

CITY OF NEVIS
HUBBARD COUNTY, MINNESOTA

AMENDING ORDINANCE NO. 2026-05

AN ORDINANCE AMENDING DIVISIONS:

30 (Residential), 85 (Subdivisions), and 95 (Variances and Appeals) OF THE CITY OF NEVIS ORDINANCE NO. 36, THE CITY'S ZONING ORINANCE

THE CITY COUNCIL OF THE CITY OF NEVIS, MINNESOTA ORDAINS:

Residential Zone: Division 30

Definitions:

Camper: a "recreational vehicle," meaning a travel trailer, chassis-mounted camper, motor home, tent trailer, teardrop trailer, or converted bus built to provide temporary living quarters.

Converted Bus: a type of recreational vehicle that provides temporary human living quarters.

Dual-Purpose Fish House: a specialized, four-season towable trailer combining an insulated ice-fishing shelter with standard recreational vehicle (RV) temporary living accommodations.

Motor Home: a motor home is a recreational vehicle designed for temporary living quarters with a living unit built directly into or permanently attached to a motor vehicle or van chassis. It must meet specific safety standards and contain at least four core facility systems.

Travel Trailer: a wheel-mounted trailer designed for temporary living quarters during recreation, camping, or travel, which does not require a special highway movement permit and complies with state size and weight safety limits.

Permitted Uses:

One travel trailer, camper, motor home, converted bus or dual-purpose fish house may be placed and used for lodging or sleeping for a period not to exceed 30 days per calendar year, provided it is placed on a residential zoned lot which is occupied by a primary structure that has access to sanitary sewer and water facilities. The travel trailer, camper, motor home, converted bus or dual-purpose fish house may be placed on an adjoining parcel provided the adjoining parcel is contiguous and under common ownership with an occupied primary permanent structure.

Campers cannot be used as permanent living quarters.

Division 85: Subdivisions: Modifications, Exceptions, and Variances:

1. Minor Subdivisions: (new paragraph)

Property Qualifications:

- a. If the remaining parcel is large enough to split again, then the original parcel would not be counted in the Minor Subdivision.
- b. If the remaining parcel is the minimum lot size, then it will be counted as one of the new parcels in the minor subdivision.
- c. A parcel must not have been part of a minor subdivision within the last 5 years.
- d. The split cannot require new public roads, significant grading, or utility extensions of more than 50 feet and as verified by Public Works Supervisor.

Division 95: Variance and Appeals: Procedure for filing for an Appeal:

A variance becomes null and void if a building permit is not issued or substantial construction (25%) has not begun within 5 years of the approval date. Applicants may apply for an extension if requested in writing before the expiration date.

This ordinance shall be effective immediately upon its passage and publication.

Motion by: Sue Gray, second by: John Carrier,

Yay: Teresa Leskovsky & Blair Reuther

Nay: Mark Koebnick

Motion approved and adopted by the Nevis City Council this 14th day of September, 2026.

Susanne Gray
Mayor, Sue Gray

ATTEST:

Kimberly Wright
Zoning Secretary, Kimberly Wright

Publication Date: September 30, 2026