

CITY OF CHANHASSEN  
CARVER AND HENNEPIN COUNTIES, MINNESOTA

ORDINANCE NO. 607

AN ORDINANCE AMENDING CHAPTER 20 OF THE  
CHANHASSEN CITY CODE, THE CITY'S ZONING ORDINANCE,  
BY AMENDING A PLANNED UNIT DEVELOPMENT

THE CITY COUNCIL OF THE CITY OF CHANHASSEN ORDAINS:

Section 1. Chapter 20 of the Chanhassen City Code, the City's zoning ordinance, is hereby amended by amending the Villages on the Ponds Planned Unit Development Design Standards in its entirety as follows:

VILLAGES ON THE PONDS

**DEVELOPMENT DESIGN STANDARDS**

**a. Intent**

The purpose of this zone is to create a mixed use PUD consisting of commercial, institutional, office, and residential uses. The use of the PUD zone is to allow for more flexible design standards while creating a higher quality and more sensitive proposal. All utilities are required to be placed underground. Each lot proposed for development shall proceed through site plan review based on the development standards outlined below. The Central Business District regulations shall apply except as modified by this ordinance.

**b. Permitted Uses**

The permitted uses in this zone should be limited to uses as defined below or similar uses to those as listed in the Standard Industrial Classification. If there is a question as to the whether or not a use meets the definition, the Planning Director shall make that interpretation. No single retail user shall exceed 20,000 square feet on a single level of a building. A maximum of thirty-three (33) percent of the square footage of the retail users within the development may be of a "big box" category. The intent of this requirement is to provide a variety of users, including small retail shops, service providers, coffee shops, cabarets, etc., for residents of the Villages as well as the community as a whole, rather than typical suburban type large, individual users dominating the development and detracting from the "village" character. Retail users should be those that support and compliment the residential development located within the development, providing goods and services which enhance residents of the village and the community.

Office. Professional and business office, non-retail activity except for showroom type display area for products stored or manufactured on-site provided that no more than 20 percent of the floor space is used for such display and sales.

bank/credit union  
finance, insurance and real estate

health services - except nursing homes and hospitals  
engineering, accounting, research management and related services  
legal services

Personal Services. Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel.

dry cleaning  
beauty or barbershop  
shoe repair  
photographic studio  
tax return preparation  
laundromat  
health club  
optical goods  
computer services  
day care center  
copying  
mail stores

Institutional. Establishments that are public/semi-public in nature.

church  
library  
education services  
day care  
art gallery  
dance studio  
cultural facility

Commercial/Retail. Establishments engaged in commercial operations including retail sales and services and hospitality industries.

Apparel and Accessory Stores

shoe stores  
electronic and music store and musical instruments  
restaurant – no drive through, except on Lot 1, Block 1, Villages on the Ponds 2<sup>nd</sup> Addition through a conditional use permit and compliance with the following standards - the drive through shall provide sufficient stacking to assure that traffic is not backed into the parking lot drive aisles; loud speakers used for ordering shall be shielded so that noise is not heard off-site, and the drive through shall be screened from off-site views. (amended 8/13/01)

restaurant - fast food only if integrated into a building  
no freestanding fast food and no drive through

drug store/pharmacy  
book/stationary  
jewelry store  
hobby/toy game

gift novelty and souvenir  
sewing, needlework and piece good  
florist  
camera and photographic supply  
art and art supplies, gallery  
sporting goods  
video rental  
food stores including bakery and confectionery  
hardware store  
computer store  
hotel/motel  
entertainment  
liquor store  
pets and pet supplies  
home furnishings

Residential. Residential units shall be provided as upper level units above the commercial/office uses within the village core and as stand alone units. A minimum of 50 percent of the residential units shall be rental units. Of the rental units, the city has adopted a goal of 35 percent of the units meeting the Metropolitan Council's affordable criteria. For the ownership housing, the city has adopted the goal of 50 percent of the units meeting the Metropolitan Council's affordable criteria.

**Prohibited Uses:**

Auto related including auto sales, auto repair, gas stations

**c. Setbacks**

In the PUD standards, there is the requirement for landscape buffering in addition to building and parking setbacks.

