

Outright Allowed Uses (O)

- Accessory Building
- Agriculture
- Antenna, personal TV, satellite dish
- Cemetery
- Golf course
- Golf driving range
- Greenhouse/nursery - commercial
- Home occupation
- Office, government/quasi-government administration
- Parking lot
- Playground, public tot lot
- Recycling, self-service drop-off point
- Storage, outdoor, yard, material/equipment
- Storage, self-service
- Terminal, marine/boat passenger
- Utility facility, public electric, water, sewer, etc.
- Wind Energy Conversion Systems (WECS)

*Parking requirements in Seward City Code 15.10.215

General Permit Required (P)

- Assemblages, temporary large, i.e., circus, fair (*City Clerk*)
- Livestock, excluding chickens and rabbits (*Community Development*)
- Livestock, chickens and rabbits (*Community Development*)
- Office: mobile/temporary on construction site (*Community Development and Building Dept*)

Conditional Permit Required (C)

- Airport and related services
- Animal Shelter
- Boat, harbor/marina
- Boat, repair and maintenance
- Boat, storage commercial
- Bulk material, i.e., concrete, gravel, sand
- Business, marine retail sales and service
- Campground, camper park, private
- Commercial Communications tower less than 16 feet diameter or 75 feet in height
- Commercial Communications tower 16 feet diameter or greater than 75 feet in height
- Correctional/prison facility
- Docks/wharves, industrial cargo
- Dock, passenger
- Dwelling, apt. commercial building (limit 1 unit)
- Dwelling, apartment, studio
- Dwelling, attached single-family, i.e., townhouse
- Dwelling, condominium
- Dwelling, detached single-family
- Dwelling, group home
- Dwelling, guest house
- Dwelling, multi-family (3 or more units)
- Dwelling, two-family or duplex
- Dwelling, watchman or caretaker
- Emergency services, i.e., fire, ambulance, rescue
- Flea market, open air retail other than occasional
- Lumber yard / building supply
- Office, boat charter, guide
- Planned unit development
- Railroad
- Recreation, commercial indoor & outdoor
- Recreation, shooting range
- Recycling center
- Resource ext., commercial subsurface, i.e., mining

Conditional Permit Required (C)

- Resource extract., commercial surface, i.e., gravel
- Resource extract., commercial timber harvesting
- Restaurant, food service, catering, brew pub
- Sawmill or lumbermill
- Seafood processing, i.e., canning, rendering
- Solid waste disposal, i.e., baler, transfer, landfill
- Storage, warehouse and distribution
- Studio, radio/television
- Terminal, i.e, bus, truck, freight
- Vending machine repair, storage
- 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 and be reviewed by the Planning and Zoning Commission

Development Requirements

- Maximum Height: 34'
- Minimum Buildable Lot Size: 20,000 sq.ft.
- Minimum Lot Width: 100'
- 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: 30%

*See special situation requirements in SCC 15.10.222

DEFINITIONS

Agriculture: Commercial farming, dairying, pasturage, horticulture, floriculture, viticulture, or animal and poultry husbandry including buildings used to shelter farm implements, hay, grain, poultry, livestock or other farm produce in which there is no human habitation and which is not used by the public.

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

Dwellings: See definition in Seward City Code 15.10.140

Dwelling, watchman or caretaker: An accessory dwelling associated with a commercial or industrial building or structure for the purpose of housing a watchman or caretaker and immediate family.

Flea market: An occasional or periodic sales activity held within a building or open area where groups of individual sellers offer goods, new and used, for sale to the public, not to include private garage sales.

Greenhouse, commercial: A light-permeating structure used for cultivating and growing plants in a controlled temperature and humidity environment where such plants are offered for sale either on the premises or at another location.

Livestock: Generally accepted large (over 250 pounds) and small (under 250 pounds) outdoor farm animals (i.e., cows, goats, horses, pigs, barnyard fowl, etc.). Does not include cats, dogs, and other common household pets.

Planned Unit Development: A land development under unified control that is planned and constructed in its entirety as a single development operation or in a series of programmed stages. The development may include streets, circulation ways, utilities, residences, commercial buildings, open spaces and other site features and improvements some of which may not otherwise be individually permitted.

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:

- a. 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
- b. A cafeteria-type operation where food and beverages generally are consumed within the restaurant building

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.

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

