

CITY OF CHANHASSEN  
CARVER AND HENNEPIN COUNTIES, MINNESOTA

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 20 OF THE  
CHANHASSEN CITY CODE, THE CITY'S ZONING ORDINANCE,  
PRESERVE AT RICE LAKE

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 13.23 acres of property located at the southeast intersection of Tigua Lane and West 86th Street and north of Highway 212, from Single Family Residential (RSF) and Mixed Low Density Residential (R4) to Planned Unit Development-Residential (PUD-R), incorporating the following design standards:

**PRESERVE AT RICE LAKE**

**a. Intent**

The purpose of this zone is to create a PUD for a single-family detached 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 Preserve at Rice Lake development standards, the development must comply with the Residential Low and Medium Density District, RLM.

**b. Permitted Uses**

The permitted uses in this zone shall be limited to single-family detached houses and their ancillary uses. The type of uses to be provided on common areas shall be low-intensity neighborhood-oriented accessory structures to meet daily needs of residents. Such uses may include development signage, garden, gazebo, maintenance shed, picnic shelter, permanent open space, playground equipment and trails.

**c. Setbacks**

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

	<b>Setback Standards</b>
Highway 212	30 feet
Exterior (Perimeter) Lot Lines	50 feet
Front Yard	25 feet
Side Yard: garage side and house side	5 feet/10 feet (minimum separation between buildings is 15 feet)

	<b>Setback Standards</b>
Rear Yard	30 feet
Hard Surface Coverage on individual lots	30 % *
Single-family detached (area)	1,000 square feet
Single-family detached (lot width)	60 feet
Single-family detached (lot depth)	100 feet

\*Lot coverage may not exceed those established in the compliance table.

Planning Department Conditions

- All lots must comply with the following table:

**COMPLIANCE TABLE**

	<b>Area (square feet)</b>	<b>Width (feet)</b>	<b>Depth (feet)</b>	<b>Maximum Hardcover (square feet)</b>	<b>Notes</b>
<b>PUD</b>	<b>10,000</b>	<b>60 at building setback</b>	<b>100</b>	<b>30 percent</b>	
<b>L1 B1</b>	10,085	129	122	3,025	Wetland
<b>L2 B1</b>	10,001	90	108	3,000	Wetland
<b>L3 B1</b>	11,324	152	109	3,397	Wetland
<b>L4 B1</b>	10,281	76	143	3,084	Wetland
<b>L5 B1</b>	10,103	70	146	3,031	
<b>L6 B1</b>	10,301	63	134	3,090	
<b>L7 B1</b>	10,017	62	128	3,005	
<b>L8 B1</b>	10,000	62	128	3,000	Wetland
<b>L9 B1</b>	10,187	62	129	3,056	Wetland
<b>L10 B1</b>	10,024	63	123	3,007	Wetland
<b>L11 B1</b>	12,083	65 (building setback)	116	3,625	Wetland
<b>L12 B1</b>	10,017	65 (building setback)	118	3,005	Wetland
<b>L1 B2</b>	14,085*	108 (building setback)	132	4,225	Wetland, * area of neck (4,961 sq. ft.) excluded from lot area calculations
<b>L2 B2</b>	10,781	91	106	3,234	Corner lot
<b>L3 B2</b>	10,000	106	127	3,000	
<b>L4 B2</b>	10,003	90	148	3,001	
<b>Outlot A</b>	282,005				6.47 acres open space/wetlands
<b>Outlot B</b>	47,560				1.09 acres open space/wetlands
<b>ROW</b>	72,332				1.66 acres
<b>TOTAL</b>	576,299				13.23 acres

**Wetland setback:** 20-foot buffer, 30-foot principal structure, 15-foot accessory structure.

**Front:** 25 feet      **Rear:** 30 feet, accessory structure 15 feet

**Side:** 10-foot house, 5-foot garage

**d. Monument Sign**

One monument sign shall be permitted at the entrance to the development off of West 86th Street. The sign shall not exceed 24 square feet in sign display area nor be greater than 5 feet in height. The sign shall be set back a minimum of 10 feet from the property line.

**e. Lighting**

All light fixtures shall be shielded. Light level for site lighting shall be no more than ½-foot candle at the project perimeter property line. This does not apply to street lighting.

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

PASSED AND ADOPTED this 12<sup>th</sup> day of August, 2013, by the City Council of the City of Chanhassen, Minnesota

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Todd Gerhardt, City Manager

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Thomas A. Furlong, Mayor

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