

**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 Chanhasseen City Code, the City's zoning ordinance, is hereby amended by rezoning all property within Red Cedar Cove to Planned Unit Development - Residential.

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

Red Cedar Cove Zoning Standards

a. Intent

The purpose of this zone is to create a PUD for Red Cedar Cove. 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 **Red Cedar Cove** PUD ordinance, the development shall comply with the requirements of the Residential Low and Medium Density District (RLM).

b. Permitted Uses

The permitted uses in this zone shall be townhouse and their accessory uses. The type of uses to be provided on common areas shall be beach lot, boathouse and dock (CUP 85-9 and 10). Uses include one duplex and four 4-plexes.

c. Lot Requirements and Setbacks

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

| | Standards |
|---------------------------------|-------------------|
| Setbacks: | |
| Setback for Minnewashta Parkway | 30 feet |
| Lake Shore setback | 75 feet |
| Hard Surface Coverage | 25%* |
| Lot Requirements: | |
| Minimum Lot Size | 2,625 square feet |
| Minimum Lot Width | 35 feet |
| Minimum Lot Depth | 75 feet |

*Hard cover may be averaged over the entire development.

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 ____ day of _____, 2012 by the City Council of the City of Chanhassen, Minnesota.

Todd Gerhardt, City Manager

Thomas A. Furlong, Mayor

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