

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

ORDINANCE NO. 747

**AN ORDINANCE AMENDING CHAPTER 1 AND CHAPTER 20
CHANHASSEN CITY CODE, DEFINING DETACHED ACCESSORY DWELLING UNITS
AND REGULATING DETACHED ACCESSORY DWELLING UNITS AS A CONDITIONAL
USE IN THE AGRICULTURE, RURAL RESIDENTIAL, AND RESIDENTIAL SINGLE
FAMILY ZONING DISTRICTS**

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:

Section 1-2 Rules of Construction and Definitions

Dwelling, Detached Accessory Dwelling Unit, means a residential dwelling unit that is subordinate and clearly incidental to a primary structure, located on the same lot as a single-family dwelling unit, not within the same building as the single-family dwelling unit but which has its own kitchen, bathroom, living, and sleeping area.

Section 2. Section 20-574 of the City Code, City of Chanhassen, Minnesota, which regulates the A-2 Agricultural Estate zoning district is hereby amended with subsection (a) to read as follows:

- (a) Detached Accessory Dwelling Unit (subject to the requirements of section 20-261)

Section 3. Section 20-594 of the City Code, City of Chanhassen, Minnesota, which regulates the RR Rural Residential zoning district is hereby amended with subsection (e) to be established and to read as follows:

- (e) Detached Accessory Dwelling Unit (subject to the requirements of section 20-261)

Section 4. Section 20-614 of the City Code, City of Chanhassen, Minnesota, which regulates the RSF Residential Single Family zoning district is hereby amended with subsection (b) to read as follows:

- (b) Detached Accessory Dwelling Unit (subject to the requirements of section 20-261)

Section 5. Section 20-261 of the City Code, City of Chanhassen, Minnesota, is hereby amended to read as follows:

Section 20-261 ~~Reserved~~ Detached Accessory Dwelling Units

The following conditions will apply to Detached Accessory Dwelling Units:

- (a) Height - no taller than the principal structure. In the A2 and RR districts, height of Detached Accessory Dwelling Unit may exceed the height of the principal structure if located above a garage but shall not exceed the maximum height restriction of the underlying zoning district.
- (b) Setbacks - shall meet all principal structure building setbacks required by the underlying zoning district.
- (c) Size - shall be at least 200 square feet in size but less than 960 square feet in area.
- (d) Bedrooms - no more than one bedroom.
- (e) Number of Detached Accessory Dwelling Unit's - no more than one ADU allowed on any one property inclusive of both attached, internal, and detached ADUs.
- (f) Structure - shall have a permanent foundation with no wheels.
- (g) Impervious Lot Coverage - Maximum impervious lot coverage standards established by the underlying zoning district shall be adhered to.
- (h) Owner Occupancy - An owner of the property that includes an accessory dwelling unit that is detached from the principal residential structure must occupy at least one (1) dwelling unit on the zoning lot as their primary place of residence. If an owner is unable or unwilling to fulfill the requirements of this section, the owner shall remove those features of the accessory dwelling unit that make it a dwelling unit. Failure to do so will constitute a violation of this section.
- (i) Rental – Detached Accessory Dwelling Units may not be used as rental properties, including short-term rentals, as defined by the City Code.
- (j) Architectural Design - Detached Accessory Dwelling Units shall be generally consistent with the principal structure on the lot as determined by the Community Development Director.
- (k) Parking - Driveway access. No additional driveway access to a public or private road will be allowed for a Detached Accessory Dwelling Unit.
- (l) Utilities - Unless otherwise approved by the City Engineer, the Detached Accessory Dwelling Unit shall not have separate public sewer or water utility services from the principal structure.
- (m) Building, Fire, Property Maintenance Code - Detached Accessory Dwelling Unit shall abide by and follow the Building, Fire, and Property Maintenance code.

- (n) Screening - Detached Accessory Dwelling Units may require year-round vegetative screening based on review by the City and at the sole discretion of the City Council.
- (o) Property Size – If the property is zoned Residential Single Family (RSF), that property shall have a minimum lot size of 1.0 acres to be considered through a conditional use permit process. Properties which are zoned as RSF but which do not have a minimum lot size of 1.0 acres may request a variance to allow a detached ADU.


Section 6. This ordinance shall be effective immediately upon its passage and publication.

PASSED AND ADOPTED this 9th day of June, 2025, by the City Council of the City of Chanhassen, Minnesota

DocuSigned by:

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Jenny Potter, City Clerk

Signed by:

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Elise Ryan, Mayor

(Summary Ordinance Published in the Sun Sailor on June 19, 2025)