## CITY OF NEVIS ZONING ORDINANCE TABLE OF CONTENTS

<u>Title</u>	Page No.
DIVISION 10: GENERAL PROVISIONS	
Section 10-010 Title and Application	1
Section 10-020 Intent and Purpose	1
Section 10-030 Rules	1-2
Section 10-040 Definitions	2-11
Section 10-050 Relation to Land Use Plan	11
Section 10-060 Standard Requirements	11-12
Section 10-070 Uses Not Provided for within Zoning Districts	12
Section 10-080 Separability	12
DIVISION 20: ZONING DISTRICTS	
Section 20-010 Zoning Map Adoption	13
Section 20-020 Interpretation of Zoning Map	13
DIVISION 25: SHORELAND OVERLAY DISTRICT	
Section 25-010 Statutory Authorization	14
Section 25-020 Scope and Classification	14
Section 25-030 Permitted Uses, Conditional Uses, and Interim Uses	14
Section 25-035 Maintenance	14
Section 25-040 Minimum Lot Requirements and Setbacks	14-16
Section 25-050 Guest Cottages (Allowed on riparian lots only)	16
Section 25-060 Design Criteria for Structures in Shoreland Areas	16-18
Section 25-070 Vegetative Alterations	18
Section 25-080 Topographic Alterations/Grading and Filling	18-20
Section 25-090 Placement and Design of Roads, Driveways, Parking Areas and Private Access Parking Areas and	ths on 20
Section 25-100 Agricultural Use Standards	20
Section 25-120 Standards for Commercial, Industrial, Public, and Semipublic uses	20
Section 25-130 Storm Water Management	21
DIVISION 30: RESIDENTIAL DISTRICT (R-1) REGULATIONS	
Section 30-010 Purpose and Intent	22
Section 30-020 Permitted Uses	22
Section 30-025 Maintenance	22
Section 30-030 Conditional Uses and Interim Uses	22
Section 30-035 Residential Performance Standards	22-23
Section 30-040 Minimum Lot Requirements and Setbacks	23
DIVISION 34: RESIDENTIAL/BUSINESS TRANSITION (RBT) DISTRICT	
Section 34-010 Purpose and Intent	24
Section 34-020 Permitted Uses	24
Section 34-030 Conditional Uses and Interim Uses	24
Section 34-035 Maintenance	24
Section 34-040 Accessory Uses	24
Section 34-050 Minimum Lot Requirements and Sethacks	24

DIVISION 35:	COMMERCIAL BUSINESS (B-1) DISTRICT	
Sectio	on 35-010 Purpose and Intent	25
Sectio	on 35-020 Permitted Uses	25
Sectio	on 35-030 Conditional Uses and Interim Uses	25
Sectio	on 35-035 Maintenance	25
Sectio	on 35-040 Minimum Lot Requirements and Setbacks	25
DIVISION 40:	GENERAL BUSINESS (B-2) DISTRICT	
Sectio	on 40-010 Purpose and Intent	26
Sectio	on 40-020 Permitted Uses	26
Sectio	on 40-030 Conditional Uses and Interim Uses	26
Sectio	on 40-035 Maintenance	26
Sectio	on 40-040 Accessory Uses	26
Sectio	on 40-050 Minimum Lot Requirements and Setbacks	26-27
DIVISION 45:	LIGHT INDUSTRIAL (I-1) DISTRICT	
Sectio	on 45-010 Purpose and Intent	28
Sectio	on 45-020 Permitted Uses	28
Sectio	on 45-030 Conditional Uses and Interim Uses	28
Sectio	on 45-035 Maintenance	28-29
Sectio	on 45-040 Minimum Lot Requirements and Setbacks	29
DIVISION 50:	AGRICULTURAL TRANSITION (AT) DISTRICT	
	on 50-010 Purpose and Intent	30
	on 50-020 Permitted Uses	30
	on 50-030 Conditional Uses and Interim Uses	30
Sectio	on 50-040 Minimum Lot Requirements and Setbacks	30-31
DIVISION 60:	PERFORMANCE STANDARDS 010-050	
	on 60-010 Purpose	32
	on 60-020 Exterior Storage	32
	on 60-030 Refuse and Weeds	32
	on 60-040 Screening	32-33
Sectio	on 60-050 Maintenance	33
DIVISION 60:	FENCES 060	
	on 60-060 Fences	34-35
Fence	Illustrations	36-37
DIVISION 60:	PERFORMANCE STANDARDS 070-120	
	on 60-070 Standards for Single- and Two-Family Dwellings and Property	38
	on 60-080 Accessory Structures	38
	on 60-090 Sanitation Standards	38-39
	on 60-100 Home Occupations	39-40
	on 60-110 Adult Use Regulations	40-46
Sectio	on 60-120 Keeping of Honeybees	46
DIVISION 65:	NONCONFORMITIES AND SUBSTANDARD LOTS OF RECORD	
	on 65-010 Nonconforming Uses and Structures	47-48
	on 65-020 Substandard Lots of Record	48
	on 65-030 Substandard Lots in Shoreland Overlay District	48-49
Sectio	on 65-040 Nonconforming Subsurface Sewage Treatment (SSTS)	49

