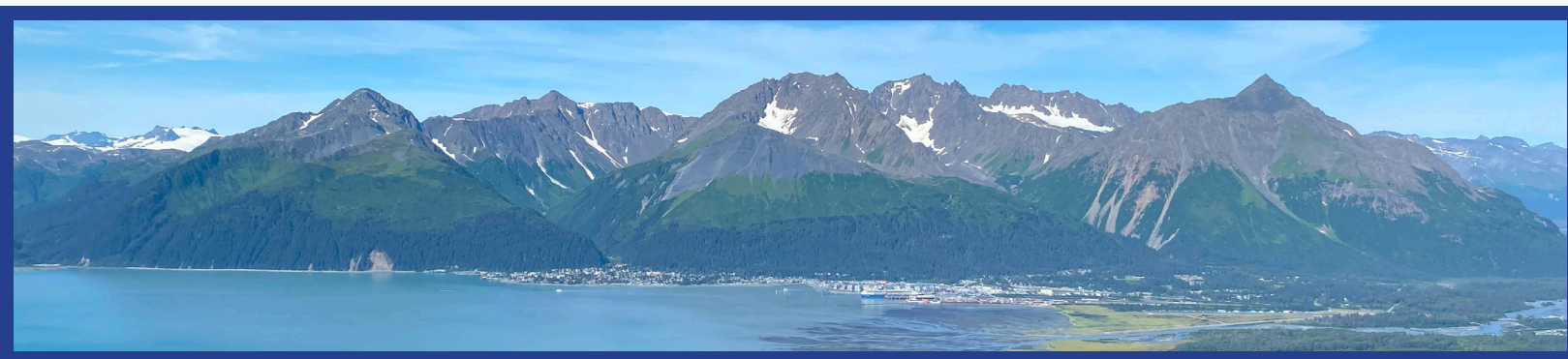


Short-term Rental Requirements by Zoning District



Residential Zoning Districts

(Rural Residential-RR, Single-Family Residential-R1, Two-Family Residential-R2, Multi-Family Residential-R3, Urban Residential-UR)

- Single-family dwelling
 - » *The home must be the primary residence of the owner of the property.*
 - » No more than half of the bedrooms may be rented (rounded down if an odd number)
 - » A maximum of 3 bedrooms may be rented
 - » No more than 30% of the total square footage of the home may be used for the short-term rental
- Duplex
 - » *One of the units must be the primary residence of the owner of the property.*
 - » Maximum of 3 bedrooms may be rented in a dwelling unit
- Multi-family structure
 - » *One of the units must be the primary residence of the owner of the property.*
 - » 50% of the dwelling units may be used as short-term rentals (rounded down if an odd number)
 - » Maximum of 5 units may be rented



Commercial Zoning Districts

(Office Residential-OR, Auto Commercial-AC, Harbor Commercial-HC, Central Business-CB)

- All types of dwellings
 - » Maximum of 5 bedrooms may be rented in a dwelling unit
- Multi-family structure
 - » Maximum of 5 bedrooms may be rented in a dwelling unit
 - » Maximum of 5 units may be rented



All Zoning Districts

- Business license and fee
- Short-term rental permit and fee
- Floor plans, parking plan
- Proof of insurance for rental dwelling
- Life Safety Inspection

***Seward City Code 15.10.226**

https://library.municode.com/ak/seward/codes/code_of_ordinances

