

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

**ORDINANCE NO. 715**

**AN ORDINANCE AMENDING CHAPTER 20, ZONING, OF THE  
CHANHASSEN CITY CODE  
“CBD” CENTRAL BUSINESS DISTRICT**

**THE CITY COUNCIL OF THE CITY OF CHANHASSEN, MINNESOTA  
ORDAINS:**

**SECTION 1.** Chapter 20, Article 20-XVIII of the City Code, City of Chanhassen, Minnesota, is hereby amended to read as follows:

**Sec 20-731 Intent**

The intent of the “CBD” District is to provide for a concentration of specialized goods and services, commercial and office spaces including cultural, entertainment, finance, restaurants, retail, and multi-family development that are accessible and in conformance with the downtown redevelopment plans, goals and objectives.

**Sec 20-732 Permitted Uses**

The following uses are permitted in the “CBD” District:

- (a) Brewery with taproom producing less than 3,500 barrels subject to section 20-969
- (b) Brewpub subject to section 20-968
- (c) Commercial Office
- (d) Commercial Retail
- (e) Commercial Services
- (f) Entertainment
- (g) Government Services
- (h) Hotels
- (i) Microdistillery with cocktail room subject to section 20-967
- (j) Multi-family housing:
  - (1) When a multi-family housing use has frontage on West 78th Street, a portion of the building shall incorporate a restaurant, entertainment, commercial service, commercial retail, brewery, brewpub, or microdistillery use.
- (k) Public parking ramp
- (l) Restaurant

**Sec 20-733 Accessory Uses**

The following are accessory uses in the “CBD” District:

- (a) Accessory solar energy systems subject to section 20-1093.
- (b) Parking lots and ramps.
- (c) Signs.
- (d) Temporary outdoor sales and events subject to section 20-964.
- (e) Utility Service.

**Sec 20-734 Conditional Uses**

The following uses are conditional uses in the “CBD” District:

- (a) Brewery operated in conjunction with taproom producing over 3,500 barrels per year.
- (b) Day care center.

**Sec 20-735 Interim Uses**

The following uses are interim uses in the “CBD” District:

- (a) Farmers Markets.

**Sec 20-736 Lot Requirements**

The following minimum requirements shall be observed in the “CBD” District:

- (a) There is no minimum lot area, lot frontage, or lot depth.
- (b) There is no maximum lot coverage.

**SECTION 2.** Chapter 20, Article 20-XVIII of the City Code, City of Chanhassen, Minnesota, is hereby amended by adding Section 20-737 Setbacks and Height Restrictions as follows:

**Sec 20-737 Setbacks and Height Restrictions**

The following performance standards shall be observed in the “CBD” District:

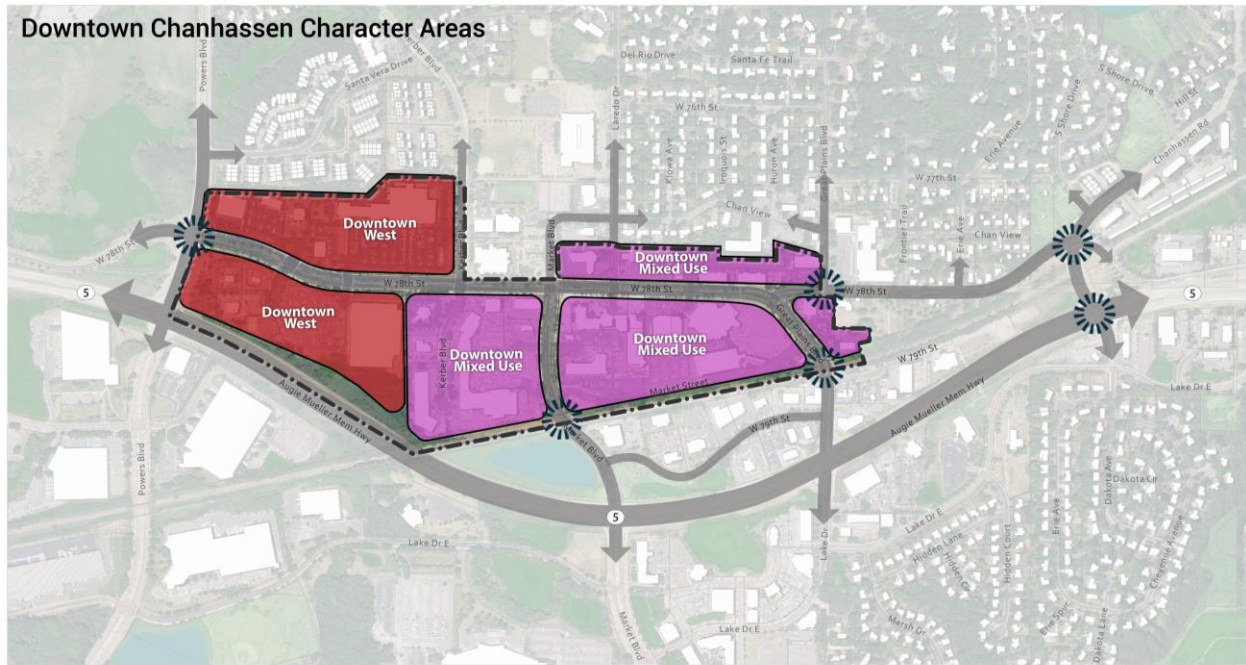
- (a) Setback and height standards:

CBD Character Areas	Front Yard Build To Zones**		Side and Rear Yard Setback (ft)	Height (ft)					
	Primary Roadways	Secondary Roadways		Total Stories		Ground Story		Upper Stories	
	78 <sup>th</sup> Street, Market Blvd, Great Plains Blvd	Laredo Dr, Picha Ln, Kerber Blvd, Market St	Min	Min	Max	Min	Max	Min	Max
Downtown Mixed Use	0’ – 15’	0’ – 30’	0’	1	6*	14	18	9	12
Downtown West	5’ – 25’	10’ – 30’	0’	1	6*	12	15	9	12

\*If a building is more than 3 stories and adjacent to property zoned as Residential Single Family (RSF), then the setbacks applicable for the RSF zoning district shall apply.  
 \*\*Build To zones shall be measured starting at the property line.

- (b) The Central Business District (CBD) shall be broken down into the following character areas:

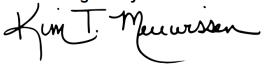
- (1) Downtown Mixed Use – high-quality architecture with ground-level retail along West 78<sup>th</sup> Street, upper-level residential or office, buildings towards the street, parking in the rear, pedestrian-focused.
- (2) Downtown West – high-quality architecture, commercial and retail focus with a more traditional suburban development pattern with parking to the side of buildings with pedestrian connections from streets to storefronts.
- (3) Central Business District character areas diagram:




- LEGEND**
- Downtown West**  
High Quality Architecture, Commercial/ Retail Focus, Traditional Suburban Development Pattern, Parking to Side of Buildings, Pedestrian Connections from Streets to Storefronts
  - Downtown Mixed Use**  
High quality Architecture, Ground Level Retail Along W. 78th, Upper Level Residential or Office, Buildings Toward the Street, Parking in Rear, Pedestrian Focused
  - Current CBD Zoning District**
  - Downtown Entries**

**SECTION 3.** This ordinance shall be effective immediately upon its passage and publication.

**PASSED AND ADOPTED** this 25<sup>th</sup> day of September, 2023, by the City Council of the City of Chanhassen, Minnesota.

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 Kim Meuwissen, City Clerk

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 Elise Ryan, Mayor

(Summary Ordinance published in the Chanhassen *Villager* on October 5, 2023)