

**CITY OF CHANHASSEN  
CARVER AND HENNEPIN COUNTIES, MINNESOTA**

**ORDINANCE NO. 567**

**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 Trotters Ridge Planned Unit Development - Residential.

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

**Trotters Ridge Zoning Standards**

**a. Intent**

The purpose of this zone is to create a PUD for Trotters Ridge. 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 **Trotters Ridge** PUD ordinance, the development shall comply with the requirements of the Residential Single Family District (RSF).

**b. Permitted Uses**

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

**c. Lot Requirements and Setbacks**

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

	<b>Standards</b>
<b>Lot Requirements:</b>	
Minimum lot size	11,000 square feet
Lot width	90 feet at the building setback line
Lot depth	100 feet
<b>Setbacks:</b>	
Front lot line	25 feet (except Lot 15 Block 2 20 foot)
Side lot line	10 feet
Rear lot line	30 feet
Wetland	See wetland buffer and setback table
<b>Hard Surface Coverage:</b>	30 %

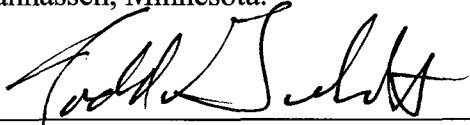
**Wetland Buffer and Setbacks:**

<b>Block</b>	<b>Lot</b>	<b>Wetland Buffer (feet)</b>	<b>Wetland Setback from buffer (feet)</b>
1	6	0 feet	40 feet
1	7	10 feet	40 feet
1	8	10 feet	40 feet
1	9	20 feet	40 feet
1	10	20 feet	40 feet
1	11	10 feet	40 feet
1	12	10 feet	40 feet
1	21	20 feet	40 feet
1	22	20 feet	40 feet
1	23	20 feet	40 feet
1	24	15 feet	40 feet
1	25	15 feet	40 feet
1	26	15 feet	40 feet
1	27	15 feet	40 feet
1	28	0 feet	40 feet
1	29	0 feet	40 feet
2	6	20 feet	40 feet
2	7	20 feet	40 feet
2	8	5 feet	40 feet
2	9	5 feet	40 feet
2	10	10 feet	40 feet
2	11	0 feet	40 feet

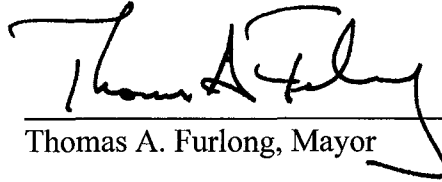
Section 3. The zoning map of the City of Chanhassen shall not be republished to show the aforesaid zoning, but the Clerk shall appropriately mark the zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided for in this ordinance, and all of the notations, 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 13<sup>th</sup> day of August, 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 August 23, 2012)