

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

ORDINANCE NO. 732

**AN ORDINANCE AMENDING THE CHAPARRAL PLANNED UNIT DEVELOPMENT
ZONING ORDINANCE NO. 658**

THE CITY COUNCIL OF THE CITY OF CHANHASSEN ORDAINS:

Section 1. Ordinance No. 658 is hereby amended to read as follows:

Chaparral Zoning Standards

a. Intent

The purpose of this zone is to create a PUD for 169 single-family, 98 duplexes and 156 quad units. 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 Chaparral PUD ordinance, the development shall comply with the requirements of the R-4, Mixed Low Density Residential District for the single-family and duplex units and R-8, Mixed Medium Density Residential District for the quad units.

b. Permitted Uses

The permitted uses in this zone shall be ~~74~~ **169** single-family, 98 duplex and 156 quad residential units 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

Minimum Lot Size:

- Single-Family – 10,000 square feet
- Duplex - 4,300 square feet
- Quad – 3,400 square feet

Minimum Lot Width:

- Single-Family – 80 feet
- Duplex - 35 feet
- Quad – 35 feet

Minimum Lot Depth:

- Single-Family – 120 feet
- Duplex - 120 feet
- Quad – 70 feet

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

	Setback Standards
Front	30 feet
Side	10 feet
Rear	10 feet
Kerber Boulevard and Powers Boulevard	30 feet
Hard Surface Coverage	30 % *

*The entire development may not exceed 30 percent hard coverage. Individual lots may exceed the 30 percent site coverage.

Decks must maintain a 20-foot front yard setback


Quad Units:

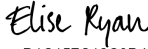
	Front Setback	Rear Setback	Max Depth	Max Width
Screened Patio	20 feet	20 feet	10 feet	20 feet
Screened Porch	18 feet	20 feet	12 feet	20 feet
Deck	18 feet	10 feet	12 feet	20 feet

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 12 day of August, 2024, by the City Council of the City of Chanhassen, Minnesota

DocuSigned by:

32B665836426439...
 Jenny Potter, City Clerk

Signed by:

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 Elise Ryan, Mayor

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