

Outright Allowed Uses (O)

- Amusement or recreation facility
- Auto service/gas station
- Auto/RV sales and rentals
- Boat, repair / maintenance, sales, storage
- Business, marine retail sales and service
- Business, package liquor
- Business, retail sales and service
- Car/boat wash
- Center, community, senior/teen, mariner's
- Clinic, medical
- Clubs, fraternal/lodges/social/veterans
- Dwelling, apartment, single-family, duplex
- Emergency services, i.e., fire, ambulance
- Financial institution, i.e., bank, S&L
- Greenhouse/nursery - commercial
- Grocery, supermarket, food mart
- Health club
- Laundry, dry cleaning
- Library
- Lodging, hotel, motel, lodge, inn
- Merchant, transient
- Mobile home sales
- Mortuary/funeral home
- Museum
- Office, boat charter, guide; business
- Office, government administration
- Personal services, i.e., beauty, shoe, tailor
- Recreation, commercial indoor / outdoor
- Restaurant, food service, catering, brew pub
- School, vocational
- Shop, i.e., wood, signs, cabinet, upholstery
- Storage, self-service, warehouse & distrib.
- Terminal, i.e., bus, truck, freight
- Theater, concert, movie
- Tool/equipment rental

*See other commonly allowed uses in Seward City Code 15.10.226

*Parking requirements in Seward City Code 15.10.215

Conditional Permit Required (C)

- Attraction, permanent major, visitor
- Auto repair, i.e., mechanic, glass, body, upholstery
- Commercial Communications tower less than 16 feet diameter or 75 feet in height
- Drinking establishment, i.e., bar, nightclub, lounge
- Drive-in facility -- Fast food, banking, etc.
- Dwelling, apartment, studio
- Dwelling: attached single-family, i.e., townhouse, row
- Dwelling: condominium
- Dwelling: multi-family (3 or more units)
- Flea market, open air retail other than occasional
- Housing, bunkhouse
- Housing, nursing, retirement, convalescent
- Lumber yard/building supply
- Manufacturing, light fabrication, assembly
- Mobile home park
- Planned unit development
- Recycling center
- Repair service, i.e., large appliance
- School, college
- School, public/private elementary/secondary
- Seafood processing, i.e., canning, rendering
- Shop, i.e., welding, sheet metal, machine, steel fab.
- Shopping center (mall)
- Storage, outdoor, yard, material/equipment
- Tanks, aboveground associated with service station
- Veterinary hospital

*A Conditional Use Permit can be found on the City of Seward's webpage under 'Departments', 'Community Development', 'Application Forms'

Fee \$350

All Conditional Use Permits are required to have a public hearing

General Permit Required (P)

- Assemblages, temporary large, i.e., circus, fair (City Clerk and Community Development)
- House rental on a nightly basis (Community Development)
- Livestock: chickens and rabbits (Community Development)
- Lodging: Nightly rental (short-term rental) (Community Development)
- Lodging: hostel (Community Development)
- Lodging: multi-family dwelling apartment (Community Development)
- Mobile Vendor (City Clerk)
- Office: mobile/temporary on construction site (Community Development and Building Dept)
- Rooming or boarding house (Community Development)
- Roving Vendor (City Clerk)
- Storage, container (Community Development and Building Dept)
- Temporary Structure (Building Dept)

Development Requirements

- Maximum Height: 34'
- Minimum Buildable Lot Size: 6,000-9,000 sq.ft.
- Minimum Lot Width: 60'-90'
- Front Yard Setback: 10'
- Side Yard Setback Adjacent to Street: 10'
- Side Yard Setback: 5'
- Rear Yard Setback: 10'
- Maximum Accessory Building Height: 20'
- Maximum Lot Coverage: 50%

DEFINITIONS

Amusement or recreation facility: Establishment engaged primarily in providing entertainment for a fee including such activities as bowling alleys, billiards and pool, dance hall, video games or other similar player-operated amusement devices.

Auto repair: A place where a qualified automotive mechanic provides services such as general motor vehicle and engine repair, reconditioning or rebuilding, and collision service including body, frame and fender straightening and repair, painting and undercoating of motor vehicles.

Auto service / gas station: A place used primarily for the retail dispensing of motor fuels and/or installation of tires, batteries and other accessories and services which do not customarily or usually require the services of a qualified automotive mechanic.

Brew Pub: An establishment that is primarily an eating place which includes the brewing of beer as an accessory use.

Drinking establishment: Any premises wherein the principal purpose is the retail sale of alcoholic beverages for consumption on the premises and minors are excluded therefrom by law. Includes bar, cocktail lounge, tavern and nightclub.

Dwellings: See definition in Seward City Code 15.10.140

Housing, bunkhouse: A building used as living quarters for people such as cannery workers or construction laborers where shower and sanitary facilities are shared and in which there are no individual cooking facilities.

Lodging: Nightly rental: The renting out of a dwelling, or portion thereof, to provide overnight sleeping accommodations for a period of less than 30 consecutive days. The use includes the providing of meals to overnight guests only. This use includes bed and breakfast, but does not include motel, hotel or hostel.

Light Manufacturing: A use engaged in the manufacture, predominantly from previously prepared material, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing.

Merchant, transient: Any person or firm who engages in a temporary business, within a period not exceeding 150 consecutive days in a calendar year, of selling and delivering goods and/or services for profit or nonprofit by operating from no fixed location or office.

Restaurant: An establishment whose principal business is the sale of food and/or beverages to customers in a ready-to-consume state and whose principal method of operation includes one or both of the following characteristics:

- Customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which the food and beverages are consumed; and/or
- A cafeteria-type operation where food and beverages generally are consumed within the restaurant building

Roving Vendor: A person who offers only pre-packaged food items to the public, with or without the use of a licensed motor vehicle, from no fixed location on public property, only on rights of way within designated zoning districts, excluding Fourth Avenue between Port Avenue and Van Buren Street, and also excluding Fourth and Fifth Avenues between Jefferson Street and Railway Avenue.

Storage, outdoor: The commercial keeping, in an unroofed area and usually enclosed by a fence, of any goods, junk, material, merchandise or vehicles in the same place for an extended period of time. In the Harbor Commercial area, the use is limited to the storage of boats only.

Storage container: i.e. shipping containers / conex; whether temporary or permanent, are considered a structure and must comply with current adopted building codes.

Temporary structure: A structure without any foundation or footings as allowed by the adopted

***See other definitions in Seward City Code 15.10.140**