DIVISION 70:	PARKING STANDARDS	
	on 70-010 Regulations	50
	on 70-020 Purpose	50
	on 70-030 Design and Maintenance	50-51
	on 70-040 Minimum Off-Street Parking Spaces Required	51
DIVISION 75:	MANUFACTURED HOME PARK STANDARDS	
Section	on 75-010 Manufactured Home Park Standards	52-53
DIVICION 90.	CICAL DECLIL ATIONS	
DIVISION 80:		ΕA
	on 80-010 Purpose and Intent	54 54
	on 80-020 Scope on 80-030 Sign Definitions	54 54-57
	on 80-040 General Provisions	57
	on 80-050 Prohibited Signs	57-58
	on 80-060 Permits Required	58
	on 80-070 Signs Not Requiring Permits	58-59
	on 80-080 Maintenance	59
	on 80-090 Signs Permitted in All Districts	59
	on 80-100 Signs Permitted in the Residential (R-1) District	59
	on 80-110 Signs Permitted in the Commercial Business (B-1) District	59-60
	on 80-120 Signs Permitted in General Business (B-2) and Light Industrial (I-1)	60-61
	on 80-130 Non-Conforming Signs	61
	on 80-140 Administration and Enforcement	61
DIVISION 85:	SUBDIVISIONS	
Section	on 85-010 Purpose and Interpretation	62
Section	on 85-020 Regulation Limits and Scope	62
Section	on 85-030 General Provisions	62
	on 85-040 Necessary Data for Preliminary Plat	62-64
	on 85-050 Procedures for Preliminary Plat	64-65
	on 85-060 Qualifications Governing Approval of Preliminary Plat	65
	on 85-070 Necessary Data for Final Plat	66
	on 85-080 Procedures for Final Plat	66-67
	on 85-090 Other Land Divisions	67
	on 85-100 Absence of Utilities	67
	on 85-110 Minimum Subdivision Design Standards	67-70
	on 85-120 Open Space and Public Sites	70
	on 85-130 Required Improvements on the Site	70-71
	on 85-140 Development Agreement for Improvements	71-72
	on 85-150 Optional City Construction Permitted	72 72 73
	on 85-160 Modification, Exceptions, and Variances	72-73
Section	on 85-170 Building Permits	73
DIVISION 90:		7.4
	on 90-010 Planned Unit Development Review	74 74 75
	on 90-020 PUD Site Suitability Evaluation	74-75
	on 90-030 Residential and Commercial PUD density evaluation	75-76 76-77
	on 90-040 PUD Maintenance and Design Criteria on 90-050 Conversion to PUDs	76-77 77-78
Section	311 30 030 CONVERSION to 1 0D3	11-10

DIVISION 91:	RIGHT OF WAY MANAGEMENT	
Sectio	n 91-010 Findings, Purpose, and Intent	79
Sectio	n 91-020 Election to Manage the Public Rights of Way	79
Sectio	n 91-030 Definitions	79-83
Sectio	n 91-040 Administration	83
Sectio	n 91-050 Utility Coordination Committee	83
Sectio	n 91-060 Registration and Right of Way Occupancy	83
Sectio	n 91-070 Registration Information	84
Sectio	n 91-080 Reporting Obligations	84-85
Sectio	n 91-090 Permit Requirement	85
Sectio	n 91-100 Permit Applications	85-86
	n 91-110 Issuance of Permit; Conditions	86-87
	n 91-120 Action on Small Wireless Facility Permit Applications	87
	n 91-130 Permit Fees	87-88
Sectio	n 91-140 Right of Way Patching and Restoration	88-89
	n 91-150 Joint Applications	89
	n 91-160 Supplementary Applications	89
	n 91-170 Other Obligations	89-90
	n 91-180 Denial or Revocation of Permit	90
Sectio	n 91-190 Installation Requirements	90
	n 91-200 Inspection	90
	n 91-210 Work Done Without a Permit	90-91
	n 91-220 Supplementary Notification	91
	n 91-230 Revocation of Permits	91-92
	n 91-240 Mapping Data	92
	n 91-250 Location and Relocation of Facilities	92-93
	n 91-260 Pre-Excavation Facilities Location	93
	n 91-270 Damage to Other Facilities	93
	n 91-280 Right of Way Vacation	93
	n 91-290 Indemnification and Liability	93
	n 91-300 Abandoned and Unusable Facilities	93
	n 91-310 Appeal	93-94
	n 91-320 Reservation of Regulatory and Police Powers	94
	n 91-330 Severability	94
300110	131 330 Severability	54
DIVISION 95:	ADMINISTRATION	
	n 95-010 Zoning Administrator	95
	n 95-020 Planning Commission	95
	n 95-030 The Board of Adjustment and Appeals	95
	n 95-040 Variances and Appeals	95-96
	n 95-050 Conditional Use and Interim Uses Permits	96-99
	n 95-060 Amendments	99
	n 95-070 Building and other Permits	99-100
	n 95-080 Vacations	100
	n 95-090 Public Notice and Hearing Requirements	100
	n 95-100 Enforcement and Penalties	101
Sectio	n 95-110 Fees	101
Division 96:	REGULATING MOBILE FOOD UNITS WITHIN THE CITY OF NEVIS	
Sectio	n 96.01 Purpose and Intent	102
	n 96.02 Definitions	102
Sectio	n 96.03 Permit Required; Applications	102-103
	n 96.04 Locations	103-104

Secti	on 96.05 Performance Standards	104
Secti	on 96.06 Prohibited Conduct	104-105
Secti	on 96.07 Inspections; Enforcement; Adverse Permit Action	105
Secti	ion 96.08 Penalty	105-106
Division 97:	RV PARKS WITHIN THE CITY OF NEVIS	
Secti	on 97.01 Purpose and Intent	107
Secti	on 97.02 Definitions	107
Secti	on 97.03 Maintenance	107
Secti	on 97.04 Permit Required; Application	107-108
Secti	on 97.05 Locations	108
Secti	on 97.06 Performance Standards	108
Secti	on 97.07 Prohibited Conduct	108
Secti	on 97.08 Inspections; Enforcement; Adverse Permit Action	109
Secti	on 97.09 Penalty	109