

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

ORDINANCE NO. 549

**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 Saratoga 1st Addition, except Lots 1 – 3, Block 1, and Saratoga 2nd Addition to Planned Unit Development – Residential.

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

Saratoga 1st Addition and Saratoga 2nd Addition Zoning Standards

a. Intent

The purpose of this zone is to create a PUD for single-family and two-family 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. Ancillary uses may be permitted once a primary use has occupied the site. Except as modified by the **Saratoga 1st Addition and Saratoga 2nd Addition** PUD ordinance, the development shall comply with the requirements of the Mixed Low Density Residential District (R-4).

b. Permitted Uses

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

c. Lot Requirements and Setbacks

Minimum Lot Area:

Single-family – 10,000 square feet

Two unit structure per unit – 6,000 square feet

Average Lot area: 12,580 square feet

Minimum Dimensions: (Per Unit)

Width: 60 feet

Depth: 120 feet

Setbacks:

Front: 25 feet

Rear: 30 feet

Side: 10 feet

Hardcover: 30 percent*

*Individual lots may exceed the 30 percent hardcover, but the entire project shall maintain 30 percent hard surface 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 25th day of June, 2012, by the City Council of the City of Chanhassen, Minnesota

Todd Gerhardt, City Manager

Thomas A. Furlong, Mayor

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