

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

ORDINANCE NO. 554

**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 Western Hills Addition, Western Hills First Addition and Western Hills 2nd Addition to Planned Unit Development – Residential.

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

Western Hills Zoning Standards

a. Intent

The purpose of this zone is to create a PUD Western Hills Addition, Western Hills First Addition and Western Hills 2nd Addition. 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 Western Hills Addition, Western Hills First Addition and Western Hills 2nd 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.

Western Hills

Setbacks:	Standards
Front yard Setback	25 feet
Front yard Setback on all lots in Block 1	20 feet
Garage Side Lot Line	5 feet
House side	10 feet
Rear Lot Line	30 feet
Hard Surface Coverage	30 %

Setbacks:	Standards
Lot Requirements:	
Minimum Lot Size	10,400 Square feet
Minimum Lot Width	80 feet at building setback
Minimum Lot Depth	125 feet

Western Hills First Addition and Western Hills 2nd Addition

Setbacks:	Standards
Front yard Setback	25 feet
Front yard Setback on cul de sac	20 feet
Side Lot Line	10 feet
Rear Lot Line	30 feet
Hard Surface Coverage	30 %
Lot Requirements:	
Minimum Lot Size	10,800 Square feet
Minimum Lot Width	90 feet at building setback
Minimum Lot Depth	125 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 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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