

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

ORDINANCE NO. 558

**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 Minnewashta Creek 1st Addition, Minnewashta Creek 2nd Addition, Minnewashta Creek 3rd Addition, and Minnewashta Creek Hill to Planned Unit Development - Residential.

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

Minnewashta Creek First Addition, Minnewashta Creek Second Addition, Minnewashta Creek Third Addition, and Minnewashta Creek Hill Zoning Standards:

a. Intent

The purpose of this zone is to create a PUD for single-family houses. 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 Minnewashta Creek First Addition, Minnewashta Creek Second Addition, Minnewashta Creek Third Addition, and Minnewashta Creek Hill 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 single-family attached or detached residential development and their accessory uses. The attached single-family units shall be limited to Minnewashta Creek Third Addition. The beachlot located on Outlot B, Minnewashta Creek First Addition as specified in the Conditional Use Permit approved in 1979 and Non-Conforming Use Permit 92-1 is an accessory use.

c. Lot Requirements and Setbacks

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

Minnewashta Creek First Addition	Standards
Setbacks:	
Setback for Minnewashta Parkway	30 feet

Minnewashta Creek First Addition	Standards
Lake Shore setback	75 feet
Side Yard Setback	10 feet
Rear Yard Setback	30 feet
Hard Surface Coverage	25%
Lot Requirements:	
Minimum Lot Size	20,000 Square feet
Minimum Lot Width	90 feet
Minimum Lot Depth	125 feet

Minnewashta Creek Second Addition	Standards
Setbacks:	
Setback for Minnewashta Parkway	30 feet
Front Yard Setback	25 feet
Side Yard Setback	10 feet
Hard Surface Coverage	25%
Lot Requirements:	
Minimum Lot Size	12,665 square feet
Minimum Lot Width	85 feet
Minimum Lot Depth	125 feet

Minnewashta Creek Third Addition	Standards
Setbacks:	
Front Yard Setback	20 feet
Rear Yard Setback	30 feet
Side Yard Setback	10 feet
Hard Surface Coverage	30%
Lot Requirements:	
Minimum Lot Size	8,226 square feet
Minimum Lot Width	45 feet
Minimum Lot Depth	125 feet

Minnewashta Creek Hill	Standards
Setbacks:	
Setback for Minnewashta Parkway	50 feet
Rear Yard Setback	30 feet
Side Yard Setback	10 feet
Hard Surface Coverage	25%
Lot Requirements:	
Minimum Lot Size	15,000 square feet
Minimum Lot Width	100 feet
Minimum Lot Depth	125 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 23rd day of July, 2012 by the City Council of the City of Chanhassen, Minnesota.

Todd Gerhardt, City Manager

Thomas A. Furlong, Mayor

(Summary ordinance published in the Chanhassen *Villager* on August 2, 2012)