

Outright Allowed Uses (O)

- Accessory Building
- Child-care, licensed home
- Dwelling: accessory dwelling unit
- Dwelling: detached single-family
- Dwelling: group home
- Dwelling: guest house

Conditional Permit Required (C)

- Church
- Cluster Subdivision
- Emergency Services (public/voluntary), i.e., fire, ambulance, rescue
- 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**

Fee \$374.50

All Conditional Use Permits are required to have a public hearing

General Permit Required (P)

- Livestock: chickens and rabbits (*Community Development*)
- Lodging: Nightly rental (short-term rental - NOT whole house) (*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*)

Development Requirements

- Maximum Height: 38'
- Minimum Buildable Lot Size: 3,000-6,000 sq.ft.
- Minimum Lot Width: 30'-60'
- Front Yard Setback: 20'
- Side Yard Setback Adjacent to Street: 10'
- Side Yard Setback*: 5-10'
- Rear Yard Setback: 10'
- Maximum Accessory Building Height: 20'
- Maximum Lot Coverage: 35%

***See special situation requirements in SCC 15.10.222**

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

***Parking requirements in Seward City Code 15.10.215**

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.

Accessory building means any structure regardless of type of foundation or base support, including skid-mounted or other moveable structures.

Child-care, licensed home: In accordance with Alaska Statutes, a private residence where adult care, protection and supervision is provided for children other than the occupant's. Also called day care, nursery school, preschool and kindergarten.

Dwelling; accessory dwelling unit: A single separate dwelling unit, built on a permanent foundation, located on the same lot as a detached single-family dwelling, which is subordinate in size to the primary single-family dwelling. There shall only be one accessory dwelling unit per single-family dwelling.

Dwelling; detached single-family: A building designed and/or used exclusively for occupancy of one family and entirely surrounded by open space on the same lot.

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

DEFINITIONS CONT.

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 facility to serve all residents.

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.

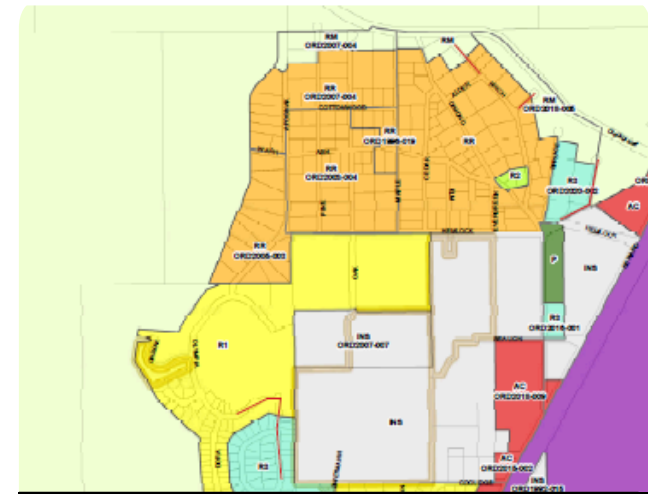
Lodging; boarding or rooming: An owner-occupied building which has not more than five rooms available for rent or lease on other than a day-to-day basis and not open to transient guests for residential occupancy and in which no cooking or dining facilities are provided in the individual rooms. Meals 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.

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

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



Single-Family Residential (R1) Zoning District

