

**City of Blaine  
Anoka County, Minnesota  
Signature Copy**

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

**Ordinance: ORD 20-2465**

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**File Number: ORD 20-2465**

**A CODE AMENDMENT TO THE R1-B (SINGLE FAMILY) ZONING  
DISTRICT TO ALLOW ACCESSORY BUILDINGS UP TO 120 SQUARE  
FEET WITH VARIOUS LOCATIONAL AND DESIGN CRITERIA. (CASE  
FILE NO. 20-0032/LSJ)**

**THE CITY OF BLAINE DOES ORDAIN:** (Added portions are underscored and deleted portions are shown with overstrike.)

**29.063 - Accessory uses.**

a) ~~Attached private garages only. No detached garages or accessory buildings permitted except for chicken coops as regulated under Section 33.22.~~ Detached accessory buildings meeting the requirements of Section 29.065(k) and chicken coops as regulated under Section 33.22.

**29.65 - Standards.**

(k) It shall be required for all single family dwellings that there be an attached garage constructed of a minimum of five hundred twenty-eight (528) square feet (twenty-four (24) feet by twenty-two (22) feet). Total attached garage space and detached accessory building 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.

Garages (attached) shall have a rear and side yard setback of not less than 10 feet. Detached accessory buildings shall have rear and side yard setback of not less than five feet. However, pursuant to Ordinance Section 34-521, no detached accessory building may be located in the protective buffer zone of any stormwater pond. The protective buffer zone for the R-1B district is 75 feet from the high water level of the stormwater pond as defined in Ordinance Section 34.462.

One detached accessory building per lot is allowed and the square footage of the detached accessory building shall not exceed 120 square feet. 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 an attached garage and detached accessory building shall be compatible with the principal building. The facing material of the attached garage shall be compatible with the principal building. Garage (attached) doors shall not exceed ten (10) feet in height and detached accessory building doors cannot exceed 8 feet in height. (Ord. No. 94-1501, amended 4-21-1994)

Detached accessory buildings placed within a drainage and utility easement are done so at the owner's risk of removal by the City or other agencies that may have legal use of the easement.

**INTRODUCED** and read in full this 2nd day of November, 2020.

**PASSED** by the City Council of the City of Blaine this 7th day of December, 2020.

**Signed by** \_\_\_\_\_  
Chris Massoglia

**Date** \_\_\_\_\_

**Attest by** \_\_\_\_\_  
Catherine Sorensen, CMC, City Clerk

**Date** \_\_\_\_\_