

ZONING ORDINANCE

SECTION 4

PLANNED DEVELOPMENT DISTRICTS

4.1 PDD - PLANNED DEVELOPMENT DISTRICTS PROCEDURES

4.1.1 INTENT:

The primary purpose of utilizing Planned Development Districts (PDD) for guiding new development is to place emphasis upon a more flexible regulatory process as compared to rather rigid development regulations common to traditional zoning districts. The Planned Development process provides for a joint planning/design effort by developers and City officials rather than the City establishing maximum limits within which developers may perform.

Benefits resulting from a regulatory process include an opportunity to protect and preserve valuable natural resources and amenities, to assure a higher quality man-made environment, and to assure that the development of a complex unit of associated uses is planned as a single entity.

4.1.2 APPLICATION REVIEW PROCESS:

Procedures for applying for approval of a Planned Development project shall be essentially the same for all Planned Development Districts whether residential, commercial, industrial or a combination thereof.

4.1.2.1 Pre-application Meeting

Prior to submission of any plan for consideration to the Planning Commission, the potential applicant shall meet with the Zoning Administrator or her designated representative to discuss the contemplated project relative to community development objectives for the area in question to learn what procedural steps and exhibits shall be required. In the event the proposed development of the land is not in conflict with such community development objectives, the applicant may proceed to step 4.1.2.2.

4.1.2.2 Concept Plan Submittal Procedure

- a) Applicant shall cause to be prepared the exhibits required by 4.1.2.3. At the applicant's option, a Final Plan or a portion of the proposed development may be prepared and submitted simultaneously with the overall Concept Plan for purposes of expediting the review process;
- b) Applicant shall complete an application form obtained from the Zoning Administrator, submit eight (8) full size copies (24" x 36") and 18 reduced copies (11" x 17") of the required exhibits and pay the filing fee;
- c) Zoning Administrator shall refer the application to the appropriate consultants for review and comment and shall transmit application to Planning Commission for consideration;
- d) Planning Commission shall hold a public hearing on the application as required for rezoning applications, and after considering staff and consultant reports, shall either reject, approve subject to revision, or approve the

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application. If revision is necessary, the applicant shall submit seven (7) revised copies to the Zoning Administrator within ten (10) days. Within 60 days of receipt of the application by the Zoning Administrator, Planning Commission shall transmit its recommended action to the City Council for its review and final action;

- e) The City Council shall review the application and either reject, approve subject to revision, or approve the application within 45 days of receipt of Planning Commission's recommendation. Failure to receive a report from the Commission shall not invalidate Council proceedings or actions;
- f) City Council approval of the Concept Plan with or without modification shall constitute zoning approval as well as permission to file the Final Plan(s). The approved Concept Plan shall serve as the basis for all future development within the designated PDD unless substantially modified according to the same procedures required for initial approval; however, such Concept Plan approval shall not constitute permission to initiate site improvement or building construction. Such activities must await Final Plan and Building Permit approvals.

4.1.2.3 Concept Plan Required Exhibits

The following exhibits are required for presentation to and review by City staff and consultants, Planning Commission, and City Council at specified intervals during the Planned Development process as described in Subsection 4.1.2.2.

- a) A narrative description of the developer's interest in the property in question;
- b) Abstractor's certified property certificate showing the names and addresses of property owners within 350 feet of the outer boundaries of the property;
- c) Location map showing property in relation to the City as a whole and to the City's primary elements such as thoroughfares, schools, parks, and shopping areas;
- d) A legal description of the property including approximate total acreage;
- e) Boundary survey prepared by a registered surveyor of the property and 100 feet beyond, showing:
 - Existing property lines and dimensions
 - Ownership of all parcels
 - Platting and easements
 - Street and railroad rights-of-way
 - Buildings
 - Future building expansion
 - Utility lines and facilities, including fire hydrants

