

## Outright Allowed Uses (O)

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

## 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 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.

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

## DEFINITIONS CONT.

**Dwelling; group home:** A dwelling shared by no more than five disabled persons, plus resident staff, who live together as a single housekeeping unit and in a long-term, family-like environment in which staff persons provide care, education and participation in community activities for the residents with the primary goal of enabling residents to live as independently as possible in order to reach their maximum potential. The term "group care home" shall not include alcoholism or drug treatment centers, work release facilities for convicts or ex-convicts or other housing facilities serving as an alternative to incarceration.

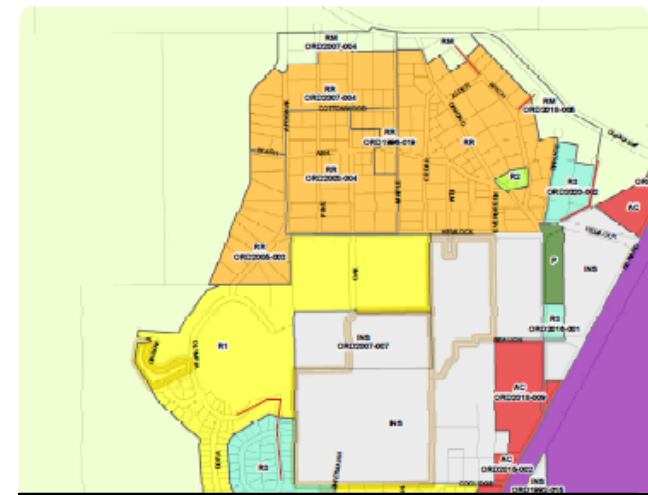
**Livestock:** Generally accepted large (over 250 pounds) and small (under 250 pounds) outdoor farm animals (i.e., cows, goats, horses, pigs, barnyard fowl, etc.). Does not include cats, dogs and other common household pets.

**Lodging; nightly rental (short-term rental - NOT whole house):** 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.

**Mobile Vendor:** A person or business that sells food or permitted types of goods from City-approved locations using (i) a licensed vehicle or cart capable of movement; or (ii) a licensed trailer pulled behind a motor vehicle.

**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 building code which must be completely removed from the parcel when the temporary permit for the structure/use expires.



## Two-Family Residential (R2) Zoning District

