

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

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

**Chanhassen Hills Zoning Standards**

**a. Intent**

The purpose of this zone is to create a PUD for 172 single-family detached lots. 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 **Chanhassen Hills** PUD ordinance, the development shall comply with the requirements of the Single Family Residential District (RSF).

**b. Permitted Uses**

The permitted uses in this zone shall be 172 single-family lots 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.

	<b>Standards</b>
<b>Lot Requirements</b>	
Minimum Lot Size	11,200 square feet
Minimum Lot Width	80 feet
Minimum Lot Depth	125 feet
Hard Surface Coverage Percentage	25%
<b>Setbacks</b>	
Front	30 feet
Rear	30 feet
Side	10 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_, 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

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