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- Estimate of monthly electric and water usage
- f) Natural features map or maps of the property in question and 100 feet beyond, showing:
 - Contour lines at no more than two foot intervals
 - Steep slopes of 18% and over
 - Hydrologic information including drainage patterns, wetlands, and land subject to periodic flooding
 - Soil and subsoil conditions
 - Vegetation including classification of tree cover by species
- g) Map or maps of the property in question and 100 feet beyond, showing:
 - Land use and occupancy
 - Existing zoning
- h) Map or maps and supporting narrative indicating in a schematic manner the proposed development including:
 - Broad development objectives
 - Proposed land uses
 - Vehicular and pedestrian circulation
 - Housing types and densities, if applicable
 - Open-space uses, ownership and method of maintenance, if applicable
 - Drainage and utility plans
 - Preliminary Plat, if applicable
 - Preliminary Grading Plan
 - Preliminary Landscape Plan
- i) Economic and related development data, if applicable, including:
 - Method and schedule of development
 - Financial capability of owner and/or developer
 - Economic and fiscal resources available for development

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- Market area of project and demand trends within such area

- j) Additional information that may be needed for clarification if requested by the Planning Commission and/or the City Council.

4.1.2.4 Final Plan Submittal Procedures

If a Final Plan covering at least ten (10) dwelling units or ten percent of the area in the Concept Plan, whichever is greater, has not been filed within six months from the date Council grants Concept Plan approval, the approval shall expire. The Council, at its discretion, may extend the filing deadline for additional periods not in excess of six months each when such extension is shown to be for good cause.

- a) Applicant shall cause to be prepared the exhibits required by Subsection 4.1.2.5 and shall submit 15 copies of such exhibits to the Zoning Administrator. The Final Plan shall implement the development objectives established by the approved Concept Plan.
- b) Procedures for staff, Planning Commission, and City Council review and action shall be the same as required for Concept Plan review except that a public hearing shall not be required, and except that Planning Commission and City Council shall each take action within 30 days of Final Plan submission to each body.
- c) Duration of Approval: The approval by Council of a Final Plan shall be valid for a one year period following the date of such approval. At its discretion, the Council may extend a Final Plan approval for one additional six-month period.

If Final Plans have not been submitted after a period of 18 months from the date of City Council approval of the Concept Plan for either a phase of or the entire development, the approval of the Concept Plan will be considered null and void by the Council and the Planned Development zoning designation shall revert to the previous designation.

- d) Site Improvements: Subsequent to Council approval of Final Plans, grading permits may be issued to the applicant by the Zoning Administrator.
- e) Approval of Final Plan or Plans shall allow the City and Developer to enter into contractual agreements for the construction of public improvements such as streets and utilities.

Completion of the water and sewer installation and rough grading of the streets shall constitute permission for the Building Official to issue Building Permits to applicants.

4.1.2.5 Final Plan Required Exhibits

The following exhibits are required for presentation to and review by City staff and consultants, Planning Commission, and City Council at specified intervals during the Planned Development process as described in Subsection 4.1.2.2.

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The Final Plan conveys essentially the same information as the Concept Plan but in a more specific and complete manner. The Final Plan is the permanent public record of the Planned Development and may consist of all or a portion of the area encompassed by the Concept Plan, and shall include revisions of the Concept Plan as requested by the Planning Commission and/or the City Council. It shall include:

- a) Plan or plans at a scale of one inch equals 100 feet and supporting narrative description depicting in a detailed manner the proposed site development including:
 - Broad development objectives
 - Proposed land uses
 - Location of structures
 - Location of future expansion
 - Vehicular and pedestrian circulation facilities
 - Parking area and number of stalls
 - Open-space uses, ownership and method of maintenance
 - Grading plan
 - Landscaping plan including species and size
 - Lighting systems

Typical dimensions for the above shall be included.

- b) Utilities plans at scale of one inch equals 100 feet indicating size and placement of water, sanitary and storm sewer lines, fire hydrants, drainage facilities, and any other pertinent utility related information;
- c) Preliminary architectural plans at one-eighth (1/8) inch equals one (1) foot, showing floor plans and elevations of all buildings;
- d) A tabulation indicating the proposed number of dwelling units by number of bedrooms for each density area in the Final Plan, if applicable;
- e) Final Plat, if applicable.