The following setbacks shall apply:

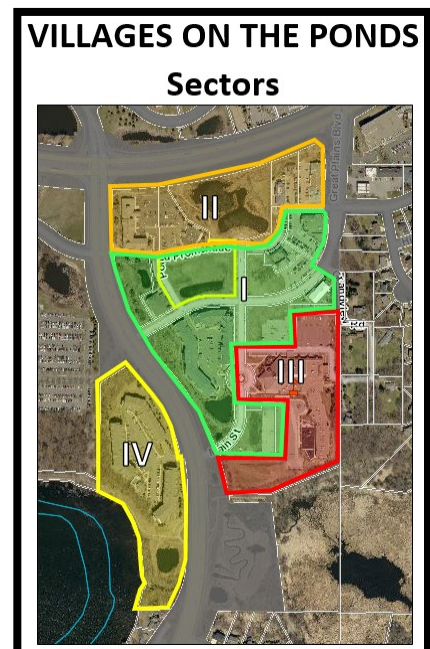
	<b>Building</b>	<b>Parking</b>
Great Plains Blvd.: Buffer yard & Setback	C, 0'	0'
Market Blvd.: Buffer yard & Setback	C, 50'	20'
Highway 5: Buffer yard & Setback	B, 50'	20'
Interior Side Lot Line: Buffer yard & setback	NA, 0'	0'
East Perimeter Side Lot Line (adjacent to residential): Buffer yard & setback	D, 50'	50'
West Perimeter Side Lot Line (adjacent to industrial): Buffer yard & setback	B, 50	20

Buffer yards are as specified in the City of Chanhassen Landscaping and Tree Removal Ordinance, Article XXV.

No fences shall be permitted between the required landscape buffer and arterial and collector roads.

**d. Development Site Coverage and Building Height**

1. The PUD standard for hard surface coverage is 70% for the overall development. Individual lots may exceed this threshold, but in no case shall the average exceed 70 percent.
2. More than one (1) principal structure may be placed on one (1) platted lot.
3. The maximum building height shall be Sector I - four stories (residential with street level commercial or office)/50 ft. (retail and office buildings without residences above shall be limited to three stories/40 ft.) except for the lot on the corner of Promenade Pond and Great Plains Boulevard shall be limited to two stories and 30 feet, Sector II - three stories/40 ft., Sector III - three stories/40 ft., and Sector IV - four stories/50 feet. Building height limitations are exclusive of steeples, towers, and other architectural and roof accents. (Amended 11/26/01)
4. The maximum building footprint for any one building shall be limited to 20,000 square feet without a street level break in the continuity of the building, e.g., pedestrian passageways, except for the church and residential only buildings.
5. The following table shall govern the amount of building area for the different uses:



	<b>Commercial/ Retail (sf)</b>	<b>Office/Service (sf)</b>	<b>Institutional (sf)</b>	<b>Dwelling Units</b>	<b>TOTAL sf</b>
Sector I	114,500	83,500	0	160	198,000
Sector II	*60,000	14,000	0	0	74,000
Sector III	0	0	100,000	0	100,000
Sector IV	0	0	0	162	0
<b>TOTAL</b>	<b>174,500</b>	<b>97,500</b>	<b>100,000</b>	<b>322</b>	<b>372,000</b>
(amended 11/26/01)					
* Includes 47,200 square-foot, 106-unit motel					

Building square footages may be reallocated between sectors and between uses subject to approval by the Planning Director. The following factors shall be used in calculating the reallocation of building square footages between uses:

- 1 Residential apartment unit = 3 congregate care (assisted living or dementia) unit.
- 1 Residential apartment unit = 2 elderly (independent) unit.
- 1 Residential apartment unit = 360 square feet of office/service.
- 1 Residential apartment unit = 90 square feet of retail.
- 1 Residential apartment unit = 440 square feet of institutional.
- 950 square feet of office/service = 1,000 square feet of institutional.
- 300 square feet of retail = 1,000 square feet of office/service.
- 290 square feet of retail = 1,000 square feet of institutional. (amended 11/26/01)

In no instance shall addition institutional building square footage be reallocated without an amendment to the PUD.

