

3.2 DENSITY / INTENSITY REGULATIONS

It shall be unlawful to erect or alter any building within the City of Chaska unless density/intensity regulations set forth in the following tabulations are provided and maintained.

DISTRICT	MINIMUM REQUIREMENTS							MAXIMUM REQUIREMENTS			
	Area (sq. ft.)	Lot Size		Yard Setback (Feet)(g)			Site Area Per DU (sq. ft.)	Usable Open (c) space per DU (sq. ft.)	Floor Area Ratio (FAR)	Building Coverage (%)	Density (DU's per gross residential acre)
		Width	Depth	Front (a)	Rear	Side (b) Interior					
<b>R</b> All Uses	43,560	165		75	40	25	75				
<b>RR-1</b> Rural Residential	43,560	200		75	40	25	75	(See Section 3.1.1A)			
<b>RR-2</b> Rural Residential	217,800	200		75	40	25	75	(See Section 3.1.1B)			
<b>R1</b> One Family Dwellings	9,000	75		30	30	10/7 (d)	15	9,000	0.25		4
Two Family Dwellings	14,000	90		30	30	10/7 (d)	15	7,000	0.25		6
Deck					20						
Accessory Buildings & Uses				30	5	5	30				
Other Uses	15,000	100		30	30	15	30		0.4		
<b>R1-A</b> One Family Dwellings	11,500 15,000 (avg.)	90* 120 (i)		30	30	10 (d)	30	11,500 15,000 (avg.)			2.3
Deck					20 (j) 30 (j)		20 (h)				
Accessory Buildings & Uses				30	10	7	30				
<b>R1-B</b> One Family Dwellings	15,000	100 135 (i)		30	30	15/10 (d)	30	15,000			
Accessory Buildings & Uses				30	10	7	30				1.7
<b>R2</b> One Family Dwellings	7,200	60		20	25	5	20	7,200			5
Two Family Dwellings	10,800	90		20	25	5	20	5,400		30	6.5
Multiple Family Dwellings		100		20	20	10	20	3,600 (e)	600	0.4	40
Deck					17 (j)		12 (h)				varies
Accessory Buildings & Uses				20	5	5	20				
Other Uses	7,200	60		20	15	10	20		0.4		
<b>R3</b> Multiple Family Dwellings	--	150		20	20	10	20	2,500 (f)	400	0.4	30
<b>C1</b> All Uses	7,500	50		35	20	10	35			0.6	15
<b>C2</b> All Uses	20,000	100		50	20	20	50			0.5	30
<b>C3</b> All Uses	7,500	50		None	20	None required in the case of common abutting walls, otherwise 1/2 building height.				2.0	
<b>P2</b> All Uses	43,560	100		15	20% of lot depth	15	20			0.8	
<b>I</b> All Uses	20,000	100		30	20	15	20			0.5	40
<b>I2</b> All Uses	43,560	100		20	20	15	20				

\* A deviation up to 5% of the minimum lot width may be permitted provided the average lot width for each plat shall be no less than 90 feet at building line. Thus, the effective absolute minimum width is 85.5 feet.