

**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 Pheasant Hills, Pheasant Hills 2nd Addition, Pheasant Hills 3rd Addition and Pheasant Hills 4th Addition to Planned Unit Development - Residential.

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

Pheasant Hills 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 **Pheasant Hill** 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 Residential 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.

	Standards
Front Setback	30 feet
Rear Setback	30 feet
Side Setback	10 feet
Minimum lot size	10,000 square feet
Hard Surface Coverage	30%
Minimum width at 30 front yard setback	70 feet
Minimum lot depth	105 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 ____ day of _____, 20__, by the City Council of the City of Chanhassen, Minnesota

Todd Gerhardt, City Manager

Thomas A. Furlong, Mayor

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