

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

ORDINANCE NO. 566

**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 Townhomes at Creekside to Planned Unit Development - Residential.

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

Townhomes at Creekside Zoning Standards

a. Intent

The purpose of this zone is to create a PUD for 25 townhouses. 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 **Townhomes at Creekside** PUD ordinance, the development shall comply with the requirements of the Mixed Medium Density Residential District (R-8).

b. Permitted Uses

The permitted uses in this zone shall be townhouses and their accessory uses.

c. Lot Requirements and Setbacks

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

	Standards
Setbacks:	
Front Lot Line	0feet
Side Lot Line	0 feet
Rear Lot Line	0 feet
Hard Surface Coverage	30% *
Lot Requirements:	
Minimum lot size	1,950 square feet
Minimum lot width	20.5 feet
Minimum lot depth	91 feet

*The entire development, including the public and private streets and Outlots, may not exceed 30 percent hard coverage. Individual lots will exceed the 30 percent site coverage.

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 13th day of August, 2012 by the City Council of the City of Chanhassen, Minnesota.

Todd Gerhardt, City Manager

Thomas A. Furlong, Mayor

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