

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

**ORDINANCE NO. 535**

**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 Chaparral, Chaparral 2<sup>nd</sup> Addition and Chaparral 3<sup>rd</sup> Addition to Planned Unit Development - Residential.

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

**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 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.

|                                       | <b>Setback Standards</b> |
|---------------------------------------|--------------------------|
| 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.

The City approved for the quad units a variance to permit decks and porches with an 18-foot front setback. Decks/porches may not exceed depth of 12 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 29<sup>th</sup> day of May, 2012, by the City Council of the City of Chanhassen, Minnesota

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Todd Gerhardt, City Manager

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Thomas A. Furlong, Mayor

(Published in the Chanhassen *Villager* on June 14, 2012)