

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

ORDINANCE NO. 661

**AN ORDINANCE AMENDING CHAPTER 1, GENERAL PROVISIONS, AND
CHAPTER 20, ZONING, OF THE CHANHASSEN CITY CODE**

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

Section 1. Section 1-2 of the Chanhassen City Code is amended to read as follows:

Outlot means a platted lot that is intended as open space or for another designated use or which is reserved for future replatting before development. (20)

Section 2. The Chanhassen City Code is amended by adding Section 20-970 to Section 20-975 to read as follows:

Sec. 20-970.- Outlots


Outlots are intend to be preserved either as open space, used for a designated use, or reserved for future development through replatting. To this end, no building permit, zoning permit, or sign permit maybe issued to allow the construction of a structure on an outlot unless one of the following criteria is met:


- 1) The outlot is a recreational beach lot operating under a non-conforming use permit or a conditional use permit. If the recreational beach lot is operating under a non-conforming use permit, no zoning or building permit may be issued unless the structure is expressly permitted by the non-conforming use permit. If the recreational beach lot is operating under a conditional use permit, no zoning or building permit may be issued unless the structure is permitted by the conditional use permit and allowed under section 20-266 of the City Code.
- 2) The outlot is a park. If the subdivision approval included a site plan or description of the park, no zoning or building permit may be issued unless the structure is consistent with the subdivision's plan for the park. If no plan was approved for the outlot as part of the subdivision, no zoning building permit may be issued unless the structure is consistent with park's existing nature and intensity of use.
- 3) The outlot was created with the intent of providing a specific single-family residence with riparian rights. If the outlot and lot specified in the subdivision approval are under common ownership a building or zoning permit may be issued for the construction of a water oriented accessory structure, stairway, lift and/or landing meeting the criteria of section 20-481 of the City Code.
- 4) The outlot is owned by a developer, homeowners association, or the City and the outlot was intended to provide a location for the development's monument sign. If the outlot was identified and approved for sign placement as part of subdivision or site plan approval, a permit may be issued for a sign meeting the criteria of the approval.

Secs. 20-971 – 20-975.- Reserved.

Section 3. This ordinance shall be effective immediately upon its passage and publication.

PASSED AND ADOPTED this 12th day of October, 2020 by the City Council of the City of Chanhassen, Minnesota


Heather Johnston, Interim City Manager


Elise Ryan, Mayor

(Ordinance 661 published in the Chanhassen *Villager* on October 22, 2020)