

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

ORDINANCE NO. 565

**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 Springfield 1st Addition, Springfield 2nd Addition, Springfield 3rd Addition, Springfield 4th Addition, Springfield 5th Addition, Springfield 6th Addition, Springfield 7th Addition, and Summerfield 2nd Addition to Planned Unit Development - Residential.

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

Springfield and Summerfield Zoning Standards

a. Intent

The purpose of this zone is to create a PUD for single-family detached 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 **Springfield** and **Summerfield** 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 single-family detached units and their accessory uses. Lots 3 and 6, Block 1 and Lots 2, 3 and 4, Block 2, Summerfield 2nd Addition are limited to a two-car garage.

c. Lot Requirements and Setbacks

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

Springfield Additions	
	Standards
Lot Requirements:	
Minimum Lot Size	11,000 square feet
Minimum Lot Width at Building Setback Line	90 feet
Minimum Lot Depth	100 feet
Setbacks:	
PUD perimeter	30 feet
Front lot line	30 feet
Side lot line	10 feet
Rear lot line	30 feet
Lyman Boulevard and Highway 101	50 feet
Hard Surface Coverage:	25% within Shoreland District 30% all others

Summerfield Addition	
	Standards
Lot Requirements:	
Minimum Lot Size	11,000 square feet
Minimum Lot Width at Building Setback Line	90 feet
Minimum Lot Depth	100 feet
Setbacks:	
Front lot line	30 feet
Lyman Boulevard	50 feet
Side lot line	10 feet
Rear lot line	30 feet
Hard Surface Coverage:	25%
Maximum Building Height:	3 stories and 40 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 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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