

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

ORDINANCE NO. 765

AN ORDINANCE AMENDING CHAPTER 10, CHAPTER 12, CHAPTER 16, AND
CHAPTER 20
CHANHASSEN CITY CODE

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

Section 1. Section 10-230(a-b) of the City Code, City of Chanhassen, Minnesota, is hereby amended to read as follows:

(a) License Required

- (1) Application for a license shall be made to the city upon a form furnished by the city. A nonrefundable fee in the amount imposed in accordance with the fee schedule established by the city council. If a license application is made during the license year, the license shall be issued for the remainder of the year and the license fee shall be pro-rated, with any unexpired fraction of a month being counted as one month.
- (2) In order to be issued a license the applicant must:
 - a. Provide an approved State of Minnesota Lodging License as required by Minnesota State Statute Chapter 157.
 - b. Provide the name and contact information, including a 24-hour telephone number, for the party responsible for managing the property.
 - c. State the maximum number of vehicles that may be parked overnight on the property. The maximum number of vehicles that may be parked overnight on the property shall be four vehicles. Vehicles parked in garages shall not be counted towards total number of allowable vehicles.
 1. A property owner may request a higher overnight parking limit in writing at the time of application. The Community Development Director or their designee may approve or deny a higher parking limit after considering factors such as the presence of off-street parking pads, driveway length and width, and availability of street parking, and previous violation status. Increased parking limits may be revoked if the Community Development Director or their designee determines that a violation of this section has occurred related to the increased overnight parking limit authorized.
 - d. Agree that the city has permission to access exterior areas of the property when responding to a reported violation of the standards in this section in order to ascertain if a violation has occurred.
 - e. Must be in compliance with all federal, state, and local regulations.

- f. Not have had a short-term rental license revoked by the City of Chanhassen within the prior 365 days from the date of the short-term rental license application.

(b) Standards. The following standards apply to all short-term rentals:

- (3) Listings advertising the property's availability for rent must state the license number, maximum occupancy permitted by the State of Minnesota Lodging Code, and the maximum number of vehicles that may be parked overnight on the property
- (4) An appropriate number of waste containers must be present to accommodate the amount of trash generated by the short-term rental. Waste may not be stored outside of approved containers and must be stored according to city code.
- (5) Between 10:00 p.m. and 7:00 a.m. no more than the maximum number of overnight guests stipulated in the license may be present on the property.
- (6) Between 10:00 p.m. and 7:00 a.m. parking is limited to the maximum number of vehicles stipulated in the license.
- (7) At no time may vehicles be parked on grass or so as to completely obstruct access to neighboring residences such that ingress or egress is not possible, or obstruct the public right-of way, or emergency vehicle access.
- (8) The Good Neighbor Brochure provided by the city must be posted on the inside of the front door and the primary door to the backyard, or in a conspicuous location near each such door.
- (9) Property must have working smoke and carbon monoxide detectors in each bedroom or sleeping area and the owner must provide any transient renting the property with information regarding emergency egress.
- (10) Property must be in compliance with all state and local laws and regulations.

Section 2. Section 12-13 of the City Code, City of Chanhassen, Minnesota is hereby amended to read as follows:

- a. The city council may by resolution designate certain streets or portions of streets as no parking or no stopping or standing zones, and may limit the hours in which the restrictions apply. The Public Works Director, or designee, shall mark by appropriate signs each zone so designated. Except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or a traffic control device, no person shall stop or park a vehicle in an established no stopping or standing zone when stopping or standing is prohibited.
- b. The city's Public Works Director, or designee, may determine that a public street requires temporary no parking for a period not to exceed thirty (30) days. Public roads which have street parking temporarily restricted shall be posted by sign or other official marking. Representatives of the Carver County Sheriff's Office, Minnesota State Patrol, and Code Enforcement Specialist shall have the authority to impound vehicles in violation of this section.
- c. Parking is prohibited on any public property wherever posted by sign or other official marking.