4.1.3 CONSTRUCTION AND MAINTENANCE:

4.1.3.1 Staging

- a) Any Planned Development proposed to be constructed in stages shall include full details relating thereto and the City Council may approve or modify, where necessary, any such proposals.

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- b) The staging shall include the time for beginning and completion of each stage. Such timing may be modified by the City Council on the showing of good cause by the developer.
- c) The Land Owner or Developer shall make such easements, covenants, and other arrangements and shall furnish such financial guarantee as may be determined by the City Council to be reasonably required to assure performance in accordance with the plan and to protect the public interest in the event of abandonment of the plan before completion.

4.1.3.2 Covenants, Easements and Restrictions

The Final Plan shall contain such proposed covenants, easements, and other provisions relating to the bulk, location and density of residential units, non-residential uses and public facilities as are necessary for the welfare of the PDD and are consistent with the best interest of the entire City.

4.1.3.3 Streets, Utilities, Services and Public Facilities

The uniqueness of each proposal for Planned Development requires that specifications and standards for streets, utilities and services shall be subject to minor modifications from the specifications and standards established in this and other City ordinances governing their construction. The City Council may therefore waive or modify the specifications or standards where it is found that they are not required in the interest of the PDD occupants or of the entire City. The plans and profiles of all streets, utilities and services shall be reviewed, modified, if necessary, and approved by the City Engineer, Fire Chief, and Building Official, prior to approval of the Final Plan by the City Council. All PDD projects shall be served by public or community water and sewer systems.

4.1.4 PLANNED DEVELOPMENT DISTRICT REVIEW / REVISION:

4.1.4.1 Annual Review

The Zoning Administrator shall review all PDDs within the City at least once each year and shall make a report to the City Council on the status of the development in each of the Planned Development Districts. If the City Council finds that development has not occurred within a reasonable time after the original approval of the PDD, the Council may instruct the Planning Commission to initiate rezoning to the original zoning district by removing the Planned Development classification. In any event, it shall not be necessary for the Council to find that the rezoning was in error.

4.1.4.2 Final Plan Revisions

- a) Minor changes in the location, placement, and heights of buildings or structures may be authorized by the Zoning Administrator if required by engineering or other circumstances not foreseen at the time the Final Plan was approved.
- b) Approval by the City Council shall be required for other minor changes such as rearrangement of lots, blocks and building tracts. These changes shall be consistent with the purpose and intent of the approved Final Plan.

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4.1.4.3 Amendments to Planned Development Districts

Any substantial changes in the approved Final Plan, especially a change in land use or an increase in development density or intensity, or any change in the provision for common open space, shall require a public hearing. Any such changes shall be recorded as amendments to the recorded copy of the Final Plan after Council approval.

Fifteen copies of Comparative Exhibits of the proposed amendments shall be submitted to the Planning Commission ten (10) days prior to the public hearing. Within 60 days of receipt of the application by the Zoning Administrator, the Planning Commission shall transmit its recommended action to the City Council for its review and final action. The required fee shall accompany any proposed amendment. The City Council shall review the application and either reject, approve subject to revision, or approve the application within 45 days of receipt of the Planning Commission's recommendations.

4.1.4.4 Occupancy Permit

Occupancy of any Planned Development will not be allowed until the Building Official authorizes issuance of an Occupancy Permit. Such permit will be granted when the Building Official is satisfied that actual development has taken place in compliance with the specifications of Final Plans, or the developer has obtained financial guarantee as may be determined by the City Council for 120% of the value of the development yet to be completed.

4.2 PRD - PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

4.2.1 INTENT:

In addition to the general purpose of Planned Development Districts as described in Subsection 4.1.1, the purposes of the Planned Residential Development District (PRD) are to allow greater variety in the types of residential environment available to the residents of Chaska, to respond to changes in housing choices and in new housing concepts, to encourage innovative design in the development of single family neighborhoods such as cluster housing, but not necessarily at higher densities; the provision of privately controlled common open space ancillary to new housing developments, and to allow a more efficient allocation and maintenance of public facilities such as streets and utility lines serving new housing developments.

