City Council Item

October 27, 2025

Item	Adopt Ordinance XXX: Amending Chapter 20 Zoning Regulations for Accessory Structures	
File No.		**Item No:** H.1
Agenda Section	**GENERAL BUSINESS**	
Prepared By	Eric Maass, Community Development Director	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

"The Chanhassen City Council approves amending Chapter 20 Zoning Regulations for Accessory Structures as outlined by the (*insert alternate A, B, or C*) ordinance".

Motion Type	Simple Majority Vote of members present
Strategic Priority	Development & Redevelopment

SUMMARY

Two *Requests for Citizen Action* forms were received by the City Council, asking the city to consider changes to the accessory structures ordinance. The city is only aware of one other similar request in the past few years.

Related to the first request, the proposed ordinance would make the following change: *(under all alternates presented)*

- Properties zoned A2, which have at least 10 acres, are used for Agricultural (i.e. active farming) and propose construction of an "Agricultural Building" as defined by state statute, would be exempt from the maximum square footage requirement but would still be subject to standards, including but not limited to building height, setbacks and lot cover maximums.

Related to the second request, under existing City Code, the current total area of all accessory structures on a residential property is limited to 1,000 square feet, regardless of lot size or zoning district. The citizen request seeks to allow 1,500 square feet on larger lot sizes.

Following the Planning Commission meeting, staff received feedback that the intent coming out of the City Council work session was an option that ties the allowable size to lot area rather than zoning district. This approach reflects the citizen action request previously submitted to the City Council seeking up to 1,500 square feet on a larger parcel.

Alternate A (Parcel-Size-Based Option)

Up to 1 acre: 1,000 sq. ft. maximum
1.0 to 2.5 acres: 1,200 sq. ft. maximum
2.5 acres or larger: 1,500 sq. ft. maximum

BACKGROUND

In the alternates presented to the Planning Commission on October 7, staff explored ways to tie any increase in allowable accessory-structure size to a consistent and rational framework. Because a building permit is required for any structure 200 square feet or larger, this figure was used as a unit of measure for incremental increases. These alternatives are based on zoning district.

Alternate B (Planning Commission-Supported)

RSF zoning: 1,000 sq. ft. maximum
RR zoning: 1,100 sq. ft. maximum
A-2 zoning: 1,200 sq. ft. maximum

The Planning Commission supported this alternative, noting that the current 1,000-square-foot limit already provides generous space in addition to typical attached garages. If an increase were to be adopted, members favored a conservative approach, reasoning that it is easier to allow for additional increases in the future than to reduce limits later. They observed that Chanhassen's current standards already exceed those of many neighboring communities.

Alternate C

RSF zoning: 1,000 sq. ft. maximum
RR zoning: 1,200 sq. ft. maximum
A-2 zoning: 1,400 sq. ft. maximum

This version provides slightly larger maximums in the rural zoning districts and follows the formula described above.

DISCUSSION

One member of the public spoke during the public hearing. That individual expressed their support for the agricultural exemption and a family interest in seeing the residential square footage for accessory structures increased as well.

BUDGET

RECOMMENDATION

The City Council should discuss and select the alternate they wish to move forward with.

ATTACHMENTS

Alternate A - Accessory Structure Size Allowances
Alternate B- Accessory Structure Size Allowances
Alternate C - Accessory Structure Size Allowances
Map - A2 Ag Estate Parcels greater than 10 acres