

Section 30-035 Residential Performance Standards

The following residential performance standards are established by the city;

Single-family and manufactured dwellings. All single-family dwellings shall meet the following criteria:

Minimum roof pitch shall be 4/12

They shall be 900 square feet minimum

There shall be a full perimeter permanent foundation

Non-Park Manufactured Homes are permitted in all residential districts of the City of Nevis.

Manufactured homes not located in a permitted manufactured home park must meet the following criteria:

There must be at least twenty-four (24) feet in width measured from the face of the exterior wall.

They must have roof eaves of at least six (6) inches.

Must meet Minnesota Building Code and be inspected by the City of Nevis' Building Inspector prior to entry onto a lot within the city.

Section 30-040 Standards for Single and Two-Family Dwellings and Property

The following standards shall apply to all single and two-family dwelling units, unless specifically exempted:

1. All single and two-family dwellings shall have a minimum floor area of nine hundred (900) square feet.
2. All single and two-family dwellings shall be attached to a permanent foundation, except mobile homes in a mobile home park.
3. All single and two-family dwellings, except mobile homes in a mobile home park, shall have a minimum width of twenty (20) feet.

Not more than one principal residential structure shall be located on a lot, unless permitted by the district regulations, (see Division 25 Shoreland Overlay) and unless accompanied by an Interim Use Permit, nor shall a principal residential building be located on the same zoning lot with any other principal building, except as may be permitted by the section relating to Planned Unit Developments.

Section 30-045 Minimum Lot Requirements and Setbacks

The following requirements shall apply to all structures in the Residential District. Requirements in Section 60-070, Standards for Single and Two-Family Dwellings and Property (this section will specify a minimum building width, minimum sq. footage, etc.) shall also apply.

Lot Area

One and two-family	10,500 sq. ft.
Multi-family	14,000 sq. ft. plus 1,500 sq. ft. per additional unit
Lot Width	75 feet – single and two-family dwellings 100 feet – multi-family dwellings
Lot Depth	140 feet

Maximum Impervious Surface:

One and two-family dwellings	60%
Multi-family & permitted commercial uses	80%

Setbacks:

Front yard	30 feet
Side yard	10 feet
Side yard, corner lot	20 feet on street side
Rear yard – principal building	30 feet
Rear yard – accessory structures	5 feet

Maximum Building Height:

Dwelling Units	35 feet
Accessory buildings	25 feet (30 feet on lots with greater than 1 acre)