



## Important Department INFORMATION

### PLANNING

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### ENGINEERING

phone 952.227.1160

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### BUILDING INSPECTIONS

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**City of Chanhassen**

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# ZONING PERMIT



# What is a Zoning Permit?

A Zoning Permit is required for the construction of structures that do not require building permits. The purpose of such a review is to ensure the improvement meets standard zoning requirements such as setbacks, hard surface coverage, structure height, etc. and is not located within any easement.

## Setbacks:

the minimum horizontal distance between a structure and the nearest property line or right-of-way; and, within shoreland areas, setback also means the minimum horizontal distance between a structure or sanitary facility and the ordinary high water mark.

## Hard Surface Coverage:

any material that substantially reduces or prevents the infiltration of stormwater. It shall include, but not be limited to, gravel driveways, parking area, buildings and structures.

## Structure Height:

Structural height in technical usage is the height to the highest architectural detail on building from ground level.

## Easement:

a right afforded a person or governmental/public unit to use another's real property for a specific purpose.

Any zoning permit application that fails to meet zoning ordinance requirements will be denied.

**DENIED**

# What types of structures require a Zoning Permit?



- Sport & Tennis Courts



- Patios



- Sidewalks



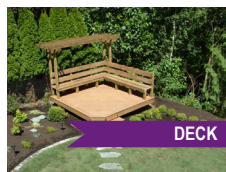
- One-story detached accessory structures

( used as tool or storage sheds, playhouses and similar uses, not to exceed 120 square feet in building area )



- Retaining Walls

( less than four (4) feet in height )



- Decks

less than 30' in height and not attached to principal structure



- Agricultural Buildings

**NOTE:** An inspection may be required to verify zoning compliance. A minimal fee will be required for inspections if necessary.

# How Do I Apply for a Zoning Permit?

Contact City Hall and ask to be directed to the appropriate staff member regarding your project. In some cases it may be necessary to meet with city staff in order to receive a thorough review. By submitting a survey and building plans, and simply speaking one-to-one with staff, it is possible to complete a Zoning Permit in a short time frame, usually within a matter of days.

Once a Zoning Permit is complete AND approved, the documents will be placed in the property's building file. This will stand as proof that the property owner has done their due diligence by ensuring the improvement project complies with Chanhassen City Code.

By completing a Zoning Permit, you are protecting your interests as a property owner.



Chanhassen's City Code can be found on the city's website at [www.ci.chanhassen.mn.us/citycode](http://www.ci.chanhassen.mn.us/citycode)