

Outright Allowed Uses (O)

- Accessory Building
- Cemetery
- Parking lot
- Playground, public tot lot
- Recycling, self-service drop-off point
- Wind Energy Conversion Systems (WECS)

*Parking requirements in Seward City Code
15.10.215

Development Requirements

- Maximum Height: 34'
- Minimum Buildable Lot Size: None
- Minimum Lot Width: None
- Front Yard Setback: 20'
- Side Yard Setback Adjacent to Street: 20'
- Side Yard Setback: 20'
- Rear Yard Setback: 20'
- Maximum Accessory Building Height: 20'
- Maximum Lot Coverage: 10%

*See special situation requirements in SCC
15.10.222

Conditional Permit Required (C)

- Attraction, permanent major visitor
- Boat, harbor/marina
- Campground, municipal
- Center, community / civic
- Center, senior or teen
- Golf course
- Golf driving range
- Recreation, outdoor, i.e. miniature golf

*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)

- Assemblages, temporary large, i.e., circus, fair (*City Clerk*)
- Mobile Vendor (*City Clerk*)
- Office: mobile/temporary on construction site (*Community Development and Building Dept*)
- Roving Vendor (*City Clerk*)

DEFINITIONS

Accessory Building: A detached structure that:

- Is clearly incidental to and customarily found in connection with a principal building or use;
- Is subordinate to and serves a principal building or use;
- Is subordinate in area, extent or purpose to the principal building or use served;
- Contributes to the comfort, convenience or necessity of occupants, business or industry in the principal building or use served; and
- Is located on the same or adjacent lot under the same ownership as the principal building or use served.

An accessory building shall be considered to be a part of the main building when joined by a common wall or connected by a breezeway to the main building.

Accessory building means any structure regardless of type of foundation or base support, including skid-mounted or other moveable structures.

Mobile Vendor: A person or business that sells food or permitted types of goods from City-approved locations using (i) a licensed vehicle or cart capable of movement; or (ii) a licensed trailer pulled behind a motor vehicle.

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.

*See other definitions in Seward City Code 15.10.140

