

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

**ORDINANCE NO. 534**

**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 Chanhassen Vista, Chanhassen Vista 2<sup>nd</sup> Addition, Chanhassen Vista 3<sup>rd</sup> Addition and Chanhassen Vista 4<sup>th</sup> Addition to Planned Unit Development - Residential.

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

**Chanhassen Vista Zoning Standards**

**a. Intent**

The purpose of this zone is to create a PUD for a single-family detached housing 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 **Chanhassen Vista** 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 houses and their ancillary uses. If there is a question as to whether or not a use meets the definition, the Planning Director shall make that interpretation.

**c. Lot Requirements and Setbacks**

Minimum Lot size: 11,000 square feet. Must average 15,000 square feet over the entire Chanhassen Vista development.

Minimum Lot Width: 76 feet

Minimum Lot Depth: 125 feet

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

<b>Setback</b>	<b>Standards</b>
Front lot line	30 feet*
Side lot line	10 feet
Rear lot line	30 feet
Hard Surface Coverage	30 %

\*The following lots have 25-foot front yard setbacks:

Lots 1 – 6, Block 3, and Lots 1 – 10, Block 4, Chanhassen Vista 2<sup>nd</sup> Addition.

Lots 1 and 2, Block 1, Chanhassen Vista 3<sup>rd</sup> Addition.

Lots 1 – 9, Block 2, and Lots 2 and 3, Block 3, Chanhassen Vista 4<sup>th</sup> Addition.

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 29<sup>th</sup> day of May, 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

(Published in the Chanhassen *Villager* on June 14, 2012)