

## ZONING ORDINANCE

### SECTION 3 DISTRICT REGULATIONS

#### **R-RURAL:**

##### **Intent**

This district is intended for application to land located within the west and northwest portion of Chaska where agriculture is a current logical and proper use, but which in the future may gradually be required for expansion for urban uses as urban facilities and services become available. This district is intended to preserve said land in agricultural usage and in large parcels until capital funds for the extension of urban facilities and services are committed in an adopted capital improvement program. Whereas the predominant use within this district is intended to be agriculture, other quasi-urban uses are also permitted including scattered non-farm residences.

#### **RR1 - RURAL RESIDENTIAL 1:**

##### **Intent**

This district is intended for application to land located within the west and north central portion of Chaska, which in the future may gradually be required for expansion for residential uses as residential facilities, and services become available. This district is intended to preserve said land in large parcels until capital funds for the extension of residential facilities and services are committed in an adopted Capital Improvement Program. Whereas the predominant use within this district is intended to be non-commercial agriculture, other quasi-urban uses are also permitted.

#### **RR2 - RURAL RESIDENTIAL 2:**

##### **Intent**

This district is intended for application to land located at the edge of Chaska's corporate limits where a "green belt" separation from adjacent communities is desired. The district is intended to help preserve Chaska's identity as a separate free-standing community as urban expansion of the Twin Cities metropolitan area occurs around Chaska. Toward this end, the district provides for agricultural, horticulture and similar open space uses together with scattered non-farm dwellings at a maximum density of four dwellings per quarter quarter section (4 per 40 acres). Clustering of lots so as to leave large undeveloped areas that may be susceptible to future resubdividing shall be prohibited.

## **DISTRICT REGULATIONS**

Such low-density development is intended to be a permanent land use pattern and is not considered a holding zone for future urban development. This district is not intended to be served with municipal sewer and water facilities.

In addition to serving a "green belt" function and providing opportunities for ex-urban living in a rural/natural setting, this district is also intended to preserve the significant natural resources within Chaska's current and ultimate corporate limits.

### **R1 - LOW DENSITY RESIDENCE:**

#### **Intent**

To recognize relatively low density, single-family residential areas that have been developed primarily after 1950, together with supporting public and semi-public facilities, and to protect the low intensity living environment from encroachment by potential conflicting uses. It is intended that after October 5, 1992, this District will no longer be used for new developments except possibly for the following in the sole discretion of City Council:

- a) In conjunction with a mixed density PRD where the overall gross density would not exceed 2.3 lots per acre;
- b) As a minor expansion of an existing R1 District where such expansion is limited and well-defined, and where development of larger lots would be inappropriate;
- c) As a transition between higher and lower density development or adjacent to commercial/industrial areas and to State or Federal highways.

As a general guide, scattered use of the R1 District in relatively small developments (10 to 20 acres) may be permitted.

### **R1A - LOW DENSITY SINGLE FAMILY RESIDENCE:**

#### **Intent**

To provide areas for development of low-density single-family detached housing, including supporting public and semi-public facilities, and to protect the desired low intensity living environment from encroachment by potential conflicting uses. To provide lots, which can accommodate house/garage/deck, styles without restriction and without creating variance requests. To assure that areas will not be developed too intensely and that a variety of housing styles and lot sizes will be encouraged, providing flexibility and preventing sameness and monotony of housing styles. This district is intended for use in primarily "open field" areas, which are not particularly environmentally sensitive relative to amenity features such as rolling/hilly terrain, bluffs/ravines, woodland, wetlands, and views.

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### **R1B - LOW DENSITY SINGLE FAMILY RESIDENCE:**

#### **Intent**

The intent of this district is:

- a) To provide areas for development of very low density single family detached housing including supporting public and semi-public facilities;
- b) To protect the desired low intensity living environment from encroachment by potential conflicting uses;
- c) To provide lots, which can accommodate house, garage or deck, styles without restriction and without creating variance requests;
- d) To assure that areas will not be developed too intensely and that a variety of housing styles and lot sizes will be encouraged, providing flexibility and preventing sameness and monotony of housing styles.

This District is intended for use primarily, but not exclusively, in areas which contain sensitive environmental resources (rolling or hilly terrain, woodland, wetland, etc.), or which are proximate to amenity features such as lakes, bluffs, ravines, views, golf courses, passive use parks, nature preserves, etc. Large lots are encouraged in these areas to help preserve the resources and to foster development of move-up, higher income homes.

