)

**29.791 SCREENING**

- (a) At least 75% of the setback requirements between districts shall be maintained as a landscape buffer zone sufficient enough to provide an opaque screen. The buffer zone shall contain a combination of trees, shrubs, berms and fences.

**29.792 STORAGE**

- (a) For multiple dwellings, garbage receptacles must be in either the rear or side yards and screened from public view by a six (6) foot high solid fence.

**29.793 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:  
Efficiency.....440 square feet  
1 bedroom.....520 square feet  
2 bedroom.....700 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-3A.....30 feet

R-3B.....50 feet

R-3C.....50 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 (Amended 11-17-94. Ord. 94-1538)**

Maintenance free exterior as approved by the Zoning Administrator.