

Outright Allowed Uses (O)

- Accessory Building
- Agency, i.e., insurance, title, real estate
- Amusement or recreation facility
- Art gallery
- Business, marine retail sales and service
- Business, package liquor
- Business, retail sales and service
- Center, community/civic, senior/teen
- Center, mariner's
- Church
- Clinic, medical
- Clubs, fraternal/lodges/social/veterans
- Dwelling, apartment in a commercial building (limited to one unit)
- Emergency Services, i.e., fire, ambulance
- Financial institution, i.e., bank, S&L
- Grocery, convenience store
- Grocery, supermarket, foodmart
- Health Club
- Laundry, dry cleaning
- Library
- Merchant, transient
- Mobile medical unit
- Mortuary/funeral home
- Museum
- Office, boat charter, guide
- Office, government administration
- Personal services, i.e., beauty, shoe, tailor
- Restaurant, food service, catering, brew pub
- Studio, radio/television
- Taxidermy
- Theater, concert, movie

*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)

- Attraction, permanent major visitor
- Commercial Communications tower less than 16 feet diameter or 75 feet in height
- Correctional/prison facility
- Drinking establishment, i.e., bar, nightclub, lounge
- Drive-in facility -- Fast food, banking, etc.
- Dwelling, apartment in a commercial building (two or more units)
- Dwelling, apartment, studio
- Dwelling: attached single-family, i.e., townhouse, row
- Dwelling: condominium
- Dwelling: detached single-family
- Dwelling: multi-family (3 or more units)
- Dwelling: two-family or duplex
- Hospital
- Lodging, hotel, motel, lodge, inn
- Manufacturing, light fabrication, assembly
- Planned unit development
- Recreation, outdoor, i.e., miniature golf
- Recycling center
- Repair service, i.e. large appliance
- School, college
- School: public/private elementary/secondary
- School, vocational
- Shopping center (mall)
- Terminal, i.e., bus, truck, freight
- Terminal, marine/boat passenger

*A Conditional Use Permit can be found on the City of Seward's webpage under 'Departments', 'Community Development', 'Application Forms'

Fee \$330

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*)
- House rental on a nightly basis (*Community Development*)
- 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*)
- Storage, container (*Community Development and Building Dept*)
- Temporary Structure (*Building Dept*)

Development Requirements

- Maximum Height: 34'
- Minimum Buildable Lot Size: 3,000' - 9,000'
- Minimum Lot Width: 30' - 90'
- Front Yard Setback: None
- Side Yard Setback Adjacent to Street: None
- Side Yard Setback: None
- Rear Yard Setback: None
- Maximum Accessory Building Height: 34'
- Maximum Lot Coverage: 100%

*See special situation requirements in SCC 15.10.222

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.

Amusement or recreation facility: Establishment engaged primarily in providing entertainment for a fee including such activities as bowling alleys, billiards and pool, dance hall, video games or other similar player-operated amusement devices.

Brew Pub: An establishment that is primarily an eating place which includes the brewing of beer as an accessory use.

Drinking establishment: Any premises wherein the principal purpose is the retail sale of alcoholic beverages for consumption on the premises and minors are excluded therefrom by law. Includes bar, cocktail lounge, tavern and nightclub.

Dwellings: See definition in Seward City Code 15.10.140

Light Manufacturing: 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.

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.

Merchant, transient: Any person or firm who engages in a temporary business, within a period not exceeding 150 consecutive days in a calendar year, of selling and delivering goods and/or services for profit or nonprofit by operating from no fixed location or office.

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:

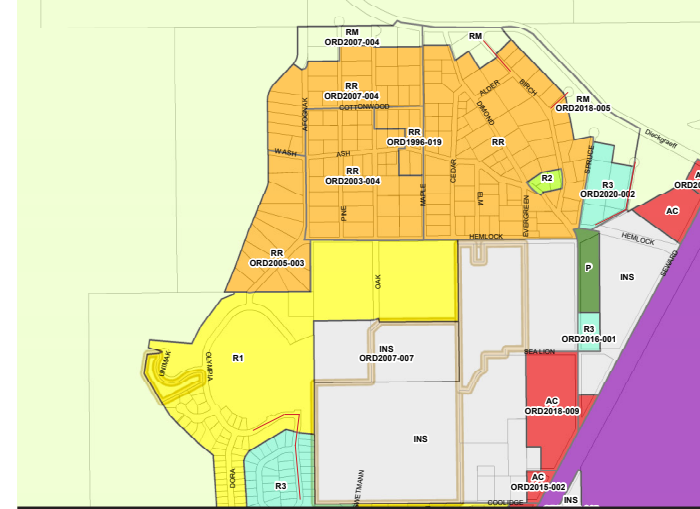
- a. Customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which the food and beverages are consumed; and/or
- b. A cafeteria-type operation where food and beverages generally are consumed within the restaurant 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 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 15.10.140**



Central Business (CB) Zoning District

