

Outright Allowed Uses (O)

- Accessory Building
- Antenna, personal TV, satellite dish
- Auditorium
- Child care, licensed home
- Church
- Clinic, medical
- Dock passenger
- Emergency services, pub/vol; i.e., fire, ambulance, rescue
- Golf course
- Golf driving range
- Housing, dormitory
- Library
- Mobile medical unit
- Museum
- Office, government/quasi-government administration
- Parking lot
- Playground, public tot lot
- Recycling, self-service drop-off point
- Utility facility, public electric, water, sewer, etc.
- Vehicle impound lot
- Wind Energy Conversion Systems (WECS)

*Parking requirements in Seward City Code 15.10.215

Conditional Permit Required (C)

- Animal Shelter
- Attraction, permanent major visitor
- Boat, harbor/marina
- Campground, municipal
- Camground, camper park, private
- Cemetery
- Center, community / civic
- Center, senior or teen
- Child care, licensed center
- 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
- Hospital
- Housing, bunkhouse
- Housing, nursing, retirement, coalescent
- Railroad
- Recreation, shooting range
- Resource ext., commercial subsurface, i.e., mining
- Resource extract., commercial surface, i.e., gravel
- School, college
- School, public/private, elementary/secondary
- School, vocational
- Solid waste disposal, i.e., baler, transer, landfill
- Storage, outdoor, yard, material / equipment
- Storage, warehouse and distribution
- Terminal, marine / boat passenger

*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*)
- Office: mobile/temporary on construction site (*Community Development and Building Dept*)
- Storage Container (*Building Dept*)

Development Requirements

- Maximum Height: 34'
- Minimum Buildable Lot Size: None
- Minimum Lot Width: None
- Front Yard Setback: 20'
- Side Yard Setback Adjacent to Street: 10'
- Side Yard Setback: 10'
- Rear Yard Setback: 15'
- Maximum Accessory Building Height: 34'
- Maximum Lot Coverage: 50%

*See special situation requirements in SCC 15.10.222

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.

Clinic, medical: A building or portion thereof containing offices and facilities for providing out-patient medical, dental or psychiatric services, and which may include a dispensary to handle medication and other merchandise prescribed by physicians in connection with their medical practice.

Housing, dormitory: A building used as residential group living quarters for a student body or religious order as an associated use to a school, orphanage or other similar institutional use, and does not include kitchen facilities except a group kitchen facility to serve all residents.

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 not individual cooking facilities.

Mobile medical unit: A trailer, motorized coach or van capable of being transported from place to place, containing medical equipment such as a CT scanner, MRI or similarly complex medical diagnostic device or decontamination equipment.

Storage container: An accessory storage use consisting of containers such as semi-tractor vans, shipping containers and conex containers originally designed to transport goods and materials via highway, rail, air or sea, which are placed on a parcel of land and used for covered storage provided that all wheel assemblies have been removed, and the unit is located outside any setbacks. Containers, whether temporary or permanent, are considered a structure and must comply with current adopted building codes. Railroad box cars are excluded except in the industrial zone.

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**

