

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

**ORDINANCE NO. 552**

**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 Triple Crown Estates to Planned Unit Development - Residential.

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

**Triple Crown Estates Zoning Standards**

**a. Intent**

The purpose of this zone is to create a PUD for single-family detached units. 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. Ancillary uses may be permitted once a primary use has occupied the site. Except as modified by the Triple Crown Estates PUD ordinance, the development shall comply with the requirements of the Single-Family Residential, RSF, District.

**b. Permitted Uses**

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

**c. Lot Requirements and Setbacks**

Minimum Lot Area: 11,300 square feet  
Minimum Width: 70 feet at the building setback line  
Minimum Depth: 108 feet

Minimum setbacks:

Front yard: 25 feet  
Rear yard: 30 feet  
Side yard: 10 feet.

Hardcover: 30 percent site coverage.

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 25<sup>th</sup> day of June, 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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