

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

ORDINANCE NO. 731

AN ORDINANCE AMENDING CHAPTER 20
CHANHASSEN CITY CODE

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

Section 1. DIVISION 20-XXIII – 11 DESIGN STANDARDS FOR THE CENTRAL BUSINESS DISTRICT (CBD) ZONING DISTRICT of the City Code, City of Chanhassen, Minnesota, is hereby adopted as follows:

DIVISION 20-XXIII-11 DESIGN STANDARDS FOR CENTRAL BUSINESS DISTRICT

Sec 20-1094 Purpose

These design standards regulate site design and building design to enhance the quality of all new development and redevelopment. These design standards will:

- a) Promote high-quality site design, including placement of buildings, front yards, off-street parking areas, private usable open space, walk/bike connections, waste storage, and mechanical equipment.
- b) Promote high-quality building design, including building massing, building facades, parking structure facades, roof design, and exterior building materials.
- c) Create a unified, harmonious and high-quality visual environment throughout the downtown.
- d) Foster a distinctive and positive community image, thereby identifying downtown Chanhassen as a special place with a unique identity in the Twin Cities Region as a whole.

Sec 20-1095 Intent

The city intends that all development within the downtown should strive toward the highest level of quality in both design and construction. The criteria by which new development in the downtown shall be evaluated are as follows:

- a) Consistency with all provisions of the comprehensive plan, as amended from time to time; the surface water protection program; all provisions of the zoning ordinance and subdivision ordinance not specifically overridden by the provisions of these design standards; and all other applicable land use regulations.
- b) Preservation of the natural conditions found on each site to the greatest extent possible, through minimized removal of trees and other vegetation and soil, minimized site grading, and application of the practices found in the city's surface water management plan.

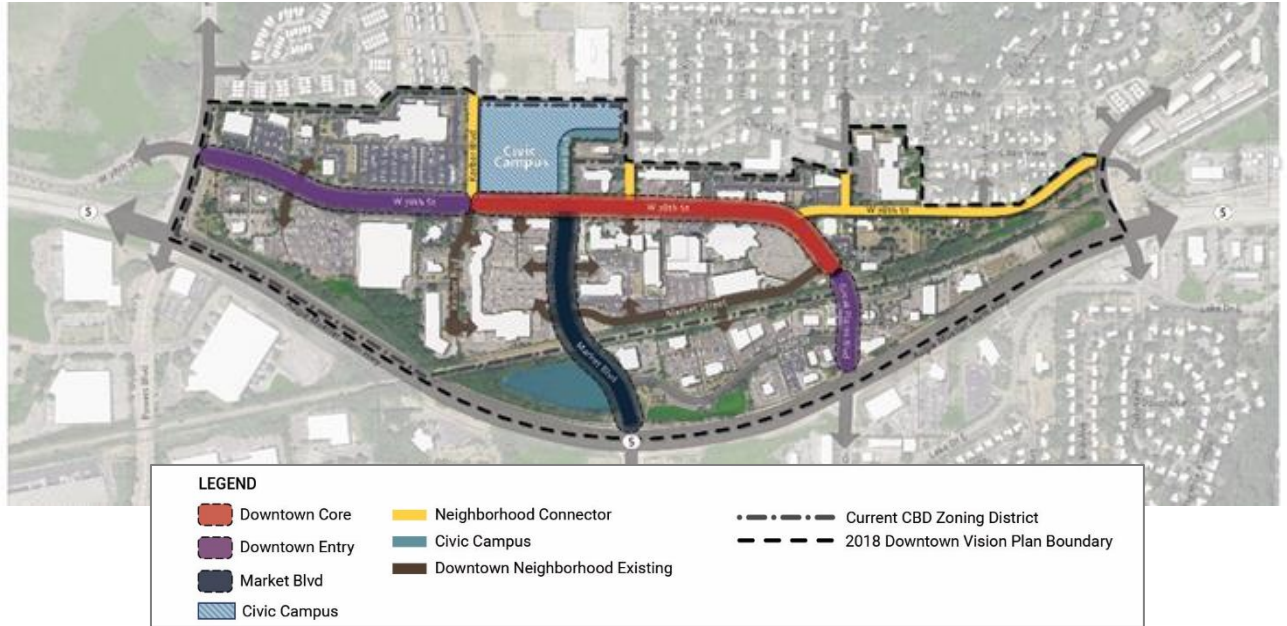
- c) Establishment throughout the downtown of harmonious physical and visual relationships among existing, new, and proposed buildings, open spaces, natural terrain, and plant materials and placement with the intent of creating a unique and unified appearance for the downtown.
- d) Use of appropriate materials, lighting, textures, colors, and architectural and landscape forms to create a unified, high-quality design concept for each site that is compatible with adjacent and neighboring structures and functions, including but not limited to natural areas, city-owned property, and vacant land subject to future development in accordance with the comprehensive plan.
- e) Creation of unified site designs, each with a sense of internal order, that provide desirable environments for site users and visitors and the community as a whole and that consider all site elements including: the relationship of buildings to surrounding landforms; grading; architectural design; building, parking and loading dock orientation; building height; use of manmade materials, including paving; site furnishings (lighting, outdoor seating, signage, etc.); landscaping (retention of natural vegetation, plant selection and placement, retention and incorporation of water features, etc.); and other visible outdoor site elements.
- f) Creation of a suitable balance between the amount and arrangement of open space, landscaping, and view protection and the design and function of man-made features on the other. Achieving this balance shall take into account screening, buffering, size and orientation of open spaces, personal and property security, localized wind and solar effects, and protection of important public ways.
- g) Provision of safe and adequate access to and from sites giving ample consideration to the location and number of access points from public streets, the safety and convenience of merging and turning movements, and traffic management and mitigation.
- h) Provision of on-site vehicular, bicycling, and pedestrian circulation by way of interior drives, parking areas, pathways, and walkways adequate to handle anticipated needs and to safety buffer pedestrians and cyclists from motor vehicles. Ample consideration shall be given to the width of interior drives, internal traffic movement and flow, separation of pedestrian, cycling, automobile, and delivery traffic, and the safe, convenient, and practical arrangement of parking spaces.
- i) Adequate separation and protection of each site from adjacent properties, through reasonable provisions for surface water drainage, sound and sight buffers, view protection, privacy, and other aspects of design that may not be specifically covered by these or other regulations but are found to have significant effect on any or all of the properties and roadways.

