

## DIVISION 20: ZONING DISTRICTS

The City is hereby divided into the following zoning districts as shown below. These zoning districts are created in order to promote the orderly development of land, including the Shoreland of its public waters, within the City of Nevis.

|    | <u>Symbol</u> | <u>District Name</u>             |
|----|---------------|----------------------------------|
| 1) | SH            | Shoreland Overlay District       |
| 2) | AT            | Agricultural Transition District |
| 3) | R-1           | Residential District             |
| 4) | RBT           | Residential Business Transition  |
| 5) | B-1           | Commercial Business District     |
| 6) | B-2           | General Business District        |
| 7) | I-1           | Light Industrial District        |

### Section 20-010 Zoning Map Adoption

The zoning map of the City of Nevis is located at City Hall, Nevis, Minnesota. This map is hereby adopted by reference. A copy of this map, showing the location of all zoning districts within the City of Nevis, is provided on the next page.

### Section 20-020 Interpretation of Zoning Map

Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the official Zoning Map, which shall be located in the office of the City Clerk/Administrator, shall be the final authority as the current zoning status of land and water areas, buildings and other structures in the City.

- 1) District Boundaries: The location and boundaries of the districts established by this Ordinance are set forth on the official Zoning Map. District boundary lines as indicated on the Zoning Map follow lot lines, property lines, right-of-way or center lines of streets or alleys, right-of-way or center lines of streets or alleys projected, the corporate city limit lines, shorelines, all as they exist upon the effective date of this Ordinance. If said boundary lines do not follow any of the above, the district boundary lines are established as drawn on the Zoning Map.
- 2) Vacated Ways: Whenever any street, alley or other public way is vacated in the manner authorized by law, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation and all included in the vacation shall then and henceforth be subject to all regulations of the extended districts.
- 3) Appeals: Appeals concerning the exact location of a zoning district boundary line shall be heard by the Board of Adjustment.
- 4) Annexation: All territory which may hereafter be annexed to the City shall be considered to be zoned AT (Agricultural Transition District) until such time that the zoning is changed. However, the City Council may designate the zoning district for said parcel at the time of annexation. If applicable, the Shoreland district regulations shall also apply.