



City of Blaine

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Ordinance: ORD 24-2547

Second Reading

Ordinance Granting an Amendment to the Blaine Zoning Code Highway 65 Overlay District (HOD), Adding Conditional Uses, Prohibited Uses and Modifying Performance Standards. City of Blaine (Case File No. 24-0013/SAS)

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

32.50 HIGHWAY 65 OVERLAY DISTRICT (HOD)

32.51 Intent.

The purpose of this overlay district is to promote the development of an attractive view of the community from Highway 65 through architectural and signage controls, landscaping, screening, building orientation~~to establish and establish~~ minimum standards for exterior architecture, design, landscaping, and signage of buildings that contribute to a community image of quality, visual aesthetics, permanence, and stability ~~which are in the best interest of the citizens of the City along the Highway 65 corridor.~~

~~These standards are further intended to ensure coordinated design of building exteriors, additions and accessory structure exteriors in order to prevent visual disharmony; minimize adverse impacts on adjacent properties from buildings which are or may become unsightly, and buildings that detract from the character and appearance of the area. It is not the intent of this ordinance to unduly restrict design freedom when reviewing and approving project architecture in relationship to the proposed land use, site characteristics and interior building layout.~~

(Ord. No. 98-1746, added 10-15-1998; Ord. No. 20-2447 , 7-20-2020)

32.52 Scope of application.

This overlay district shall apply to all properties which are zoned B-2 (Community Commercial), B-3 (Regional Commercial), B-4 (Office Park), B-5 (Town Commercial), PBD (Planned Business District), I-1 (Light Industrial), I-2 (Heavy Industrial), R-3B (Medium Density Multi-Family), and R-3C (High Density Multi-Family), which are located within seven hundred fifty (750) feet of the centerline of the right-of-way of Highway 65. Where only a portion of a parcel lies within seven hundred fifty (750) feet of the Highway 65 centerline, the ordinance shall apply to the entire parcel. (Ord. No. 98-1746, added 10-15-1998)

(Ord. No. 20-2447, 7-20-2020)

32.53 Prohibited uses.

~~The following uses are prohibited within the Highway 65 Overlay District:~~

- (a) Carwashes
- (b) Check cashing/Money exchange
- (c) Outside display area for boat sales or recreational vehicles.
- (d) Pawn shop

(e) Self Storage facility north of Highway 10

(f) Small equipment rental yards.

(g) Tattoo Parlors/shops

(h) Tobacco/vape shops

(Ord. No. 98-1746, added 10-15-1998; Ord. No. 07-2139, amended 8-2-2007; Ord. No. 20-2447, 7-20-2020)

32.54 Architectural Control Standards.

For development of properties within the Highway 65 Overlay District, the following standards shall be applied:

(a) At least fifty percent (50%) of all exterior wall finishes on any building shall be comprised of a combination of at least three (3) of the following materials with all materials present on each elevation:

- Brick.
- Natural or cultured stone.
- Glass.
- Masonry stucco or EIFS.
- Cementitious siding.
- Architectural metal.
- Integrally colored rock faced block.
- Other comparable or superior material as approved by the Zoning Administrator.

(1) The remaining fifty percent (50%) of all exterior wall finishes shall be comprised of any combination of decorative or rock face concrete block and textured concrete panels or other comparable or superior materials as approved by the Zoning Administrator. All building materials subject to approval of the Zoning Administrator. (Ord. No. 99-1807, amended 8-19-1999)

(2) Buildings may be constructed of primarily one (1) of the materials listed in subsection (1), if the design exceeds the intent of the ordinance.

(3) Buildings shall be oriented towards Highway 65 or at a minimum, give the appearance of having a front facing Highway 65 if adjacent to Highway 65.

(4) Building articulation elements shall be provided at a maximum of average spacing of 40 feet.

(5) No more than 75% of the building sides visible from Highway 65 may be constructed of decorative concrete block, pre-cast concrete or stucco.

(6) The exterior of the building shall have varied and interesting detailing. Large unadorned walls shall be prohibited (50' or more). All large walls viewable from Highway 65 must be relieved by architectural detailing, such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals in keeping with the size, mass and scale of the wall and its views from the public right-of-way.

(7) Exterior building material colors shall be complimentary of other buildings within the district.