- 6. Buildings adjacent to pedestrian sidewalks must have commercial/office on the majority of the street frontage. (amended 11/26/01)

**e. Building Materials and Design**

- 1. The PUD requires that the development demonstrate a higher quality of architectural standards and site design. The intent is to create a pedestrian friendly, “traditional” village character consistent with the European heritage of the upper midwest and the atmosphere within this development, yet with the amenities and technological tools of modern times. The village elevations shown on the PUD drawings are to be used only as a general guideline and the reflection of the overall village image including the north-midwestern architectural vocabulary, village like human scale and flavor, and variety in design and facade treatment.
- 2. All materials shall be of high quality and durable. Major exterior surfaces of all walls shall be face brick, stone, glass, stucco, architecturally treated concrete, cast in place panels, decorative block, cedar siding, vinyl siding in residential with support materials, or approved equivalent as determined by the city. Color shall be introduced through colored block or panels and not painted block or brick. Bright, long, continuous bands are prohibited. Bright or brilliant colors and sharply contrasting colors may be used only for accent purposes and shall not exceed 10 percent of a wall area.

3. Block shall have a weathered face or be polished, fluted, or broken face. Exposed cement (“cinder”) blocks shall be prohibited.
4. Metal siding, gray concrete, curtain walls and similar materials will not be approved except as support material to one of the above materials, or as trim or as HVAC screen, and may not exceed more than 25 percent of a wall area.
5. All accessory structures shall be designed to be compatible with the primary structure.
6. All roof mounted equipment shall be screened by walls of compatible appearing material. Wood screen fences are prohibited. All exterior process machinery, tanks, etc., are to be fully screened by compatible materials. All mechanical equipment shall be screened with material compatible to the building.
7. The buildings shall have varied and interesting detailing. The use of large unadorned, concrete panels and concrete block, or a solid wall unrelieved by architectural detailing, such as change in materials, change in color, fenestrations, 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 public ways shall be prohibited. Acceptable materials will incorporate textured surfaces, exposed aggregate and/or other patterning. All walls shall be given added architectural interest through building design or appropriate landscaping.
8. Space for recycling shall be provided in the interior of all principal or accessory structures.
9. There shall not be underdeveloped backsides of buildings. All elevations shall receive nearly equal treatment and visual qualities.
10. The materials and colors used for each building shall be selected in context with the adjacent building and provide for a harmonious integration with them. Extreme variations between buildings on the same street in terms of overall appearance, bulk and height, setbacks and colors shall be prohibited.
11. Slope roof elements shall be incorporated in all structures: Sector I - minimum 70 percent of roof area shall be sloped, Sector II - minimum of 70 percent of the roof area shall be sloped, Sector III - minimum of 30 percent of the roof area shall be sloped, and Sector IV - minimum of 70 percent of the roof area shall be sloped. An exception to this requirement are roof areas designed for human use such as decks, garden areas, patios, etc., which will not be counted towards flat roof area.
12. The following design elements should be incorporated into individual structures:

### Building Accents

Towers, silos, arches, columns, bosses, tiling, cloisters, colonnades, buttresses, loggias, marquees, minarets, portals, reveals, quoins, clerestories, pilasters.

### Roof Types

Barrow, dome, gable, hip, flat.

### Roof Accents

Cupolas, cornices, belfries, turrets, pinnacles, look-outs, gargoyles, parapets, lanterns. Accent elements such as towers, turrets, spires, etc., shall be excluded from the sector building height limitation.

### Window Types

Bay, single paned, multi-paned, angular, square, rectangular, half-round, round, italianate.

### Window Accents

Plant boxes, shutters, balconies, decks, grates, canopies, awnings, recesses, embrasures, arches, lunettes.

Street level windows shall be provided for a minimum of 50 percent of the ground level wall area.

## **f. Site Landscaping and Screening**

1. All buffer landscaping, including boulevard landscaping, included in Phase I shall be installed when the grading of the phase is completed. This may well result in landscaping being required ahead of individual site plan approvals, but we believe the buffer yard and boulevard plantings, in particular, need to be established immediately. In addition, to adhere to the higher quality of development as spelled out in the PUD zone, all loading areas shall be screened. Each lot for development shall submit a separate landscaping plan as a part of the site plan review process.
2. All open spaces and non-parking lot surfaces, except for plaza areas, shall be landscaped, rockscaped, or covered with plantings and/or lawn material. Tree wells shall be included in pedestrian areas and plazas.
3. Storage of material outdoors is prohibited.
4. Undulating or angular berms 3' to 5' in height, south of Highway 5 and along Market Boulevard shall be sodded or seeded at the conclusion of grading and utility construction. The required buffer landscaping may be installed where it is deemed necessary to screen any proposed development. All required boulevard landscaping shall be sodded.