4.2.2 APPLICATION:

The provisions of this Section shall apply to all proposed housing developments within the City of Chaska except one and two family developments less than five (5) acres in size. Existing planned areas of the City shall be exempt from the provisions of this Section; however, in the case of platted property developed or which may benefit from redevelopment, owners of such property may apply for PRD designation according to required PRD application procedures.

4.2.3 PERMITTED USES:

The following uses are permitted generally in PRD Districts; however, individual PRD Districts may and usually will be more restrictive by limiting the type of dwellings permitted.

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4.2.3.1 Dwelling Units

Dwelling units in detached, semi-detached, attached, or multi-storied structures, or combinations thereof, and supporting public, recreational, and commercial uses to serve area residents.

Schools, churches and similar public or semi-public uses shall only be permitted on sites less than 20 acres.

4.2.3.2 Accessory Uses

Accessory uses as permitted in the R1 District.

4.2.4 REQUIRED CONDITIONS:

4.2.4.1 Principal Structures

Two or more principal structures or uses will be developed.

4.2.4.2 Ownership

The tract under consideration will be developed under single ownership or control.

4.2.5 DENSITY:

A PRD may provide for a variety of housing types, densities, and cost levels, but such variety shall not be considered a condition required for approval. The total number of housing units allowable in a development shall be as established or determined by:

- a) The area standards of the zoning district in which the proposed development is to be located;
- b) The density standards and criteria which are a part of the City's Comprehensive Plan; or
- c) The density specified by the Planning Commission and City Council based upon the particular development characteristics of each PRD proposal.

A PRD may provide for a greater number of housing units per acre than would otherwise be permitted by the regulations applicable to the site; however, the applicant shall show that such excess will not have an undue and adverse impact upon existing public facilities and upon the reasonable use and enjoyment of neighboring property.

In determining the reasonableness of an increase in the authorized housing units per acre, the Planning Commission shall recognize that increased density may be compensated for by the provision of additional physical amenities, by increased efficiency in public facilities and services, or by preservation of natural resources and amenities beyond ordinance requirement. Such compensation for higher density may be achieved by:

- a) The location, amount and proposed use of common open space;
- b) The location, design and type of housing units; and

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c) The physical characteristics of the site.

4.2.6 DEVELOPMENT STANDARDS:

By definition, the PRD District emphasizes a regulatory process rather than regulations; however, certain minimal development standards are deemed necessary and shall apply to all PRD proposals. Such standards are as follows:

4.2.6.1 Building Setbacks

Building setbacks from all property lines which form the perimeter of the total property in the PRD or from all exterior dedicated street right-of-way lines shall be at least 30 feet or the height of the building, whichever is greater. Minimum spacing between principal buildings shall be 25 feet.

4.2.6.2 Lot Coverage

The total ground area occupied by buildings in a PRD shall not exceed 20 percent of the total site area in the project. If the total project is to be staged over a period of time, open space shall be provided so that the ground coverage of any one stage shall not exceed 30 percent of the applicable site.

4.2.6.3 Floor Area Ratio (FAR)

There shall be a maximum floor area ratio of 0.5. Floor area ratio shall be determined by dividing the sum total of the building floor area by the gross area of the total site.

4.2.6.4 Building / Site Design

- a) More than one building may be placed on one platted or recorded lot in any PRD. Areas for single family detached dwellings must comply with the City's Subdivision Ordinance in all respects not specifically noted in this Section as appropriate variances or waivers.
- b) A PRD which only involves one housing type, such as all detached or all attached units, shall not be considered as inconsistent with the stated purposes and objectives of this Section and shall not be the sole basis for denial or approval.
- c) Architectural style of buildings shall not solely be a basis for denial or approval of a plan; however, the overall appearance and compatibility of individual buildings to other site elements or to surrounding development will be primary considerations in the review stages of the Planning Commission and Council.

4.2.6.5 Common Open Space

- a) Common open space shall be provided within each PRD according to the following schedule:
 - 1,000 square feet of land per single family attached unit, (townhouses, quads, twin homes, etc.)
 - 400 square feet per multiple family unit, (walkup apartments, high rise apartments, etc.)

