



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 12-2249, Version: 3

ITEM: 11.1 DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

SECOND READING

CODE AMENDMENT TO SECTION 29.30 R-1 (SINGLE FAMILY) OF THE ZONING ORDINANCE TO ALLOW, AS A PERMITTED USE, THE OF STEEL PANEL (STANDING SEAM) METAL ROOF MATERIALS. CITY OF BLAINE (CASE FILE NO. 12-0006/BKS)

Planning Commission (Public Hearing)	03/13/12
City Council (First Reading)	04/05/12
City Council (Second Reading)	04/19/12

The City Council adopted a zoning code amendment in June of 2011 that allows standing seam metal roofs (see picture) in the City's large lot residential districts RE (Residential Estate) and FR (Farm Residential). While this issue was being discussed by the City Council it was also determined at that time that the amendment and the ability for standing seam metal roofs would not apply to standard R-1 zoning (covers most of the pre-2000 homes in Blaine). Currently the R-1 does allow metal roofing materials but they would need to be a shingle style similar to wood, tile, slate fiberglass or asphalt.

The City Council reconsidered this issue as part of a February 2, 2012 City Council workshop. While there was general council consensus that the residents in the R-1 zoning areas could benefit from using the steel panel roofing it was not clear if this option should be added to the R-1 as a permitted or conditional use permit. The City Council's concern was that while the CUP process provides benefits of neighborhood notice, public review and greater City control in terms of application and color, the CUP process also has a cost (\$432.14) and takes additional time (60-90 days).

The Planning Commission held a public hearing on this amendment and unanimously (5-0) recommended approval of the ordinance amendment as a permitted use. The Planning Commission felt the CUP process was not necessary to meet the goals of the City. The attached ordinance therefore has been drafted, as a permitted use, consistent with the Planning Commission's recommendation and first reading of the ordinance by the City Council.

By motion, approve second reading of Ordinance No. 12-2249, allowing steel panel metal roofing in the R-1 (Single Family) zoning district.

Attachments

Photo of Metal Roof

PER SECTION 29.30 OF THE ZONING ORDINANCE

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

Section 29.35 Standards of R-1 (Single Family)

(p) All single family dwellings and additions to single family dwellings, other than earth sheltered homes and rear yard pre-engineered patio enclosures, shall have at least a 3/12 roof pitch and shall have a shingled roof. Steel panel (standing seam) roofing can be used as an alternative to a shingled roof provided the material used is 1) a minimum 26 gauge steel base sheet 2) provided with a minimum G-90 galvanized protective coating or equivalent 3) a factory finished solid color material with a minimum paint quality grade of Standard or Better. All steel panel roofing shall be installed per the most current edition of the Mn State Residential Building Code and the manufacturer's installation instructions. Only manufacturer produced flashing, fasteners, trim pieces and vents shall be used in the installation of steel panel roofing. Variations on non-manufacturer produced accessories shall be pre-approved by the City Building Official for use with any steel panel roofing. Pre-engineered patio enclosures shall be limited to not more than 320 square feet of floor area and shall not have any dimension greater than 20 feet. All pre-engineered patio enclosure plans need to be approved by the building department with issuance of a building permit. (Amended 9-17-98. Ord. No. 98-1743)

INTRODUCED AND READ in full the 5th day of April 2012.

PASSED by the City Council of the City of Blaine this 19th day of April 2012.