5. Loading areas shall be screened from public right-of-ways. Wing walls may be required where deemed appropriate.
6. Native species shall be incorporated into site landscaping, whenever possible.

**g. Signage**

1. One project identification sign shall be permitted for the development at each end of Lake Drive and at the south end of Main Street. Project identification sign(s) may also be located at the entrances to the development(s) in Sector IV. Project identification signs shall not exceed 24 square feet in sign display area nor be greater than five feet in height. One project identification sign, with a maximum height of 20 feet, which may be increased in height subject to city approval based on the design and scale of the sign, designed as a gateway to the project shall be located at the north end of Main Street. Individual lots are not permitted low profile ground business sign. Within Sector III, one sign for the church and one sign for the school may be placed on streetscape walls. The top of the signs shall not extend more than eight feet above the ground and the total sign area for the signs shall not exceed 64 square feet. Pylon signs are prohibited. The sign treatment is an element of the architecture and thus should reflect the quality of the development. The signs should be consistent in color, size, and material and height throughout the development. A common theme will be introduced at the development's entrance monument and will be used throughout.
2. All signs require a separate sign permit.
3. Wall business signs shall comply with the city's sign ordinance for the central business district for determination of maximum sign area. Wall signs may be permitted on the "street" front and primary parking lot front of each building.
4. Projecting signs are permitted along Main Street and Lake Drive and along pedestrian passageways subject to the conditions below.

**Signage Plan and Restrictions**

**Wall Signs**

1. The location of letters and logos shall be restricted to the approved building sign bands, the tops of which shall not extend greater than 20 feet above the ground. In Sectors I and II, sign height may be increase based on the criteria that the signage is compatible with and complementary to the building architecture and design. The letters and logos shall be restricted to a maximum of 30 inches in height except along the north and west elevations for buildings within sectors I and II. These letters may be increased to 48 inches. All individual letters and logos comprising each sign shall be constructed of wood, metal, or translucent facing. (Amended 7/27/15)
2. If illuminated, individual dimensional letters and logos comprising each sign may be any of the following:



- a. Exposed neon/fiber optic,
  - b. Open channel with exposed neon,
  - c. Channel Letters with acrylic facing,
  - d. Reverse channel letters (halo lighted), or
  - e. Externally illuminated by separate lighting source.
3. Tenant signage shall consist of store identification only. Copy is restricted to the tenant's proper name and major product or service offered. Corporate logos, emblems and similar identifying devices are permitted provided they are confined within the signage band and do not occupy more than 15% of the sign area unless the logo is the sign.
  4. Within Sectors I and II, architecturally, building-integrated panel tenant/logo sign may be permitted based on criteria that the signage is compatible with and complementary to the building design and architecture. Architectural elements specifically created to increase signage height are prohibited.
  5. Backlit awnings are prohibited.

#### Projecting Signs

1. The letters and logos shall be restricted to the approved building sign area.
2. All wooden signs shall be sandblasted and letters shall be an integral part of the building's architecture.
3. Signage shall consist of store identification only. Copy is restricted to the tenant's proper name and major product or service offered and such minimal messages such as date of establishment of business. Corporate logos, emblems and similar identifying devices are permitted provided they are confined within the signage band or within the projecting sign and do not occupy more than fifteen (15) percent of the sign display area.
4. Projecting signs shall be stationary, may not be self-illuminated but may be lighted by surface mounted fixtures located on the sign or the adjacent facade.
5. Projecting signs shall be limited to one per tenant on street frontage and pedestrian passageway and may not exceed six square feet. Letters shall have a maximum height of 12 inches.
6. Projecting signs shall be a minimum of eight feet above the sidewalk and shall not project more than six feet from the building facade.
7. Plastic, plexi-glass, clear plex, or similar material projecting signs are prohibited unless used in conjunction with other decorative materials.
8. Projecting signs may be painted, prefinished, or utilize exposed metal. Any exposed metal shall be anodized aluminum, stainless steel, titanium, bronze, or other similar non-corrosive or non-oxidizing materials.