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In addition, 10 percent of the gross residential land within the PRD shall be dedicated for public use as parks or playgrounds or a cash equivalent as determined by the City Council.

- b) The City Council shall not approve a PRD unless it meets the following standards applicable to common open space:
 - i) The location, shape, size and character of the common space shall be provided in a manner to meet the needs of the PRD and shall be consistent with the City's proposed parks and open space standards.
 - ii) Common open space shall be used for amenity or recreational purposes. The uses authorized for the common open space must be appropriate to the scale and character of the planned development, considering its size, density, expected population, topography, and the number and type of dwellings to be provided.
 - iii) Common open space must be suitably improved for its intended use, but common open space containing natural features, existing trees and ground cover worthy of preservation may be left unimproved.
- c) All land shown on the Final Plan as common open space shall be conveyed to an organization for the ownership and maintenance of the common open space.

In any event, the common open space, after being approved on the Final Plan, shall be used thereafter for no other purposes than as specified on the Final Plan.

Exception to such use may be allowed if identified in a greenway agreement entered into by the City and the Developer prior to construction of the project.

4.3 PCD - PLANNED COMMERCIAL DEVELOPMENT DISTRICT

4.3.1 INTENT:

In addition to the general purpose of Planned Development Districts as described in Subsection 4.1.1, the purposes of the Planned Commercial Development (PCD) District are to provide for the development of predominantly retail/commercial uses, but including a wide range of complimentary uses, in a cohesive, rather intensely developed arrangement geared to include or to relate closely to a shopping center, either community or regional service in nature.

4.3.2 PERMITTED USES:

The following uses are permitted generally in PCD Districts; however, individual PCD Districts may be more restrictive than the general use.

- a) Commercial establishments including, but not limited to, the following:
 - i) Retail establishments such as grocery, hardware, drug, department store, clothing and furniture stores, eating and drinking places, auto dealers, and gas stations.

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- ii) Personal services such as laundry, barber, shoe repair shop, and photography studio.
- iii) Professional services such as medical and dental clinics, and attorneys' offices.
- iv) Finance, insurance, and real estate services.
- v) Repair services such as jewelry and radio and television repair shops.
- vi) Entertainment and amusement services such as motion picture theater and bowling alley.
- vii) Lodging services such as hotel and motel.
- viii) Business services such as printing and computer services.
- b) Public and semi-public facilities serving all or major portions of the City such as municipal offices, library, post office, fire station, and YMCA;
- c) Multiple family dwellings;
- d) Offices for administrative, executive, professional, research or similar organization, and laboratories having only limited contact with the general public;
- e) Accessory uses incidental to the foregoing principal uses such as off-street parking and loading areas, signs, storage of merchandise, wholesaling, and radio/TV and satellite dish antennas when incidental to a permitted use.

4.3.3 DEVELOPMENT STANDARDS:

4.3.3.1 Building Setback

(In addition to those established in Subsection 9.9 of this Ordinance.)

- a) From rights-of-way of freeways or limited access expressways: 75 feet;
- b) From other perimeter streets: 40 feet;
- c) From interior public streets: 25 feet;
- d) From adjoining residential uses or zoning districts: 75 feet;
- e) Between principle detached structures: one-half the average heights of the two structures.

4.3.3.2 Lot Coverage

Not more than 40 percent of any lot or tract shall be covered by buildings.

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4.3.3.3 Floor Area Ratio (FAR)

Maximum floor area ratio for any single lot or tract shall be 2.0 provided the entire PCD of which it is a part shall not exceed 1.0.

4.3.3.4 Landscaping

All required yards or open space areas shall either be open landscaped and green areas or be left in a natural state. If any yards are to be landscaped, they shall be landscaped attractively with lawn, trees, shrubs, etc. Any areas left in a natural state shall be properly maintained in a sightly and well-kept condition. Yards adjoining any of the classes of Residence Districts shall be landscaped with planting screens.

4.3.3.5 Residential Development

In addition to requirements of this Section, residential developments shall be subject to Subsections 4.2.5 and 4.2.6 of the PRD District.

