

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

**ORDINANCE NO. 721**

**AN ORDINANCE AMENDING CHAPTER 20, ZONING,  
OF THE CHANHASSEN CITY CODE AMENDING LOT COVER STANDARDS IN  
THE SHORELAND OVERLAY DISTRICT**

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

**SECTION 1.** Section 20-485 Stormwater Management of the City Code, City of Chanhassen, Minnesota, is hereby amended to read as follows:

Section 20-485 Stormwater Management

Lot coverage of lots shall not exceed 25 percent of the lot area, except as follows:

- (a) 30 percent impervious shall be allowed for lots zoned Residential Single Family (RSF) which were platted prior to January 1, 1976, with the following conditions:
  - (1) Riparian Lots
    - a. When exceeding 25 percent impervious coverage, riparian lots shall be required to have a shoreline vegetative buffer area equal in size to the new impervious area proposed over 25 percent of the lot area. (Example: 100 square feet of impervious area will require 100 square feet of shoreline vegetative buffer area).
      - 1. The shoreline vegetative buffer will be required to encompass at least 25 percent or 20 feet of the linear water frontage, whichever is greater. The buffer width shall be the width necessary to achieve the required buffer area. (For example, 100 square feet of impervious area required with 25 feet of buffer length along the shoreline would require a vegetative buffer width of 4 feet.)
      - 2. If the vegetative buffer required is determined to be infeasible by the City Engineer, alternative Best Management Practices (BMPs) shall be installed as outlined in section B.
      - 3. Access to the lake for swimming or dock use shall be maintained.
      - 4. The vegetative buffer may satisfy the BMP requirement outlined below.
    - b. The following shall be provided at the time of permit application:
      - 1. Pre- and post-project lot cover calculations.
      - 2. Water Quality Volume shall be calculated by 1.1 inch multiplied by the area in square feet of impervious area over 25 percent.

3. BMPs shall be designed to treat the calculated amount of Water Quality Volume created by the proposed impervious area.
  4. Project plans on a scaled survey shall show the proposed impervious surface as well as the offsetting location and design of BMPs. This could include native vegetative buffers, rain gardens, rain barrels, infiltration/biofiltration basins/swales, etc.)
  5. An erosion and sediment control plan in accordance with Section 19-145 of the City Code.
  6. Additional information, such as Hydrologic and Hydraulic Modeling, plans certified by a professional engineer, etc., may be required as determined by the City Engineer when there is reasonable cause for concern of the impacts of the increased stormwater runoff.
- c. Changes in stormwater runoff shall not cause adverse impacts to adjacent and downstream infrastructure.
  - d. BMPs installed shall be privately owned and may require an Operations and Maintenance Agreement to be recorded against the property at the discretion of the City Engineer.
  - e. Vegetative buffer areas shall be protected in an easement recorded against the property, and monuments shall be installed at the easement boundary

(2) Non-Riparian Lots

- a. The following shall be provided at the time of permit application.
  1. Pre- and post-project lot cover calculations.
  2. Water Quality Volume shall be calculated by 1.1 inch multiplied by the area in square feet of impervious area over 25 percent.
  3. BMPs shall be designed to treat the calculated amount of Water Quality Volume created by the proposed impervious area.
  4. Project plans on a scaled survey shall show the proposed impervious surface as well as the offsetting location and design of BMPs. This could include native vegetative buffers, rain gardens, rain barrels, infiltration/biofiltration basins/swales. etc.
  5. An erosion and sediment control plan in accordance with Section 19-145 of City Code.
  6. Additional information such as Hydrologic and Hydraulic Modeling, plans certified by a professional engineer, etc. may be required as determined by the City Engineer when there is reasonable cause for concern of the impacts by the increased stormwater runoff.
- b. Changes in stormwater runoff shall not cause adverse impacts to adjacent and downstream infrastructure.
- c. BMPs installed shall be privately owned and may require an

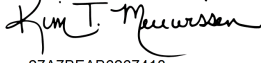
Operations and Maintenance Agreement to be recorded against the property.

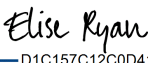
- (b) 35 percent for medium/high-density residential zones; and
- (c) 70 percent in industrial zones within the Lake Susan Shoreland District.

**SECTION 2.** This ordinance shall be effective immediately after its passage and publication.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of January 2024 by the City Council of the City of Chanhassen, Minnesota.

**ATTEST:**

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Kim Meuwissen City Clerk

DocuSigned by:  
  
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Elise Ryan, Mayor

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