Section 3. Section 16-21 of the City Code, City of Chanhassen, Minnesota, is hereby amended to read as follows:

Garbage and refuse containers shall be so located as to be out of the public view except for the purpose of collection, in which case the containers must be removed from the curb line within 24 hours after scheduled collection, and cannot be placed on the curb line more than 24 hours before the scheduled collection.

Section 4. Section 20-645(e) of the City Code, City of Chanhassen, Minnesota is hereby amended to read as follows:

(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. Minimum separation between structures on adjacent parcels shall be 15 feet with a setback of no less than 5 feet on either adjacent property.
- (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. Minimum separation between structures on adjacent parcels shall be 15 feet with a setback of no less than 5 feet on either adjacent property.

Section 5. Section 20-905 of the City Code, City of Chanhassen, Minnesota, is hereby amended to read as follows:

All single-family detached homes shall:

- (a) Be constructed upon a continuous perimeter that meets the requirements of the state building code:
- (b) Have a minimum area of 960 square feet-
- (c) Have an earth covered, composition, shingled or tiled roof or other materials approved by the Minnesota State Building Code as adopted and amended by the city.
- (d) Receive a building permit. The application for a building permit in addition to other information required shall indicate the height, size, design and the appearance of all elevations of the proposed building and a description of the construction materials proposed to be used.
- (e) Meet the requirements of the Minnesota State Building Code, as adopted and amended by the city or the applicable manufactured housing code.
- (f) Where access doors are proposed from a dwelling to the outdoors, which does not connect directly to a sidewalk or stoop, a minimum ten feet by ten feet area of patio shall be assumed. This patio area must be shown to comply with required property line, lake

and wetland setbacks; may not encroach into conservation or drainage and utility easements; and shall not bring the site's lot coverage above that permitted by ordinance.

- (g) Where the main entrance does not connect directly to the driveway, a walkway constructed of bituminous, concrete, or other hard surface material at least four feet in width connecting the driveway and main entrance is required. This walkway must be shown to comply with required property line, lake and wetland setbacks; may not encroach into conservation or drainage and utility easements; and shall not bring the site's lot coverage above that permitted by ordinance.

Section 6. Section 20-1124(b)(6)(a) of the City Code, City of Chanhassen, Minnesota, is hereby amended to read as follows:

- (b) The minimum number of required on-site parking spaces for the following uses shall be:
 - (6) Dwelling:
 - a. Single-Family: Two off-street parking spaces.

Section 7. Section 20-921(e) of the City Code, City of Chanhassen, Minnesota, is hereby amended to read as follows:

- (e) *District restrictions:*
 - (1) Planned Unit Developments Residential Districts (PUDR) are limited to the lot coverage specified by their ordinance and/or compliance table. For PUDRs created before June 11, 2018, the terms hardcover, hard surface, impervious surface, and similar phrases, shall be understood to mean lot cover inclusive of both pervious pavements and impervious surfaces, and in no circumstance shall the failure of the ordinance or compliance table to mention pervious pavements be understood to mean that pervious pavements are not subject to the lot cover, hardcover, hardscape, or similarly identified limits that govern the PUDR.

Section 8. Section 20-1176 of the City Code, City of Chanhassen, Minnesota, subsection “Fences” is hereby amended to read as follows:

Fences

Symbol	Height	Minimum Opacity	Typical Material
F1	44”	25%	Wood, chain-link, or split wood rail
F2	48”	50%	Wood, chain-link, or vinyl
F3	6’	95%	Wood or vinyl privacy
F4	8’	95%	Wood or vinyl privacy

Section 9. Section 20-1256 of the City Code, City of Chanhassen, Minnesota, is hereby amended to read as follows:

Sec 20-1256 (Reserved)

Section 10. Section 20-1275 of the City Code, City of Chanhassen, Minnesota, is hereby amended to read as follows:

Sec 20-1275 (Reserved)

Section 11. This ordinance shall be effective immediately upon its passage and publication.

PASSED AND ADOPTED this 13 day of July, 2026, 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 Ord Published in the July 23 edition of the Sun Sailor)