4.4 PID - PLANNED INDUSTRIAL DEVELOPMENT DISTRICT

4.4.1 INTENT:

In addition to the general purpose of Planned Development Districts as described in Subsection 4.1.1, the purposes of the Planned Industrial Development (PID) District are to provide an area or areas within the City of Chaska within which industrial and related uses of a generally "clean and quiet" nature can be developed and operated in a high quality physical environment, one which will be complementary to and compatible with the predominantly low density residential character of the City, and one which will ensure to the owners and occupants of permitted uses the full use, benefit and prestige of a Planned Industrial Development District of exemplary standards.

It is intended that industrial and related activities be the predominant use in the PID District but that complementary uses such as certain kinds of commercial activity may also be appropriate if properly designed and developed.

It is also intended that development within the PID District be characterized by relatively high employment levels and building to land ratios, both of which support the objectives of increasing employment opportunities within the City and of strengthening the City's non-residential tax base.

4.4.2 PERMITTED USES:

The following uses are permitted generally in PID Districts; however, individual PID Districts may be more restrictive:

- a) Manufacturing, fabrication, compounding, processing, packaging, treatment and assembly of goods, products and materials;
- b) Wholesaling, with the exception of motor vehicles, and warehousing;
- c) Scientific research, investigation, testing, or experimentation;
- d) Office and administrative facilities;

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- e) Retail commercial facilities providing goods and services for the day to day needs of the PID District workers and visitors;
- f) Customary accessory uses such as off-street parking and signs;
- g) Retail commercial facilities beyond those specified in Subsection(e) above, provided that the Council shall find prior to any such retail use being made of any premises and prior to any substantial change therein, that the use is compatible with the Planned Industrial Development District in which located;
- h) Minor heliport subject to provisions of Subsection 9.21;
- i) Adult Oriented Businesses subject to regulations in Chapter 4, Article V, of the Chaska Code of Ordinances.

4.4.3 DEVELOPMENT STANDARDS:

4.4.3.1 Minimum Area Requirements

Every application for PID District zoning shall encompass a tract of not less than five (5) acres in single ownership or under unified control regardless of the total area of the proposed PID District itself.

These requirements may be waived where the tract is contiguous to an existing PID District or where the tract has an area of not less than ten (10) acres and is to be used as the site for a building or group of buildings all occupied by a single tenant.

4.4.3.2 Building Setbacks

(In addition to those established in Subsection 9.9 of this Ordinance.)

- a) From rights-of-way of freeways or limited access expressways: 75 feet;
- b) From other perimeter public streets:..... 50 feet;
- c) From interior public streets: 30 feet from right-of-way;
- d) From adjoining residential uses or zoning districts:..... 100 feet;
- e) Between principal detached structures:..... one-half the average heights of the two structures.

4.4.3.3 Lot Coverage

No more than 40 percent of any lot or tract shall be covered by buildings.

4.4.3.4 Floor Area Ratio (FAR)

Maximum floor area ratio for any single lot or tract shall be 2.0 provided the entire PID of which it is a part shall not exceed 0.75.

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4.4.3.5 Landscaping

All required yards or open space areas shall either be open landscaped and green areas or be left in a natural state. If any yards are to be landscaped, they shall be landscaped attractively with lawn, trees, shrubs, etc. Any areas left in a natural state shall be properly maintained in a sightly and well-kept condition. Yards adjoining any of the classes of Residence Districts shall be landscaped with planting screens.

4.5 PMD - PLANNED MULTI-USE DEVELOPMENT DISTRICT

4.5.1 INTENT:

In addition to the general purpose of Planned Development Districts as described in Subsection 4.1.1, the purpose of the Planned Multi-Use Development (PMD) District is to provide for the development of a wide variety of complementary uses in a cohesive, rather intensely developed arrangement, but not necessarily geared predominantly to either residential, commercial, or public use. Essentially, the PMD District allows any compatible combination of uses permitted in the PRD, PCD, and PID Districts. Type and intensity of development is controlled by the development standards of such districts and by the Comprehensive Plan.

