

Outright Allowed Uses (O)

- Accessory Building
- Childcare, licensed home
- Dwelling: apartment; efficiency, or accessory
- Dwelling: detached single-family
- Dwelling: group home
- Dwelling: two-family or duplex

*See other commonly allowed uses in Seward City Code 15.10.226

*Parking requirements explained in Seward City Code 15.10.215

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: 10'
- Rear Yard Setback: 10'
- Maximum Accessory Building Height: 20'
- Maximum Lot Coverage: 40%

*See special situation requirements in SCC 15.10.222

Conditional Permit Required (C)

- Center, senior or teen
- Childcare, licensed center
- Church
- Cluster Subdivision
- 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
- Grocery, convenience store
- Housing: nursing, retirement, convalescent
- Lodging: hotel, motel, lodge inn
- Parking Lot
- Planned Unit Development
- School: public/private elementary/secondary
- 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)

- 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*)
- Roving Vendor (*City Clerk*)
- Temporary Structure (*Building Dept*)
- Rooming or boarding house (*Community Development*)

