

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

ORDINANCE NO. 752

AN ORDINANCE AMENDING CHAPTER 20 CHANHASSEN CITY CODE
THE CITY COUNCIL OF THE CITY OF CHANHASSEN, MINNESOTA ORDAINS:

Section 1. Section 20-904 of the City Code, City of Chanhassen, Minnesota, is hereby amended as follows:

Sec 20-904 Accessory Structures

- a) A detached accessory structure shall be located in the buildable lot area or required rear yard. No accessory use or structure in any residential district shall be located in any required front, side or rear setback with the following exceptions:
 1. In the RSF, RLM and R4 districts these structures may encroach into the rear setback as follows:
 - a. Less than 140 square feet, minimum rear setback is five feet.
 - b. One hundred forty-one to 399 square feet, minimum rear setback is ten feet.
 - c. Four hundred square feet and above, minimum rear setback is 30 feet, except in the RLM district where the minimum rear setback is 25 feet.
 2. Tennis courts and swimming pools may be located in rear yards with a minimum side and rear yard setback of ten feet, but must comply with applicable ordinary high water mark setbacks.
- b) Properties up to 1.00 acres in size, the total square footage of all accessory structures shall be limited to 1,000 square feet.
- c) Properties between 1.01 and 2.50 acres in size, the total square footage of all accessory structures shall be limited to 1,200 square feet.
- d) Properties 2.51 acres or larger, the total square footage of all accessory structures shall be limited to 1,500 square feet.
- e) Properties which are at least 10.00 acres in size, and which are zoned as Agricultural Estate (A2) shall be exempt from a square foot maximum if constructing an Agricultural Building, as defined by Minnesota State Statute, but shall adhere to all other applicable

standards, including but not limited to impervious lot cover and minimum building setbacks.

- f) On riparian lots, detached garages and storage buildings may be located in the front or rear yard but must comply with front, side and applicable ordinary high water mark setbacks but may not occupy more than 30 percent of the yard in which it is built.
- g) No detached accessory structure may be used for a home occupation as outlined by City Code Section 20-977.
- h) For parcels with less than three acres in any residential or agricultural district, no accessory structure or use shall be erected, constructed or commenced prior to the erection, construction or commencement of the principal permitted structure or use, but may be erected or commenced simultaneously. If the principal structure or use is subsequently removed, destroyed or discontinued, the accessory structure or use must be removed or discontinued within 12 months.
- i) Shall comply with the Freedom to Breathe Provision of the Minnesota Clean Indoor Air Act contained in M.S. §§ 1144.411 to 1144.417.
- j) Docks, which shall comply with section 20-920.
- k) Pursuant to authority granted by M.S. § 462.3593 subdiv. 9, the City of Chanhassen opts-out of the requirements of M.S. § 462.3593.


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

PASSED AND ADOPTED this 27 day of October, 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

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