Sec 20-1096 District Applications

- a) The design standards shall apply to all development in the Central Business District. The design standards apply with the following exceptions:
 - i. Internal alterations to buildings that affect less than 50 percent of the building's gross floor area and do result in a change to the building height, roof line or footprint.
 - ii. Replacement or repair of existing materials.

iii. The standards shall apply only to the building or site elements being developed or altered. A proposal for changes to a building would be required to meet only those standards that pertain to buildings while changes to a parking area would only be required to meet standards for parking areas.

b) The Street Typologies diagram establishes the street type designation for each downtown street including expansion of the future downtown street network.



c) The City shall apply the design standards proportionately to the degree of change proposed. Minor improvements may be made to existing uses without costly upgrades or a complete change to the site. The Community Development Director may waive specific design standards based on the scale of the project.

Sec 20-1097 Definitions

- a) Build-to-Zone means the area on the lot where all or a portion of the street-facing building facade must be located, established as a minimum and maximum front yard setback range.
- b) Occupied Space means an interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
- c) Street Frontage means the building and yard area facing and directly adjacent to a street right-of-way line.
- d) Street Frontage Coverage means the minimum percentage of the lot line that must have a building façade located within the build-to zone.

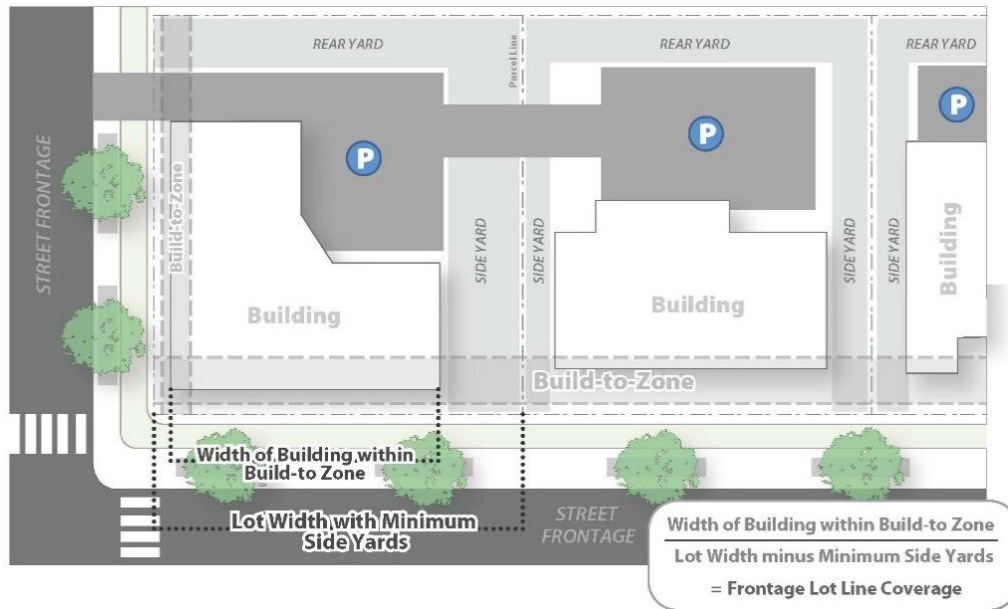
Sec 20-1098 Site Design Standards

- a) Building Placement and Yard Standards
 - 1) Street frontage coverage: A minimum percentage of all building fronts are required to be placed within a lot’s build-to-zone. To determine compliance with the street frontage coverage requirement, the total length of the building or building portion(s)

located in the build-to-zone is divided by the length of the lot or parcel on which the building is located. The remainder of a building may be placed outside the maximum front setback but shall not be located closer to the street than the minimum front setback.

