

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

ORDINANCE NO. 563

**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 North Bay (Except Outlot A), North Bay 2nd Addition and North Bay 3rd Addition to Planned Unit Development - Residential.

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

North Bay Zoning Standards

a. Intent

The purpose of this zone is to create a PUD for detached 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 **North Bay** PUD ordinance, the development shall comply with the requirements of the Residential Low and Medium Density District (RLM).

b. Permitted Uses

The permitted uses in this zone shall be detached townhouses and their accessory uses. A beachlot is permitted pursuant to Conditional Use Permit #99-1.

c. Lot Requirements and Setbacks

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

	Standards
Setbacks:	
East & West development perimeters	30 feet
North development perimeter	50 feet
Lyman Boulevard	50 feet
From local public street	20 feet
Front lot line (private street)	0 feet
Side lot line	0 feet
Rear lot line	0 feet
Wetland: buffer and buffer setback	0 – 20 feet, average 10 feet; and 40 feet
Minimum Driveway length (to back of curb, trail or sidewalk)	20 feet
Hard Surface Coverage:	50% *
Lot Requirements:	
Minimum lot size	2,600 square feet
Minimum lot width	28 feet
Minimum lot depth	75 feet

*The entire development, including the public and private streets and Outlots, may not exceed 50 percent hard coverage. Individual lots will exceed the 50 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

(Published in the Chanhassen *Villager* on August 23, 2012)