

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

ORDINANCE NO. 536

**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 Fox Hollow, Fox Hollow 2nd Addition, Fox Hollow 3rd Addition and Fox Hollow 4th Addition to Planned Unit Development – Residential.

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

Fox Hollow 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 **Fox Hollow** PUD ordinance, the development shall comply with the requirements of the RSF Single Residential Zoning 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	20 feet
House side setback	10 feet
Garage side setback	5 feet
Rear setback	30 feet
Minimum separation between buildings	15 feet
Minimum front lot width at building setback	67 feet

	Standards
Minimum Lot depth	100 feet
Minimum lot size	7,400 square feet
Hard Surface Coverage	25 % over entire development
Wetland: setback	75 feet
Perpetual Conservation Easement*	Below the 902 Elevation

**Prohibited within the conservation easement area:*

- a. The placement and erection of buildings, structures and docks and walkways.*
- b. The alteration of vegetation in any manner or form.*
- c. The excavation or filing or the easement area.*
- d. The application of fertilizers, whether natural or chemical.*
- e. The application of chemicals for the destruction or retardation of vegetation.*
- f. The deposit of waste or debris.*
- g. Construction of paths, trails and service toads except as constructed by the city.*
- h. The application of herbicides, pesticides and insecticides.*
- i. The storage of watercraft, boat trailer, ice fishing houses, snowmobiles, motorized and non motorized vehicles.*
- j. The mooring or storage of watercraft, including seaplanes, in abutting water of Lotus Lake.*

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 29th day of May, 2012, by the City Council of the City of Chanhassen, Minnesota

Todd Gerhardt, City Manager

Thomas A. Furlong, Mayor

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