

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

**ORDINANCE NO: 742**

**AN ORDINANCE AMENDING CHAPTER 1, GENERAL PROVISIONS  
CHANHASSEN CITY CODE DEFINING DETACHED TOWNHOME DWELLINGS AND  
CHAPTER 20, LOT REQUIREMENTS AND SETBACKS FOR THE RESIDENTIAL LOW  
AND MEDIUM DENSITY (RLM) DISTRICT**

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

**Section 1.** Section 1-2 of the City Code, City of Chanhassen, Minnesota, is hereby amended to include the following definition of detached townhouse dwelling:

*Dwelling, townhouses, detached* means a structure having the characteristics of a multiple-unit townhouse structure that has been separated into single dwelling units at the common side wall, typically with structure dimensions that have a narrow front and deep side walls and are typically without windows or features on at least one of the side walls.

**Section 2.** Section 20-645 of the City Code, City of Chanhassen, Minnesota, is hereby amended to read as follows:

Sec 20-645 Lot Requirements and Setbacks

The Following minimum requirements shall be observed in an “RLM” District subject to additional requirements, exceptions and modifications set forth in this chapter:

(a) The minimum lot area is as follows:

- (1) If a single-family dwelling is located on the lot, 9,000 square feet per dwelling unit.
- (2) If a two-family dwelling is located on the lot, 7,260 square feet per dwelling unit.
- (3) If a Detached Townhouse, Townhouse, or multifamily dwelling is located on the lot, an average of 5,445 square feet per dwelling unit

(b) The minimum lot frontage:

- (1) Single-family and two-family dwellings are 50 feet, except that in the case of a lot that fronts on a cul-de-sac or on the outside of a curve on a curvilinear street, the width of the lot at the building setback line shall be 50 feet.
- (2) Detached townhouses, Townhouses and multifamily dwellings are 30 feet except that in the case of a lot that fronts on a cul-de-sac or on the outside of a curve on a curvilinear street, the width of the lot at the building setback line shall be 30 feet.

(c) The minimum lot depth:

- (1) If a single-family dwelling, the minimum depth is 110 feet

- (2) If a two-family dwelling minimum depth is 100 feet
- (3) If a detached townhouse, townhouse, or multifamily dwelling development type, minimum depth is 100 feet
- (d) The maximum lot coverage is:
  - (1) If a single-family dwelling, 35 percent.
  - (2) If a two-family dwelling, 40 percent.
  - (3) If a detached townhouse, townhouse, or multifamily dwelling development type, 50 percent of the total development area.
- (e) The building setbacks from property lines are as follows:
  - (1) If a single-family dwelling:
    - a. For front yards, 25 feet.
    - b. For rear yards, 30 feet.
    - c. For side yards, five feet on garage side and ten feet on house side. Minimum separation between structures on adjacent parcels shall be 15 feet.
  - (2) If a two-family dwelling:
    - a. For front yards, 25 feet
    - b. For rear yards, 30 feet
    - c. For side yards, ten feet where no common wall is located.
  - (3) If a detached townhouse, townhouse or multifamily dwelling:
    - a. For front yards, 20 feet
    - b. For rear yards, 30 feet
    - c. For side yards of townhouses or multifamily dwellings, ten feet where no common wall is located.
    - d. For side yards of detached townhouses, five feet on garage side and ten feet on house side. Minimum separation between structures on adjacent parcels shall be 15 feet.
- (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** by the Chanhassen City Council this 14 day of April 2025.

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*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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