Street Type	Downtown Core and Market Blvd	Downtown Neighborhood	Downtown Entry	Neighborhood Connector
Minimum	75%	60%	50%	40%

Figure 1. Street Frontage Coverage

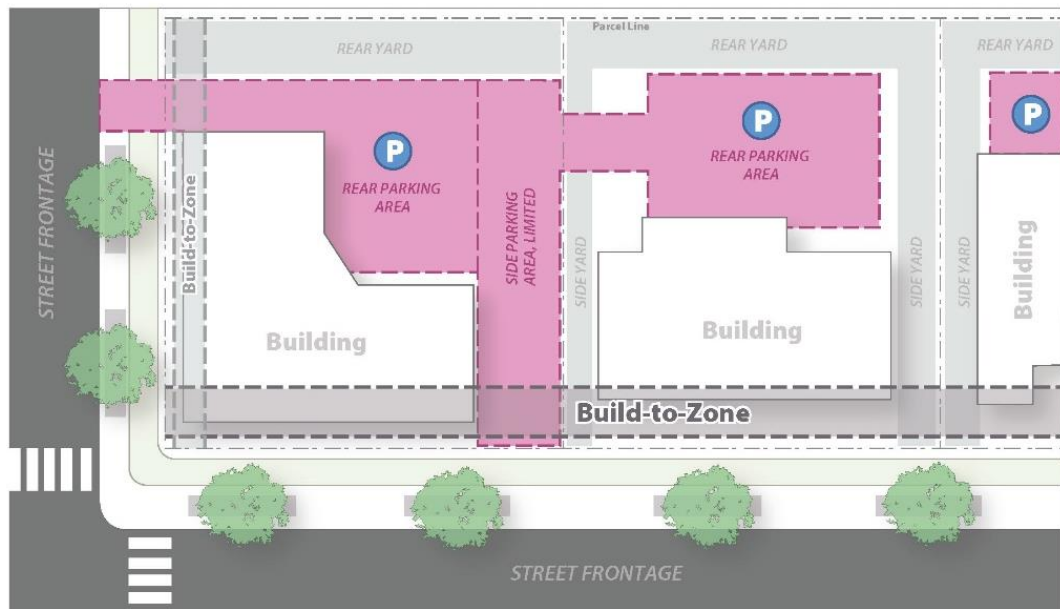


Front/corner yard areas:

- i) Front/corner yard areas along streets shall be designed as a unified streetscape that may include but is not limited to sidewalks, plantings, open space, public or private seating areas that are required to be installed and maintained by the building owner or homeowners' association.
 - ii) Walls, fences, monument signs, lighting, elevated private outdoor spaces, stairs leading to residential entries, guardrails, handrails and other similar building and landscape elements are allowed encroachments within the front/corner yard areas.
 - iii) Utilities, transformers, and telecommunications equipment shall, to the extent feasible, not be located in the front/corner yard and shall be architecturally integrated or screened by landscaping or decorative fencing.
 - iv) Awnings, canopies, marquees, signs, shading devices, cornices and lighting are permitted encroachments within the public right-of-way and setback areas but must be a minimum of eight (8) feet above sidewalk grade.
- b) Off-Street Parking and Loading Area Standards
- 1) Off-street vehicle parking areas:

- i) For Downtown Core Streets and Downtown Neighborhood Streets, including future downtown street extensions, off-street parking areas shall not be permitted between the building and the street unless approved by the City due to unique site circumstances which shall include but are not limited to, existing access easements or parking easements.
- ii) Vehicular entrances and exits to parking areas shall have a maximum linear width of 12 feet if accommodating one direction of travel, and a maximum linear width of 24 feet if accommodating both an exit and entrance within the same curb cut.
- iii) Screening along the edges of off-street parking areas shall be high enough to screen vehicle headlights from adjacent properties, streets, and walkways, which shall be considered a minimum of three (3) feet high but shall not impact vehicle or pedestrian sight lines.

