

## Outright Allowed Uses (O)

- Accessory Building
- Child care, licensed home
- Dwelling: apartment; efficiency, or accessory
- Dwelling: detached single-family
- Dwelling: group home
- Dwelling: two-family or duplex

\*See other commonly allowed uses in Seward City Code 15.10.226

\*Parking requirements explained in Seward City Code 15.10.215

## Development Requirements

- Maximum Height: 34'
- Minimum Buildable Lot Size: 3,000-9,000 sq.ft.
- Minimum Lot Width: 30'-90'
- Front Yard Setback: 20'
- Side Yard Setback Adjacent to Street: 10'
- Side Yard Setback: 10'
- Rear Yard Setback: 10'
- Maximum Accessory Building Height: 20'
- Maximum Lot Coverage: 40%

\*See special situation requirements in SCC 15.10.222

## Conditional Permit Required (C)

- Center, senior or teen
- Child care, licensed center
- Church
- Cluster Subdivision
- Dwelling: attached single-family, i.e., townhouse, row
- Dwelling: condominium
- Dwelling: multi-family (3 or more units)
- Emergency Services (public/voluntary), i.e., fire, ambulance, rescue
- Grocery, convenience store
- Housing: nursing, retirement, convalescent
- Lodging: hotel, motel, lodge inn
- Parking Lot
- Planned Unit Development
- School: public/private elementary/secondary
- Utility facility, public electric, water, sewer, etc

\*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)

- 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*)
- Temporary Structure (*Building Dept*)
- Rooming or boarding house (*Community Development*)

## 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.

**Dwelling: apartment; efficiency, or accessory:** A single separate dwelling unit consisting of not more than one habitable room which includes combined kitchen, dining and sleeping areas with accompanying sanitary facilities, and which is located within or shares a common wall with a single-family dwelling.

**Dwelling: detached single-family:** See definition in Seward City Code 15.10.140

**Dwelling: Two-family or Duplex:** A building containing two single-family dwelling units totally separated from each other by an unpierced wall extending from ground to roof or unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

**Dwelling: multi-family:** A building designed as a residence for three or more families, with the number of families in residence not exceeding the number of dwelling units provided and each living independently of the other under one roof.

**Dwelling: guest house:** An accessory building occupied on a temporary basis solely by nonpaying guests.

**Dwelling: attached single-family (townhouse/row house):**

A building containing two or more dwelling units, each of which has primary ground floor access to the outside and which are attached to each other by party walls without openings.

**Dwelling: Condominium:** A form of housing ownership by which a person may purchase and own one dwelling unit in a multiunit building or development. Each owner owns a common interest in such things as the underlying land, common walls, stairwells, elevators, lobbies, laundry rooms and recreation rooms.

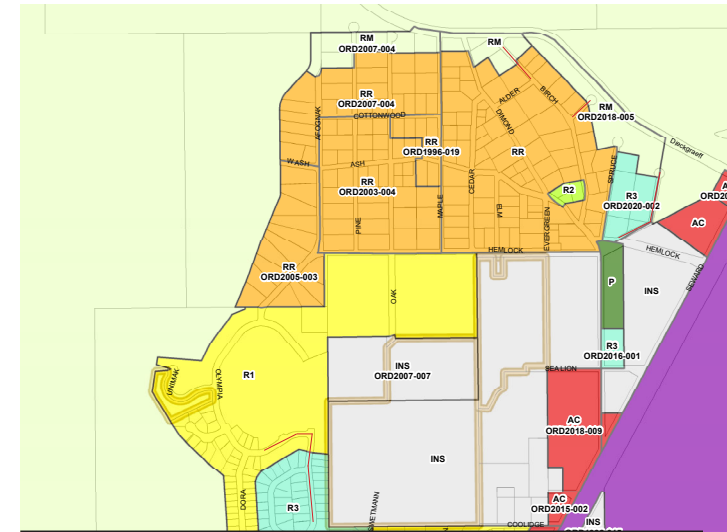
**Lodging: Nightly rental:** The renting out of a dwelling, or portion thereof, to provide overnight sleeping accommodations for a period of less than 30 consecutive days. The use includes the providing of meals to overnight guests only. This use includes bed and breakfast, but does not include motel,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

**Lodging: Boarding or Rooming:** An owner occupied building which has not more than five rooms available for rent or lease on other than a day-to-day basis and not open to transient guests for residential occupancy and in which no cooking or dining facilities are provided in the individual rooms. Meals may be regularly prepared and served for compensation at a table, family-style, without service or ordering of individual portions from a menu. The term includes lodging house or rooming house but does not include separate apartments with individual kitchen and bath facilities.

**Lodging: Hostel:** A building, or portion thereof, in which temporary or overnight lodging is provided for hikers, cyclists or other travelers not generally traveling by car.

**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**



# Multi-Family Residential (R3) Zoning District

