

Outright Allowed Uses (O)

- Accessory Building
- Agency, i.e., insurance, title, real estate
- Amusement or recreation facility
- Art gallery
- Business, marine retail sales and service
- Business, package liquor
- Business, retail sales and service
- Center, community/civic, senior/teen
- Center, mariner's
- Church
- Clinic, medical
- Clubs, fraternal/lodges/social/veterans
- Dwelling, apartment in a commercial building (limited to one unit)
- Emergency Services, i.e., fire, ambulance
- Financial institution, i.e., bank, S&L
- Grocery, convenience store
- Grocery, supermarket, foodmart
- Health Club
- Laundry, dry cleaning
- Library
- Merchant, transient
- Mobile medical unit
- Mortuary/funeral home
- Museum
- Office, boat charter, guide
- Office, government administration
- Personal services, i.e., beauty, shoe, tailor
- Restaurant, food service, catering, brew pub
- Studio, radio/television
- Taxidermy
- Theater, concert, movie

*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)

- Attraction, permanent major visitor
- Commercial Communications tower less than 16 feet diameter or 75 feet in height
- Correctional/prison facility
- Drinking establishment, i.e., bar, nightclub, lounge
- Drive-in facility -- Fast food, banking, etc.
- Dwelling, apartment in a commercial building (two or more units)
- Dwelling, apartment, studio
- Dwelling: attached single-family, i.e., townhouse, row
- Dwelling: condominium
- Dwelling: detached single-family
- Dwelling: multi-family (3 or more units)
- Dwelling: two-family or duplex
- Hospital
- Lodging, hotel, motel, lodge, inn
- Manufacturing, light fabrication, assembly
- Planned unit development
- Recreation, outdoor, i.e., miniature golf
- Recycling center
- Repair service, i.e. large appliance
- School, college
- School: public/private elementary/secondary
- School, vocational
- Shopping center (mall)
- Terminal, i.e., bus, truck, freight
- 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 \$374.50

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*)
- 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*)
- 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'
- Minimum Lot Width: 30' - 90'
- Front Yard Setback: None
- Side Yard Setback Adjacent to Street: None
- Side Yard Setback: None
- Rear Yard Setback: None
- Maximum Accessory Building Height: 34'
- Maximum Lot Coverage: 100%

*See special situation requirements in SCC 15.10.222