### **R2 - MEDIUM DENSITY RESIDENCE:**

#### **Intent**

To recognize the small lot, medium density level of residential development in Lower Chaska, to protect the relatively low intensity living environment from encroachment of potential conflicting uses and to preserve a predominantly single family residential character.

### **R3 - MULTIPLE FAMILY RESIDENCE:**

#### **Intent**

To recognize the demand for and acceptance of apartment living; to provide for such apartments upon fairly sizable tracts of land thereby allowing increased design flexibility and a more compatible development pattern, and to permit such apartments at densities high enough to allow high quality developments yet low enough to provide a desirable living environment for the residents thereof.

### **PRD - PLANNED RESIDENTIAL DEVELOPMENT:**

#### **Intent**

Any tract of five acres or more, residentially developed under single ownership or control, shall be subject to compliance with the Planned Development Districts (PDD) procedures set forth in Subsection 4.1 of this Ordinance.

## **DISTRICT REGULATIONS**

### **C1 - NEIGHBORHOOD SERVICE:**

#### **Intent**

The intent of the C1 District is to provide for limited neighborhood convenience commercial uses to primarily serve residents within 1/2 to 1 mile radius, but also to serve the convenience needs of motorists that may be passing by on the City's arterial street system. Size and type of convenience establishments are limited so that the intended neighborhood service character does not give way to community wide or regional "shopping center" developments. In general, free-standing buildings and establishments are intended as opposed to convenience strip centers typical to most suburban communities. Also, 24-hour businesses with significant light and noise levels are discouraged. (Ord. No. 596, Sec. 1, 3/18/96)

### **C2 - GENERAL COMMERCE:**

#### **Intent**

To provide appropriate areas, preferably in clusters in proximity to major thoroughfares, for commercial retail establishments, which are oriented to the motoring, public or which require large sites for display of merchandise, and which are not necessarily compatible with the desired character of downtown or with neighborhood or community shopping centers.

### **C3 - DOWNTOWN:**

#### **Intent**

To recognize the existing "downtown" area of Chaska and its dual function as a trade center and service center.

### **PCD - PLANNED COMMERCIAL DEVELOPMENT:**

#### **Intent**

Any commercial development under single ownership or control which is comprised of more than one structure or of a single structure in excess of 100,000 square feet shall be subject to the Planned Development District (PDD) procedures of Subsection 4.1 and the regulations of Planned Commercial District (PCD) in Subsection 4.3.

### **I - INDUSTRIAL DISTRICT:**

#### **Intent**

To provide land for development of industrial activities sufficient in size to meet employment and tax base requirements of the City, such activities to be characterized by relatively high employment levels and building to land ratios and by an overall visual appearance which is reasonably compatible with the predominant residential character of the City and with the desired positive visual image of the community which this district will present.

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### **I2 - RESTRICTED INDUSTRIAL DISTRICT:**

#### **Intent**

To provide land for development of industrial activities which require large areas for outdoor storage of equipment and materials, and which do not require municipal sewer and water facilities because of their low water consumption demands and corresponding low waste water and sewage disposal requirements. It is intended that only land that is mostly secluded from public view be placed in this district, and furthermore, that adequate visual screening of outdoor storage areas be provided so that potential negative impacts on surrounding properties is substantially minimized.

### **P1 - OPEN SPACE:**

#### **Intent**

It is the general intent of this Section of the Ordinance to preserve significant natural features and amenities such as lakes, rivers, marshes, steep hills and extensive woodlands in their natural state in order to assure continuation of the existing natural drainage system, to prevent harmful soil erosion, to maintain ecological balance, and to assure their permanent use for their main natural function as well as for enjoyment by the general public.

### **P2 - PUBLIC BUILDINGS:**

#### **Intent**

To provide sites for future development of public facilities required by the resident and working population.

### **O - OPEN DEVELOPMENT:**

#### **Intent**

The intent of this District is to provide a "holding zone" for land which is currently served by trunk sanitary sewer facilities but which has not yet been developed for urban use. The bulk of the undeveloped land within the City's urban service area is zoned O - Open Development. As various urban developments are proposed, the "O" District will be rezoned to the appropriate zoning district. The basic guideline for evaluating each rezoning proposal shall be the Chaska Comprehensive Plan. Other determinants may include existing development, proximity to principal roadways, natural features, market conditions, and resident's opinion.