

What Are Setback Requirements? (COMMERCIAL)

A setback is the distance (usually measured in feet) between certain landmarks and your proposed project. These distances are used to determine where you can and where you cannot build. Setbacks vary based on zoning district. Following are the minimum lot requirements and setbacks according to the Nevis Zoning Ordinance for B-1 (Central Business) and B-2 (General Business) zoning. **PLEASE NOTE: If your property is within the Shoreland Overlay District (*all area within 1000 feet of the ordinary high water mark of Lake Belle Taine and Deer Lake*), those minimum lot requirements and setbacks will also need to be observed (see Section 25-040). WHERE SHORELAND STANDARDS ARE LESS RESTRICTIVE THAN OTHER REQUIREMENTS OF THIS ORDINANCE, THE STRICTER STANDARDS SHALL APPLY.**

For properties zoned CENTRAL BUSINESS DISTRICT (B-1):

Section 35-040 Minimum Lot Requirements and Setbacks –

Minimum lot area, width and height requirements do not apply unless specific standards appear under separate sections of this Ordinance. A 20 foot setback from an alley right-of-way is required in the Central Business (B-1) District. A 20 foot setback shall also be required for buildings located adjacent to residentially zoned property.

For properties zoned GENERAL BUSINESS DISTRICT (B-2):

Section 40-050 Minimum Lot Requirements and Setbacks –

Minimum lot area: None
Minimum lot width: None
Maximum structure height: None

Setbacks: 30 foot setback is required from all streets and public rights-of-way
 20 foot setback is required from alleys in the General Business (B-2) District
 A 20 foot setback shall also be required for all buildings located adjacent to a residentially zoned property.

Maximum Impervious Surface: 80%

“Impervious surfaces” are constructed hard surfaces that prevent or retard the entry of water into the soil including rooftops, sidewalks, patios, driveways, parking lots, storage areas, concrete, asphalt, or gravel surfaces.