

Outright Allowed Uses (O)

- Airport and related services
- Animal Shelter
- Auto repair, i.e., mechanic, glass, body
- Auto service/gas station
- Auto/RV sales and rentals
- Boat, commercial building/fabrication
- Boat, repair and maintenance
- Boat, storage commercial
- Business, marine retail sales and service
- Business, retail sales and service, industrial
- Crematory
- Docks/wharves, industrial cargo
- Dock, passenger
- Dwelling, apartment in a commercial building (limited to one unit)
- Dwelling, watchman or caretaker
- Grocery, convenience store
- Lumber yard/building supply
- Manufacturing, light, fabrication, assemb.
- Office, boat charter, guide
- Office, business or professional
- Repair service, i.e., large appliance
- Restaurant, catering, brew pub
- School, vocational
- Shop, i.e., welding, sheet metal, machine
- Shop, i.e. wood, signs, cabinet, upholstery
- Storage container
- Storage, outdoor, yard, material/equip.
- Storage, self-service
- Storage, warehouse and distribution
- Terminal, i.e., bus, truck, freight
- Terminal, marine/boat passenger
- Tool/equipment rental
- Vehicle impound lot

*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)

- Boat, harbor/marina
- Bulk material, i.e., concrete, gravel, sand, asphalt
- Campground, municipal
- Campground, camper park, private
- Campground, employee
- Clubs, fraternal/lodges/social/veterans
- 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
- Drive-in facility -- Fast food, banking, etc.
- Dwelling, apartment, studio
- Fuels, bulk storage and sales
- Housing, bunkhouse
- Manufacturing - noxious, heavy
- Railroad
- Recreation, shooting range
- Resource extraction, commercial subsurface, i.e., mining
- Resource extraction, commercial surface, i.e., gravel
- Resource extraction, commercial timber harvesting
- Salvage - auto, wrecking, scrap, junkyard
- Sawmill or lumber mill
- Seafood processing, i.e., canning, rendering
- Solid waste disposal, i.e., baler, transfer, landfill
- Veterinary hospital

*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)
- Mobile Vendor (City Clerk)
- Office: mobile/temporary on construction site (Community Development and Building Dept)
- Roving Vendor (City Clerk)
- Storage, explosives (City Clerk)
- Temporary Structure (Building Dept)

Development Requirements

- Maximum Height: 34'
- Minimum Buildable Lot Size: 10,000 sq.ft.
- Minimum Lot Width: 100'
- Front Yard Setback: 20'
- Side Yard Setback Adjacent to Street: 20'
- Side Yard Setback: 10'
- Rear Yard Setback: 10'
- Maximum Accessory Building Height: 34'
- Maximum Lot Coverage: 100%

*See special situation requirements in SCC 15.10.222

