

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

ORDINANCE NO. 722

**AN ORDINANCE AMENDING CHAPTER 20, ZONING,
OF THE CHANHASSEN CITY CODE AMENDING LOT COVER STANDARDS IN
THE RESIDENTIAL SINGLE FAMILY (RSF) ZONING DISTRICT**

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

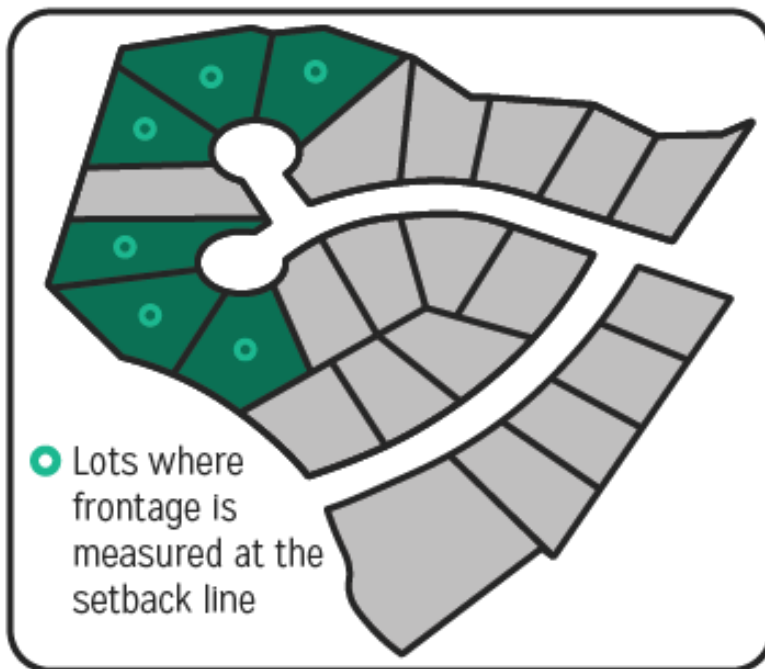
SECTION 1. Section 20-615 Lot Requirements and Setbacks of the City Code, City of Chanhassen, Minnesota, is hereby amended to read as follows:

Section 20-615 Lot Requirements and Setbacks

The following minimum requirements shall be observed in an "RSF" District subject to additional requirements, exceptions and modifications set forth in this chapter and chapter 18:

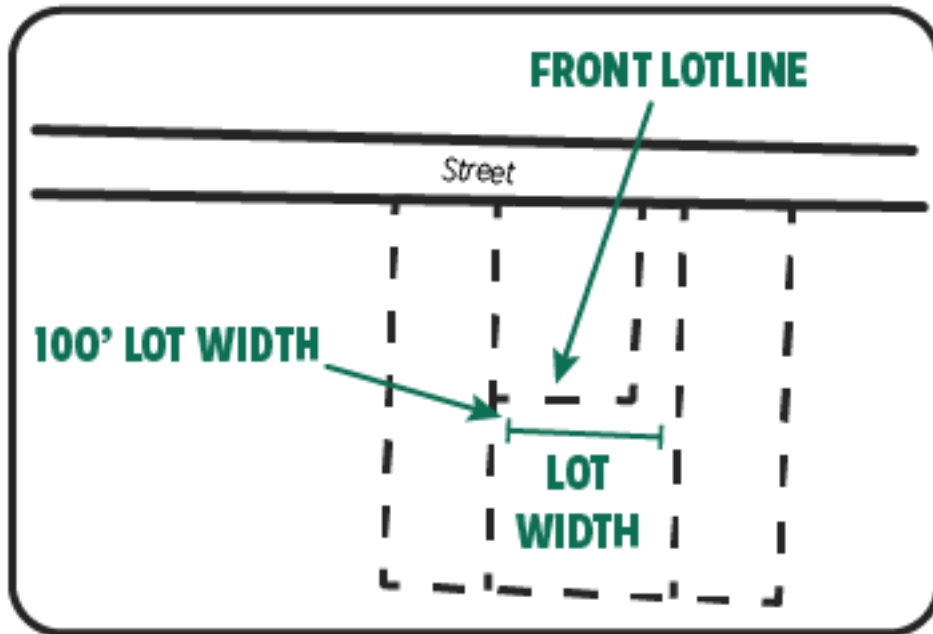
- (a) The minimum lot area is 15,000 square feet. For neck or flag lots, the lot area requirements shall be met after the area contained within the "neck" has been excluded from consideration.
- (b) The minimum lot frontage is 90 feet, except that lots fronting on a cul-de-sac "bubble" shall be 90 feet in width at the building setback line. The location of this lot is conceptually illustrated below.

Frontage Measured at Setback Line



- (c) The minimum lot depth is 125 feet.
- (d) Lot width on neck or flag lots and lots accessed by private streets shall be 100 feet as measured at the front building setback line. The location of these lots is conceptually illustrated below.

Neck/Flag Lots



- (e) The maximum lot coverage for all impervious surfaces is 30 percent, unless further restricted by the City's Shoreland Management District. For flag/neck lots neither the area within the neck, nor the lot coverage of the driveway within the neck shall be included within the calculation of the lot area or lot coverage of the lot.
- (f) The setbacks are as follows:
 - (1) For front yards, 30 feet.
 - (2) For rear yards, 30 feet.
 - (3) For side yards, ten feet.
- (g) The setbacks for lots served by private streets and/or neck lots are as follows:
 - (1) For front yard, 30 feet. The front yard shall be the lot line nearest the public right-of-way that provides access to the parcel unless otherwise designated in

accordance with section 20-922. The rear yard lot line is to be located opposite from the front lot line with the remaining exposures treated as side lot lines. On neck lots the front yard setback shall be measured at the point nearest the front lot line where the lot achieves a 100-foot minimum width.

- (2) For rear yards, 30 feet.
- (3) For side yards, ten feet.

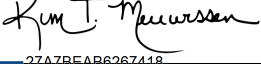
(h) The maximum height is as follows:

- (1) For the principal structure, three stories/35 feet.
- (2) For accessory structures, one story/20 feet.


SECTION 2. This ordinance shall be effective immediately after its passage and publication.

PASSED AND ADOPTED this 22nd day of January 2024 by the City Council of the City of Chanhassen, Minnesota.

ATTEST:

DocuSigned by:

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Kim Meuwissen City Clerk

DocuSigned by:

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Elise Ryan, Mayor

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