

## **Outright Allowed Uses (O)**

- Agency, i.e., travel, insurance, title, real estate, etc.
- Art gallery
- Business, retail sales and service
- Child care, licensed center
- Child care, licensed home
- Clinic, medical
- Dwelling, apartment in a commercial building (limited to one unit)
- Dwelling, apartment in a commercial building (two or more units)
- Dwelling: apartment; efficiency, or accessory
- Dwelling: detached single-family
- Dwelling: group home
- Dwelling: two-family or duplex
- Housing, dormitory
- Library
- Mortuary/funeral home
- Museum
- Office, boat charter, guide
- Office, business or professional
- Office, government/quasi-government administration
- Office, home, professional
- Personal services, i.e., beauty, shoe, tailor
- Restaurant, food service, catering, brew pub
- Studio, radio/television
- Taxidermy

\*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)**

- Center, senior or teen
- Church
- Clubs, fraternal/lodges/social/veterans
- 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)
- Emergency Services (public/voluntary), i.e., fire, ambulance, rescue
- Financial institution, i.e., bank, S&L
- Grocery, convenience store
- Health Club
- School: public/private elementary/secondary
- School, vocational
- Shop, i.e., wood, signs, cabinet, upholstery
- Utility facility, public electric, water, sewer, etc.

\*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 and be reviewed by the Planning and Zoning Commission

## **General Permit Required (P)**

- 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: 3,000-9,000 sq.ft.
- Minimum Lot Width: 30'-90'
- Front Yard Setback: 20'
- Side Yard Setback Adjacent to Street: 10'
- Side Yard Setback: 5'
- Rear Yard Setback: 10'
- Maximum Accessory Building Height: 20'
- Maximum Lot Coverage: 50%

\*See special situation requirements in SCC 15.10.222

