

## 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, assembly
- 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 16feet 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**

**Fee \$374.50**

**All Conditional Use Permits are required to have a public hearing**

## 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: 38'
- 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**

## DEFINITIONS

**Auto repair:** A place where a qualified automotive mechanic provides services such as general moto vehicle and engine repair, reconditioning or rebuilding, and collision service including body, frame and fender straightening and repair, painting and undercoating of motor vehicles.

**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.

**Campground, employee:** An area operated by an established business with high seasonal employment of transient workers as a housing alternative and not construed to be a construction camp.

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

**Dwelling, watchman or caretaker:** An accessory dwelling associated with a commercial or industrial building or structure for the purpose of housing a watchman or caretaker and immediate family.

**Housing, bunkhouse:** A building used as living quarters for people such as cannery workers or construction laborers where shower and sanitary facilities are shared and in which there are no individual cooking facilities.

**Manufacturing, Light:** A use engaged in the manufacture, predominantly from previously prepared material, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing.

## DEFINITIONS CONT.

**Manufacturing, Heavy:** A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials; or a use engaged in storage of or manufacturing processes using flammable or explosive materials; or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

**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

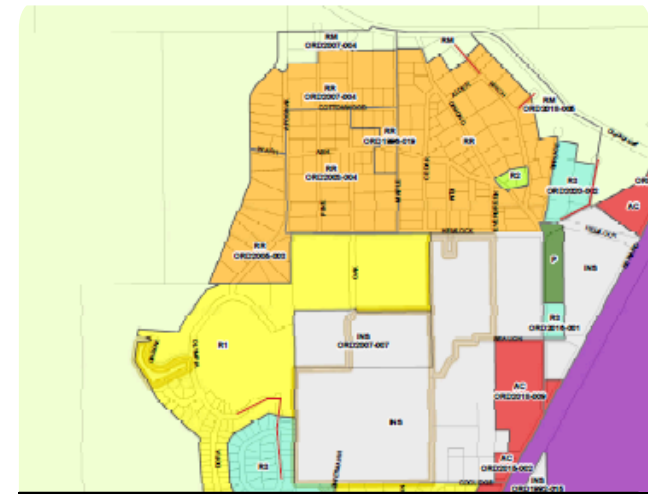
**Roving Vendor:** A person who offers only pre-packaged food items to the public, with or without the use of a licensed motor vehicle, from no fixed location on public property, only on rights of way within designated zoning districts, excluding Fourth Avenue between Port Avenue and Van Buren Street, and also excluding Fourth and Fifth Avenues between Jefferson Street and Railway Avenue.

**Storage, outdoor:** The commercial keeping, in an unroofed area and usually enclosed by a fence, of any goods, junk, material, merchandise or vehicles in the same place for an extended period of time. In the Harbor Commercial area, the use is limited to the storage of boats only.

**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**



## Industrial (I) Zoning District