~~(b) Architectural design.~~

~~(1) Each building design will be reviewed for at least the following considerations:~~

- ~~• Appropriate location of structures on the site with relationship to other site amenities, restrictions, adjacent land usage, etc.~~
- ~~• General massing, roof treatments, proportion and quantity of exterior openings.~~
- ~~• Use of exterior materials as they relate to adjacent structures, and their impact on the quality and character of the immediate area.~~
- ~~• Screening of mechanical equipment, tanks, loading docks, refuse handling, ancillary equipment, etc., whether on the roof or on the site.~~

(b) Landscaping.

(1) Applicable landscaping requirements set forth in Section 33.07 shall apply at least twenty-five percent of the required trees must be oversized. ~~be increased by 1.5 times, which shall include at least twenty five percent (25%) of the number of ornamental, conifer and overstory trees exceeding minimum size requirements in the front yard adjacent to Highway 65 or the service drive adjacent to Highway 65.~~

~~(d) Signage.~~

~~(1) All wall signs shall be comprised of individual letters.~~

~~(2) All monument signs shall incorporate materials and architectural design consistent with the principal building.~~

(c) Truck Parking. Truck parking shall not be permitted in any yard adjacent to Highway 65. Sites where it can be anticipated that there will be a need or occasion for parking of trucks shall provide space for semi-tractor/trailer parking. Such parking shall be located in a yard not adjacent to Highway 65 and shall be effectively screened from Highway 65 by principal ~~or accessory~~ buildings; or landscaping berming, etc.

~~(f) Gasoline Sales Standards. Each Conditional Use Permit for gasoline sales will be reviewed. (Ord. No. 98-1746, added 10-15-1998)~~

(Ord. No. 20-2447 , 7-20-2020)

32.55 Property South of Highway 10 R-3B (medium density multi-family) and R-3C (high density multi-family) residential.

(a) Conditional uses (in addition to what is permitted with the underlying zoning district): Self Storage Facility as part of a mixed use.

(1) Self Storage Facility Standards:

(aa) Must be part of a mixed-use project with a minimum of 1,500 square feet of other commercial use not related to the operations of the storage facility.

(bb) Storage units must be climate controlled

(cc) The self storage facility must be located in the rear of the property and not adjacent to Highway 65

(dd) No self storage facility may be located within 1,500 feet of another storage facility

(ee) Setback from residential is 100 feet.

(b) Building Setbacks along Central Avenue frontage road

(1) Front yard setback -30 feet

(2) Side yard setback – 20 feet – when adjacent to residential districts 50 feet

(aa) A reduction in the required setback buffer may be requested by following the requirements of section 33.20, Buffer Yard Flexibility

(3) Rear yard setback – 20 feet -when adjacent to residential districts 50 feet

(aa) A reduction in the required setback buffer may be requested by following the requirements of Section 33.20 Buffer Yard Flexibility

(c) Parking and driveways minimum setbacks from the property line:

(1) Front yard/corner side - 25 feet

(2) Side yard -10 feet

(3) Rear yard - 10 feet

(4) When adjacent to any residentially zoned property, the side yard and rear yard parking/driveway setback shall be a minimum of 25 feet.

~~(a) Landscaping. Applicable landscaping requirements set forth in Section 33.07 shall be increased by 1.5 times, which shall include at least twenty five percent (25%) of the number of ornamental, conifer and overstory trees exceeding minimum size requirements in the front yard adjacent to Highway 65 or the service drive adjacent to Highway 65.~~

~~(b) An opaque buffer screen along Highway 65 shall be established comprised of a combination of berming, fencing and landscaping as approved by the Zoning Administrator. Degree of opaqueness based on landscape~~

~~plantings providing coverage four (4) years after planting.
(Ord. No. 98-1746, added 10-15-1998; Ord. No. 20-2447, 7-20-2020)~~

~~32.56 Standards for mini-storage facilities.~~

~~Existing legal non-conforming self-storage facilities shall be required to follow the standards of Section 32.54 for any portion of a building that lies within two hundred (200) feet of a public right-of-way. Those buildings beyond two hundred (200) feet may be constructed of decorative masonry block designed architecturally compatible with Section 32.54 as approved by the Zoning Administrator. All other sections of Section 32.50 shall apply to mini-storage facilities.
(Ord. 99-1807, added 8-19-1999; Ord. No. 20-2447, 7-20-2020)~~

INTRODUCED and read in full this 1st day of April, 2024.

PASSED by the City Council of the City of Blaine this 15th day of April, 2024.



Tim Sanders
Signed by _____
Tim Sanders, Mayor

Cathy M. Sorensen
Signed by _____
Cathy Sorensen, CMC, City Clerk