

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

ORDINANCE NO. 550

**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 South Lotus Lake and South Lotus Lake Second Addition to Planned Unit Development – Residential.

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

South Lotus Lake and South Lotus Lake Second Addition Zoning Standards

a. Intent

The purpose of this zone is to create a PUD for single-family detached homes. 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 South Lotus Lake and South Lotus Lake Second Addition PUD ordinance, the development shall comply with the requirements of the Single-Family Residential District (RSF).

b. Permitted Uses

The permitted uses in this zone shall be single-family residential homes and their accessory uses.

c. Lot Requirements and Setbacks

South Lotus Lake

	Standards
Front yard setback	30 feet
side yard setback	10 feet
Rear setback	30 feet
Minimum front lot width at building setback	90 feet
Minimum Lot depth	96 feet
Minimum lot size	11,700. square feet
Hard Surface Coverage	25 % within the Lakeshore overlay district. All others 30%

	Standards
Wetland: setback	75 feet
Perpetual Conservation Easement	Below the 902 Elevation

South Lotus Lake Second Addition

	Standards
Front setback	30 feet
side yard setback	10 feet
Rear setback	30 feet
Minimum front lot width at building setback	90 feet
Minimum Lot depth	97 feet
Minimum lot size	11,700 square feet
Hard Surface Coverage	25 % within the Lakeshore overlay district. All others 30%
Wetland: setback	75 feet
Perpetual Conservation Easement	Below the 902 Elevation

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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