4.5.2 PERMITTED USES:

Any uses listed as Permitted Uses in the PRD, PCD, and PID Districts.

4.5.3 DEVELOPMENT STANDARDS:

In general, development standards set forth within the PRD, PCD, and PID Districts shall apply to the PMD District according to the specific use proposed. Where questions of applicability arise, relevant standards shall be established as a part of the application/review process.

4.6 PRD/R/LS - PLANNED RESIDENTIAL DEVELOPMENT DISTRICT- RURAL / LAKESHORE

4.6.1 INTENT:

Recognizing that lakes are one of the most desirable amenities in a City and that it is in the best interest of the public to preserve the quality of a lake and the shoreline; and, that to assure the quality of a lake when and if land surrounding a lake is developed, that development be on a large lot basis as opposed to smaller lots. That in order to preserve water quality of lakes, to prevent eutrophication from run-off of fertilizers and other nutrients, lessen shore line alteration, maintenance of more natural growth and less unnatural ground cover, it is more desirable for lakeshore property to be developed on a large lot basis than smaller lots.

4.6.2 PERMITTED USES:

- a) Single family residences, attached and detached;
- b) Accessory uses as permitted in the R1 District.

4.6.3 DEVELOPMENT PROCEDURES:

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Application for a PRD-R/LS shall require the same planning process as other planned residential land developments, the same being Subsection 4.1 of this Ordinance except as said procedures are amended or modified as hereinafter provided.

4.6.4 DEVELOPMENT STANDARDS:

Any development within PRD-R/LS shall be in accordance with Section 6 of this Ordinance (Shoreland Management) except as modified or amended by the following:

- a) There shall be only single family residential units with attached or detached garage;
- b) Permitted only within the rural district within the East Creek watershed drainage area as determined by the 1980 comprehensive sanitary sewer report and on file in the office of the City Clerk;
- c) Shall be subdivided in accordance with the subdivision regulations of the City of Chaska except as hereinafter modified or amended;
- d) No lot within said subdivision shall be less than 2.5 acres except for land dedicated as parks and open space may be added to a lot less than 2.5 acres in size but in no event shall any lot be less than two (2) acres except, in the event that said subdivision contemplates townhouses said individual lots may be smaller but the remaining number of acres of land per dwelling unit shall be two;
- e) Prior to Final Plat approval each lot shall have percolation tests meeting minimum state standards for on-site sewage systems and there shall be placed on file with the City a site plan showing the location of the construction area or areas, together with a primary and alternate drain field site;
- f) All lots must have at least 100 feet of frontage on a public or private road as approved by the City and at least 150 feet of lakeshore if located on lakeshore;
- g) No land within the City of Chaska lying more than 1,000 feet from the shore or outside the natural drainage area, whichever is less, of any lake shall be included within any such subdivision, except that land outside the above referred to area may be included in any such subdivision where such land outside the first above referred to area does not compromise more than 50 percent of an individual lot;
- h) The developer or land owner shall, prior to plat approval, file with the City proposed covenants which shall run with the land and which shall be filed against the land and which shall inure to the benefit of the City, which covenants shall contain the following covenants and restrictions and such other covenants and restrictions as developer deems necessary and advisable;

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- i) Each individual lot shall connect to the municipal sanitary sewer system and water system at such time as municipal water and sewer becomes available to said lot and pay therefore in accordance with the then existing ordinances of the City of Chaska.
- ii) No building other than single family dwellings with attached or detached garage shall be built upon the premises.
- iii) No lot within a subdivision shall hereinafter be further subdivided.
- i) Necessary drainage and utility easements as determined by the City for the installation of present and future utilities to serve the subdivision shall be dedicated on the plat;
- j) No lot within an approved subdivision shall thereafter be further subdivided; the granting of an easement for access across individual lots for lake access shall be considered subdividing of land;
- k) Only boats, motorized or non-motorized, owned by persons owning or leasing property within any such subdivision may be docked at any individually, jointly, or commonly owned dock or other shore facility;
- l) Minimum building setbacks from property lines shall be as follows:

Front:..... 30 feet
 Side:..... 15 feet garage side,
 25 feet house side
 Rear: 30 feet

