

## Outright Allowed Uses (O)

- Accessory Building
- Agency, i.e., insurance, title, real estate
- Art gallery
- Auto service/gas station
- Auto/RV sales and rentals
- Boat, commercial building/fabrication
- Boat, sales, repair and maintenance
- Boat, storage commercial
- Business, marine retail sales and service
- Business, package liquor
- Business, retail sales and service
- Car/boat wash
- Center, mariner's
- Church
- Clinic, medical
- Docks/wharves, industrial cargo
- Dock, passenger
- Dwelling, apartment in a commercial building (limited to one unit)
- Grocery, convenience store
- Merchant, transient
- Museum
- Office, boat charter, guide
- Office, business or professional
- Office, government/quasi-government administration
- Personal services, i.e., beauty, shoe, tailor
- Restaurant, catering, brew pub
- School, vocational
- Storage, self-service
- Storage, warehouse and distribution
- Taxidermy
- Terminal, marine/boat passenger

\*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
- Boat, harbor/marina
- Campground, municipal
- Commercial Communications tower less than 16 feet diameter or 75 feet in height
- 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: multi-family (3 or more units)
- Emergency services, pub/vol; i.e., fire, ambulance, rescue
- Flea market, open air retail other than occasional
- Laundry, dry cleaning
- Lodging, hotel, motel, lodge, inn
- Railroad
- Seafood processing, i.e., canning, rendering
- Shop, i.e., welding, sheetmetal, machine, steel fab.
- Shop, i.e., wood, signs, cabinet, upholstery
- Tanks, aboveground associated with service station

\*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 and Community Development*)
- House rental on a nightly basis (*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\*: 26' -34' (see note in SCC)
- Minimum Buildable Lot Size: None
- Minimum Lot Width: 30'
- Front Yard Setback: None
- Side Yard Setback Adjacent to Street: None
- Side Yard Setback: 5'
- Rear Yard Setback\*: 0-10' (depends on mean high tide)
- Maximum Accessory Building Height: 20'
- Maximum Lot Coverage: 100%

\*See special situation requirements in SCC 15.10.222

## DEFINITIONS

**Accessory Building:** A detached structure that:

- a. Is clearly incidental to and customarily found in connection with a principal building or use;
- b. Is subordinate to and serves a principal building or use;
- c. Is subordinate in area, extent or purpose to the principal building or use served;
- d. Contributes to the comfort, convenience or necessity of occupants, business or industry in the principal building or use served; and
- e. 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.

**Auto service / gas station:** A place used primarily for the retail dispensing of motor fuels and/or installation of tires, batteries and other accessories and services which do not customarily or usually require the services of a qualified automotive mechanic.

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

**Drinking establishment:** Any premises wherein the principal purpose is the retail sale of alcoholic beverages for consumption on the premises and minors are excluded therefrom by law. Includes bar, cocktail lounge, tavern and nightclub.

**Dwellings:** See definition in Seward City Code 15.10.140

**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.

**Lodging: Nightly rental:** The renting out of a dwelling, or portion thereof, to provide overnight sleeping accommodations for a period of less than 30 consecutive days. The use includes the providing of meals to overnight guests only. This use includes bed and breakfast, but does not include motel, hotel or hostel.

**Merchant, transient:** Any person or firm who engages in a temporary business, within a period not exceeding 150 consecutive days in a calendar year, of selling and delivering goods and/or services for profit or nonprofit by operating from no fixed location or office.

**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:

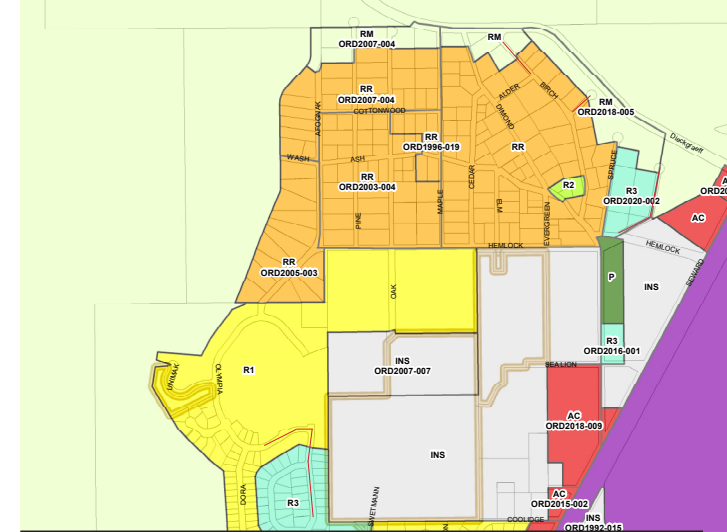
- a. Customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which the food and beverages are consumed; and/or
- b. A cafeteria-type operation where food and beverages generally are consumed within the restaurant building

**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.

**Storage container:** i.e. shipping containers / conex; whether temporary or permanent, are considered a structure and must comply with current adopted building codes.

**Temporary structure:** A structure without any foundation or footings as allowed by the adopted

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



# Harbor Commercial (HC) Zoning District

