

**AN ORDINANCE AMENDING CHAPTER 20 OF THE
CHANHASSEN CITY CODE, THE CITY'S ZONING ORDINANCE,
BY REZONING CERTAIN PROPERTY**

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 rezoning all property within Lynmore Addition to Planned Unit Development - Residential.

Section 2. The rezoning of this property incorporates the following development design standards:

Lynmore Zoning Standards

a. Intent

The purpose of this zone is to create a PUD for a single-family detached housing development. The use of the PUD zone is to allow for more flexible design standards while creating a higher quality and more sensitive proposal. The PUD requires that the development demonstrate a higher quality of architectural standards and site design. Except as modified by the Lynmore Addition PUD ordinance, the development shall comply with the requirements of the Single-Family Residential District (RSF).

b. Permitted Uses

The permitted uses in this zone shall be single-family detached houses and their accessory uses.

c. Lot Requirements and Setbacks

Minimum Lot size: 12,854 square feet. Must average 15,000 square feet over the entire Lynmore development.

Minimum Lot Width: 90 feet

Minimum Lot Depth: 125 feet

The PUD ordinance requires setbacks from roadways and exterior property lines. The following table displays those setbacks.

Minimum setbacks:

Setback	Standards
PUD exterior	thirty (30) feet
Front yard :	twenty-five (25) feet, except Lot 6 at twenty (20) feet
Rear yard :	thirty (30) feet
Side yard :	ten (10) feet
Bluff Creek Primary Zone:	forty (40) feet
Galpin Blvd. :	fifty (50) feet
Hard Surface Coverage	30%

Section 3. The zoning map of the City of Chanhassen shall not be republished to show the aforesaid zoning, but the Clerk shall appropriately mark the zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided for in this ordinance, and all of the notations, references, and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

Section 4. This ordinance shall be effective immediately upon its passage and publication.

PASSED AND ADOPTED this ___ day of _____, 2012 by the City Council of the City of Chanhassen, Minnesota.

Todd Gerhardt, City Manager

Thomas A. Furlong, Mayor

(Published in the Chanhassen Villager on _____)

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