

**CITY OF VICTORIA
COUNTY OF CARVER
STATE OF MINNESOTA**

ORDINANCE NO. 410

**AN ORDINANCE AMENDING ORDINANCE 402, MINOR AMENDMENT TO
WHISPERING HILLS PLANNED UNIT DEVELOPMENT**

THE CITY COUNCIL OF THE CITY OF VICTORIA ORDAINS:

Section 1. Ordinance 402, an ordinance establishing the Whispering Hills Zoning Standards, is hereby amended relating to property described herein below:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 116 NORTH, RANGE 24 WEST, CARVER COUNTY, MINNESOTA.

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 116 NORTH, RANGE 24 WEST;

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 116 NORTH, RANGE 24 WEST;

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 116 NORTH, RANGE 24 WEST, EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 266 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 116 NORTH, RANGE 24 WEST; THENCE WEST 264 FEET; THENCE NORTH 165 FEET; THENCE EAST 264 FEET; THENCE SOUTH 165 FEET TO THE POINT OF BEGINNING; CARVER COUNTY, MINNESOTA.

Section 2. This amendment to the Whispering Hills Zoning Standards hereby revises the Bulk Regulations for principle uses within the aforementioned property to be as follows:

DETACHED TOWNHOME BULK REGULATIONS	
Bulk Regulation	PUD Standard (minimum unless otherwise specified)
Lot Size	5,000 square feet
Lot Width	40 feet
Lot Depth	125 feet
Front Yard Setback to ROW Line	25 feet (60' ROW); 20 feet (50' ROW)
Rear Yard Setback to ROW Line	15 feet (60' ROW); 15 feet (50' ROW)
Side Yard Setback to ROW Line	20 feet (60' ROW); 15 feet (50' ROW)
Front Yard Setback to Lot Line	5 feet (all ROWs) * no front yards are allowed to face 78 th St. or Kochia Ln
Rear Yard Setback to Lot Line	5 feet (all ROWs)
Side Yard Setback to Lot Line	5 feet each side
Building Separation	10 feet (side); 30 feet (front and rear)
Impervious Surface	65% per lot; 35% overall development (Maximums)

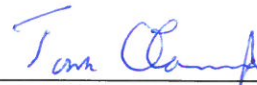
ATTACHED TOWNHOME BULK REGULATIONS	
Bulk Regulation	PUD Standard (minimum unless otherwise specified)
Lot Size	1,440 square feet
Lot Width	24 feet
Lot Depth	60 feet
Front Yard Setback to ROW Line	20 feet (60' ROW); 15 feet (50' ROW)
Rear Yard Setback to ROW Line	20 feet (60' ROW); 15 feet (50' ROW)
Side Yard Setback to ROW Line	20 feet (60' ROW); 10 feet (50' ROW)
Front Yard Setback to Lot Line	9 feet (all ROWs)
Rear Yard Setback to Lot Line	13 feet (all ROWs)
Side Yard Setback to Lot Line	7 ft. each side when not abutting another unit; 0 ft. when abutting another unit
Building Separation	30 feet (side); 50 feet (front and rear)
Impervious Surface	90% per lot; 35% overall development (Maximums)

Section 3. All other provisions of Ordinance 402, not amended by this ordinance shall remain in effect.

Section 4. The zoning map of the City of Victoria shall not be republished to show the aforesaid zoning, but the Clerk shall appropriately mark the zoning map on file in the Clerk's Office for the purpose of indicating the PUD standards hereinabove provided for in this ordinance, and all of the notations, references, and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

Section 5. This ordinance shall be effective immediately upon its passage.

Adopted this 14th day of November, 2016 by the Victoria City Council.



Tom O'Connor, Mayor

ATTEST:



Laurie Hokkanen, City Manager