

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

ORDINANCE NO. 568

**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 Hidden Valley to Planned Unit Development - Residential.

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

A. Hidden Valley Residential Development Standards

a. Intent

The purpose of this zone is to create a PUD for single-family residential 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 **Hidden Valley** PUD ordinance, the residential development shall comply with the requirements of the Single Family Residential District (RSF).

b. Permitted Uses

The permitted uses in this zone shall be for 110 single-family detached dwellings and their accessory uses.

c. Lot Requirements and Setbacks

Minimum lot size: 7,500 square feet
Minimum lot width at the building setback: 70 feet
Minimum Lot Depth: 90 feet

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

	Standards
Setbacks	
• Front lot line (non cul-de-sac)	25 feet
• Front lot line (cul-de-sac)	30 feet
• Side lot line	10 feet
• Rear lot line	30 feet
• Wetland setback	75 feet
Hard Surface Coverage	
• Within Shoreland Management District	25%
• Non Shoreland Management District	30%

B. Hidden Valley Institutional Development Standards (Lot 1, Block 7, Hidden Valley)

a. Intent

The purpose of this zone is to utilize the existing church structure and use. Any development on the site shall proceed through site plan review based upon the following development standards. Except as modified by the **Hidden Valley** PUD ordinance, the church development shall comply with the requirements of the Office Institutional District (OI).

b. Permitted Use

The permitted use in this zone is limited to the church.

c. Setbacks

In the PUD standards, landscape buffering is required in addition to building and parking setbacks. The following setbacks shall apply:

	Building Setback Requirements (feet)	Parking Setback Requirements (feet)
Lake Drive East	50	25
Interior Lot Lines		
- East	50	30
- South	50	30
Hidden Court	50	25

In the event the property is subdivided, there shall be a zero setback requirement for parking areas provided the requirements of the zoning ordinance are met either through access easements or satisfactory party wall agreements.

d. Development Site Coverage and Building Height

1. The PUD standard for hard surface coverage is 65 percent for the church site.

2. More than one principal structure may be place on one platted lot.
3. The maximum building height for any one building shall be limited to two stories or 30 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 10th day of September, 2012, by the City Council of the City of Chanhassen, Minnesota

Todd Gerhardt, City Manager

Thomas A. Furlong, Mayor

(Summary Ordinance published in the Chanhassen *Villager* on September 20, 2012)