

**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 WillowRidge, WillowRidge 2<sup>nd</sup> Addition and WillowRidge 3<sup>rd</sup> Addition to Planned Unit Development – Residential.

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

**WillowRidge, WillowRidge 2<sup>nd</sup> Addition and WillowRidge 3<sup>rd</sup> Addition Zoning Standards**

**a. Intent**

The purpose of this zone is to create a PUD for single-family detached homes. 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 WillowRidge, WillowRidge 2<sup>nd</sup> Addition and WillowRidge 3<sup>rd</sup> Addition PUD ordinance, the development shall comply with the requirements of the RSF, Single Family Residential District.

**b. Permitted Uses**

The permitted uses in this zone shall be single-family homes 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>Setbacks:</b>	
Front Lot Line	25 feet
Side Lot Line	10 feet
Rear Lot Line	30 feet
Wetland: Buffer and buffer setback	See wetland compliance table

<b>Hard Surface Coverage</b>	25 % in the Shoreland District or 30% out of Shoreland District
<b>Lot Requirements:</b>	
Minimum Lot Size	14,000 Square feet minimum
Minimum Lot Width	80 feet
Minimum Lot Depth	125 feet

<b>WillowRidge Addition Wetland Compliance Table</b>			
<b>Block</b>	<b>Lot</b>	<b>Wetland Buffer Setback (feet)</b>	<b>Buffer Strip</b>
2	1	50	15
2	2	75	25
2	3	75	25
2	4	75	25
2	5	75	25
2	6	75	25
2	7	75	25
2	8	75	25
2	9	75	25
2	10	10	10
3	1	40	10
3	2	40	10
3	3	45	10
3	4	40	10
3	5	40	10
3	6	NA	25
3	7	NA	25
3	8	45	10
3	9	45	10
3	10	100	NA
3	11	75	20
3	12	75	25
3	13	90	20
3	14	75	NA

<b>WillowRidge 2nd Addition Wetland Compliance Table</b>			
<b>Block</b>	<b>Lot</b>	<b>Wetland Buffer Setback (feet)</b>	<b>Buffer Strip</b>
2	4	75	25
2	5	65	25
2	6	75	25
3	1	40	10
3	2	60	25
3	3	65	20

<b>WillowRidge 2nd Addition Wetland Compliance Table</b>			
<b>Block</b>	<b>Lot</b>	<b>Wetland Buffer Setback (feet)</b>	<b>Buffer Strip</b>
3	4	50	15

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.

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Todd Gerhardt, City Manager

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Thomas A. Furlong, Mayor

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