

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

**ORDINANCE NO. 539**

**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 Oak Ponds, Oak Ponds 2<sup>nd</sup> Addition, Oak Ponds 3<sup>rd</sup> Addition and Oak Ponds 4<sup>th</sup> Addition to Planned Unit Development – Residential.

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

**Oak Ponds Zoning Standards**

**a. Intent**

The purpose of this zone is to create a PUD for Oak Ponds. 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 Oak Ponds PUD ordinance, the development shall comply with the requirements of the R-12, High Density Residential District.

**b. Permitted Uses**

The permitted uses in this zone shall be townhouses and multifamily dwellings 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**

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

<b>Building Setbacks:</b>	<b>Standards</b>
From Collector Street	50 feet
From Exterior Lot Lines	30 feet
Interior Lot Lines	0 feet
Interior Public Right-of-Way	30 feet
Hard Surface Coverage (Total site)	50 %

<b>Lot Requirements:</b>	
Minimum Lot Size	1,300 Square feet
Minimum Lot Width	24 feet
Minimum Lot Depth	54 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 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

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