

**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 **Camden Ridge** to Planned Unit Development-Residential.

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

DEVELOPMENT DESIGN STANDARDS

Camden Ridge

a. Intent

The purpose of this zone is to create a PUD for a single-family detached and twinhome 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 Camden Ridge 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 twinhomes and their ancillary uses. The type of uses to be provided on common area shall be low-intensity neighborhood-oriented accessory structures to meet daily needs of residents. Such uses may include a bus shelter, 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.

	Setback Standards
Highway 212	50 feet
Exterior (Perimeter) Lot Lines	50 feet
Front Yard	25 feet
Front Yard (side street)	20 feet
Side Yard: garage side and house side	7.5 feet (minimum separation between buildings is 15 feet)

	Setback Standards
Rear Yard	25 feet
Hard Surface Coverage	35 % *
Bluff Creek Primary zone boundary (BCO)	40 feet with the first 20 feet as buffer
Minimum Lot Dimensions	Standards
Single-family detached (area)	9,000 square feet
Single-family detached (lot width)	70 feet (75 feet in shoreland district)
Single-family detached (lot depth)	130 feet
Twinhome lot (area per unit)	5,100 square feet
Twinhome lot (lot width)	32 feet
Twinhome lot (lot depth)	120 feet

*The entire development, including the public and private streets and Outlots, may not exceed 35 percent hard coverage. Individual lots may exceed the 35 percent site coverage. Lots within the shoreland district may not exceed 25 percent site coverage. Lot coverage may not exceed those established in the compliance table.

Section 3. The zoning map of the City of Chanhasen 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 _____, 20___, by the City Council of the City of Chanhasen, Minnesota.

Todd Gerhardt, City Manager

Thomas A. Furlong, Mayor

(Published in the Chanhasen *Villager* on _____)