### Window Signs

1. Window signs shall not cover more than 25 percent of the window area in which they are located.
2. Window signs shall not use bright, garish, or neon paint, tape, chalk, or paper.

### Menu Signs

1. Shall be located at eye level adjacent to tenant entries and shall not exceed 4 feet in height.
2. Shall be used only to convey daily specials, menus and offerings and shall be wood framed chalkboard and/or electronic board with temporary handwritten lettering. No paper construction or messages will be permitted.
3. Menu signs shall be limited to one per tenant and may not exceed 8 square feet.

### Festive Flags/Banners

1. Flags and banners shall be permitted on approved standards attached to the building facade and on standards attached to pedestrian area lighting.
2. Plastic flags and banners are prohibited.
3. Flags and banners shall be constructed of fabric.
4. Banners shall not contain advertising for individual users, businesses, services, or products.
5. Flags and banners shall project from buildings a maximum of two feet.
6. Flags and banners shall have a maximum area of 10 square feet.
7. Flags and banners which are torn or excessively worn shall be removed at the request of the city.

### Building Directory

1. In multi-tenant buildings, one building directory sign may be permitted. The directory sign shall not exceed eight square feet.

### Pole Directory Sign

1. Pole directory signs consisting of single poles with individual nameplate type directional arrows may be located within the development.
2. Pole directory sign shall not exceed 15 feet in height.
3. Directory signs shall be a minimum of eight feet above the sidewalk.
4. A maximum of eight directory signs may be provided per pole.
5. The maximum size of an individual sign shall be 18 inches long by four inches wide.
6. Poles shall be a minimum of 10 feet behind the curb.

### **h. Lighting**

1. Lighting for the interior of the business center should be consistent throughout the development. The plans do not provide for street lighting. As with previous developments, the City has required the developer to install street lights throughout the street system.
2. A shoe box fixture (as specified by City Code) with decorative natural colored pole shall be used throughout the development parking lot area for lighting. Decorative, pedestrian scale lighting shall be used in plaza and sidewalk areas and may be used in parking lot areas.
3. Lighting equipment similar to what is mounted in the public street right-of-ways shall be used in the private areas.
4. All light fixtures shall be shielded. Light level for site lighting shall be no more than 1/2 candle at the project perimeter property line. This does not apply to street lighting.
5. Light poles shall be limited to a height of 20 feet.
6. Lighting for parking areas shall minimize the use of lights on pole standards in the parking area. Rather, emphasis should be placed on building lights and poles located in close proximity to buildings.

### **i. Parking**

1. Parking shall be provided based on the shared use of surface parking areas whenever possible. Cross access easements and the joint use of parking facilities shall be protected by a recorded instrument acceptable to the city.
2. A minimum of 75 percent of a building's parking shall be located to the "rear" of the structure and in underground garages.

3. The development shall be treated as a integrated shopping center and provide a minimum of one space per 200 square feet of commercial/retail area. The office/personal service component shall be treated as an integrated office building and provide 4.5 space per 1,000 square feet for the first 49,999 square feet, four per thousand square feet for the second 50,000 square feet, and 3.5 per thousand square feet thereafter. Residential uses shall provide 1.5 spaces per unit as underground parking with visitor spaces provided as part of the commercial/office uses. Within sector IV, visitor parking shall be provided at a rate of 0.5 stalls per unit. Hotel/motels shall comply with city ordinance. Churches/schools shall comply with city ordinance, however, a minimum of 50 percent of the parking shall be shared.

Section 2. This ordinance shall be effective immediately upon its passage and publication.

PASSED AND ADOPTED by the Chanhassen City Council this 27<sup>th</sup> day of July, 2015.

ATTEST:

---

Todd Gerhardt, Clerk/Manager

---

Denny Laufenburger, Mayor

(Summary Ordinance approved on August 10, 2015 and Published in the Chanhassen Villager on August 20, 2015)

History:  
Adopted September 23, 1996  
Amended August 13, 2001  
Amended November 26, 2001  
Amended May 10, 2010  
Amended July 27, 2015