In addition, the setbacks as prescribed in Subsection 9.9 shall also apply. Accessory structures shall meet the above required setbacks for principal structures, and shall be regulated by Subsection 9.22, except detached garages shall be permitted in front yard of property with lake frontage if they are located within 50 feet of the principal structure as measured between the two closest walls. (Ord. 660, Sec. 1, 11/1/99)

4.7 PRD-E/WC - PLANNED RESIDENTIAL DEVELOPMENT-ESTATE / WOODLAND CONSERVATION DISTRICT

4.7.1 INTENT:

The intent of this district is to preserve unique stands of hardwood forest by permitting only single family detached housing on unusually large lots. Such large lot development will:

- a) Minimize loss of trees for roadway and building purposes;
- b) Retain natural vegetation within the forest floor;
- c) Minimize disruption of wildlife habitat;
- d) Minimize soil erosion within natural drainageways;

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- e) Retain natural drainage patterns;
- f) Contribute to a balanced housing stock within the City;
- g) Preserve environmentally sensitive ravines and stands of hardwood forest.

4.7.2 PERMITTED USES:

- a) One family detached dwellings;
- b) Municipal park and trail facilities;
- c) Customary accessory uses incidental to the foregoing principle uses such as private garages, screen houses, signs, portable/stationary storage sheds, recreational facilities including swimming pools and tennis courts intended solely for the use and enjoyment of the residents and their guests;
- d) Customary home occupations as regulated by Subsection 9.14 herein.

4.7.3 DEVELOPMENT PROCEDURES:

The procedures for applying for rezoning to PRD-E/WC shall be the same as set forth by Subsection 4.1 of this Ordinance.

4.7.4 DEVELOPMENT STANDARDS:

The primary criterion for a tract of land to qualify for rezoning to PRD-E/WC shall be that 85 percent of the land to be subdivided shall be solidly covered with hardwood trees such as oak, maple, basswood and ash. Other standards shall be as follows:

- a) Average lot size shall be 4.0 acres,
Minimum lot size shall be 2.4 acres;
- b) Minimum lot width at the building location shall be 200 feet;
- c) Minimum building setbacks from property lines shall be:

Front:.....75 feet
Side:.....30 feet
Rear:100 feet
- d) Minimum spacing between dwellings shall be 100 feet;
- e) Buildings shall be set back a minimum of 30 feet from the edge of ravines tributary to Chaska Creek for purposes of erosion control and of screening such buildings from view of pedestrians using the public trail systems within the floor of such ravines. Edge of ravine is generally defined as the area of 18% slopes or greater;
- g) Minimum gross floor area per dwelling, excluding private garages and basements, shall be 2,500 square feet;
- h) Six off-street parking spaces shall be provided per dwelling; two of which shall be enclosed;

PLANNED DEVELOPMENT DISTRICTS

- i) All dwellings shall be connected to and serviced by the municipal sanitary sewage system;
- j) Private wells may be approved by City Council in place of connection to the municipal system in consideration of the extremely low density of development and the unusually long distances between dwellings;
- k) Existing trees on slopes greater than 18% shall be preserved except for removal of dead, diseased, or deteriorating stock, and removal as necessary for road and utility purposes. Trees on remaining land less than 18% slope shall also be preserved except for removal as necessary for road, utility and building/yard purposes;
- l) Public streets to exclusively serve this PRD-E/WC District may be constructed to lesser standards than is specified in the Chaska Land Subdivision Ordinance in recognition of less traffic volume, off-street parking and the desire to minimize disruption of environmental resources;

In this vein, minimum street widths shall be 28 feet as opposed to 36 feet bituminous roadway, and shoe-formed integral bituminous curb shall be permitted in place of concrete curb;

- m) Development shall be in accordance with the City's Storm Water Management Plan;
- n) The Developer or land owner shall, prior to plat approval, file with the City proposed covenants acceptable to the City, which shall run with the land and which shall be filed against the land which shall inure to the benefit of the City and to other owners within the subdivision;
- o) Installation of underground electric;
- p) Installation of street lighting.