Figure 2. Off-Street Parking



2) Off-street loading areas:

- i) All loading areas shall be screened to minimize visibility from all streets and neighboring buildings. Screening shall be provided by architectural elements, landscaping, fencing, or walls that are consistent with the building’s architecture.
 - ii) In the Downtown Mixed Use character area established within City Code Section 20-737, loading areas shall have exterior lighting to increase safety for vehicular and pedestrian movement.
- c) Private Usable Open Space Standards
- 1) Private usable open space: Each development, both residential and non-residential, shall provide a minimum of 10% of the lot area as private usable open space. Private

usable open spaces will not count toward public open space dedication requirements. Usable open space means designed outdoor space that is either on the ground floor or in an upper level or building rooftop that is intended for passive or active recreation that is accessible and suited to the needs of the development's residents, employees, and/or business patrons, and shall generally have the following characteristics:

- i) Functional and aesthetic design that relates to the principal building or buildings, with clear edges, including seating, landscaping, recreational facilities, sidewalk connections, and other amenities;
 - ii) May be designed as courtyards, plazas, picnic areas, swimming pools, play areas, rooftop patios/gardens, or trails within natural areas;
 - iii) Compatible with or expands upon existing pedestrian connections and public parks or open space;
 - iv) May include both private common areas for use by all residents of that development, as well as a private unit's open space for exclusive use by that unit's residents; and
 - v) Does not include driveways, parking areas, steep slopes, or stormwater ponds.
- d) On-Site Walk/Bike Connection Standards
- 1) Provision of internal site pedestrian and bicycle connections to all existing or planned public sidewalks and trails adjacent to the site.
- e) Waste Storage Standards
- 1) Storage of waste containers shall be accommodated inside buildings when feasible.
 - 2) Waste storage is allowed outdoors if adequately screened either through architectural elements or with landscaping, fencing, or walls. The location shall minimize visibility from all streets and neighboring buildings. No waste storage is allowed between the building and the street.
- f) Mechanical Equipment Standards
- 1) To avoid noise and air quality impacts on open space areas, mechanical ducts or vents, with the exception of residential kitchen and bathroom vents, shall not be located adjacent to areas designated for common courtyards or activity areas.
 - 2) Rooftop mechanical equipment greater than four feet in height or visible from the adjacent public right-of-way shall be screened in an enclosure that also considers views of adjacent buildings. All screening shall be at least of equal height to the mechanical equipment that it screens.

Sec 20-1099 Building Design Standards

Figure 3. Building Design



a) Building Massing Standards

- 1) Building Length: Maximum of 250 feet without a major break in the building façade.
- 2) Lower and Upper Floor Stepbacks: Portions of the building’s lower and upper floors shall be stepped back from the ground floor façade along street frontages a minimum of 5 feet. Lower and upper floor stepbacks shall provide vertical articulation to ground floor commercial spaces and architectural design features and/or provide vertical relief for the adjacent pedestrian environment as deemed appropriate by the City.

b) Building Façade Standards

- 1) All buildings shall be constructed to meet the building façade standards in the following table:

Building Façade Design				
Street Type	Downtown Core and Market Blvd	Downtown Neighborhood	Downtown Entry	Neighborhood Connector
Primary Building Entrance	Minimum of one primary entrance per street facade			
Spacing of Building Entrances	Maximum distance between entrances is 75 ft.			

Street Façade Articulation Minimum	Every 35 ft.	Every 35 ft.	Every 55 ft.	Every 20 ft.
Street Façade Ground Floor Transparency Minimum	65%	65%	50%	20%

c) Parking Structure Façade Standards

- 1) Linear parking uses along street façades: All off-street parking structures that front a public street must be lined with occupied space at the ground floor, at least 18 feet in depth, between the parking area and exterior wall of the building.
- 2) All other frontages must visually screen the interior from the exterior under daylighting and night lighting conditions.

d) Roof Design Standards

- 1) Flat roof only with a decorative parapet.

e) Exterior Building Materials Standards

- 1) Exterior building materials are classified as primary, secondary or accent materials and are allowed as follows:

Class of Exterior Building Materials	Percentage Allowed
Primary	50% minimum
Secondary	40% maximum
Accent	10% maximum

Accent materials may include door and window frames, lintels, cornices and other minor elements.

- 2) The classes of materials consist of the following:

Class of Exterior Building Materials	Materials Allowed
Primary	Brick
	Stone
	Wood
	Glass
Secondary	Stucco/Synthetic stucco (upper floors only)
	Decorative/textured masonry units
Accent	Metal
	Glass block
	Spandrel glass
Prohibited	Tinted or mirrored glass

Section 2. This ordinance shall be effective immediately upon its passage and publication.

PASSED AND ADOPTED this 22 day of July 2024, by the City Council of the City of Chanhassen, Minnesota

DocuSigned by:
Jenny Potter
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Jenny Potter, City Clerk

Signed by:
Elise Ryan
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Elise Ryan, Mayor

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