

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

ORDINANCE NO. 729

AN ORDINANCE AMENDING CHAPTER 20
CHANHASSEN CITY CODE

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

Section 1. Section 20-655 of the City Code, City of Chanhassen, Minnesota, is hereby amended as follows:

Sec 20-655 Lot Requirements And Setbacks

The following minimum requirements shall be observed in an “R-8” District subject to additional requirements, exceptions and modifications set forth in this chapter.

- a) The minimum lot area is 1,800 square feet.
- b) The minimum lot frontage is 30 feet. If located on a cul-de-sac, the lot frontage shall be measured at the front building setback line.
- c) The minimum lot depth is 60 feet.
- d) The maximum lot coverage is 35 percent for single-family dwelling, 40 percent for a two-family dwelling, or 50 percent for an attached townhouse or multifamily dwelling.
- e) The minimum principal structure setbacks are as follows:
 - (1) For front yards, 20 feet, measured from the edge of public or private right of way.
 - (2) For rear yards, 10 feet.
 - (3) For side yards, 20 feet. Side yard setback requirements shall not be applied to a common wall of multi-family dwelling units.
- f) The maximum height is as follows:
 - (1) For the principal structure, three stories/35 feet.
 - (2) For accessory structures, one story/15 feet.

Section 2. Section 20-675 of the City Code, City of Chanhassen, Minnesota, is hereby amended as follows:

Sec 20-675 Lot Requirements And Setbacks

The following minimum requirements shall be observed in an “R-12” District subject to additional requirements, exceptions and modifications set forth in this chapter.

- (a) The minimum lot area is 1,500 square feet.
- (b) The minimum lot frontage is 25 feet. If located on a cul-de-sac, the lot frontage shall be measured at the front building setback line.

- (c) The minimum lot depth is 60 feet
- (d) The maximum lot coverage is 50 percent.
- (e) The minimum principal structure setbacks are as follows:
 - (1) For front yards, 20 feet, measured from edge of public or private right of way.
 - (2) For rear yards, 10 feet
 - (3) For side yards, 20 feet. Side yard setbacks shall not be applied to a common wall of multi-family dwelling units.
- (f) The maximum height is as follows:
 - (1) For the principal structure, three stories/35 feet.
 - (2) For accessory structures, one story/15 feet.

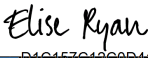
Section 3. This ordinance shall be effective immediately upon its passage and publication.

PASSED AND ADOPTED this 24 day of June 2024, by the City Council of the City of Chanhassen, Minnesota

DocuSigned by:

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Jenny Potter, City Clerk

DocuSigned by:

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Elise Ryan, Mayor

(Summary Published in the Sun Sailor on July 4, 2024)