

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

ORDINANCE NO. 537

**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 **Laredo Lane Addition** to Planned Unit Development – Residential.

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

Laredo Lane Zoning Standards

a. Intent

The purpose of this zone is to create a PUD for single-family detached dwelling units and their ancillary uses. 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 **Laredo Lane** 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 dwelling units** 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 Area: 6,000 square feet
Minimum Width: 50 at the building setback line
Minimum Depth: 90 feet

Minimum setbacks:

Front yard: twenty (20) feet
Rear yard: thirty (30) feet
Side yard: five/ ten (5/10) feet garage and house with 15 feet minimum building separation.

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 29th day of May, 2012, by the City Council of the City of Chanhassen, Minnesota

Todd Gerhardt, City Manager

Thomas A. Furlong, Mayor

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

LAREDO LANE ADDITION

BEARINGS SHOWN ARE ASSUMED
 < DENOTES IRON MONUMENT
 SCALE: 1 INCH EQUALS 50 FEET
 AUGUST, 1975
 * DENOTES CAST IRON MONUMENT

EGAN, FIELD & NOWAK, INC.
 SURVEYORS

