

ARTICLE 4

ZONING DISTRICT REGULATIONS

11.401 Purpose

Zoning Districts are established in the Zoning Regulations to promote compatible land use patterns and to establish site development regulations appropriate to the purposes and specific nature of each district.

4.2 Establishment of Districts

The following base districts and overlay districts are hereby established.

BASE ZONING DISTRICTS

DISTRICT NAMES

AG	Agricultural/Urban Reserve District
RR	Rural Residential District
R-1	Urban Residential Low-Density District
R-2	Urban Residential Moderate-Density District
R-3	Urban Residential Mixed-Density District
R-4	Urban Residential High-Density
RM	Mobile Home Residential District
UC	Urban Corridor Mixed Use District
C-1	Community Commercial District
C-2	Highway Commercial District
CBD	Downtown Seward Mixed Use District
BP	Business Park District
I-1	Limited Industrial District
I-2	General Industrial District

SPECIAL DISTRICTS

MU	Mixed Use Special District
U/MU	University Mixed Use District
C/OS	Conservation/Open Space District

OVERLAY DISTRICTS

PUD	Planned Unit Development Overlay District
TND	Traditional Neighborhood Development Overlay District
RC	Rural Conservation Development Overlay District
ND	Historic and Neighborhood Conservation Overlay District
FP/FW	Floodplain Overlay District
AV	Aviation Overlay District

11.403 Application of Districts

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A base district designation shall apply to each lot or site within the city and its planning jurisdiction. A site must be in one base district.

Overlay districts may be applied to any lot or site or any portion thereof, in addition to a base district designation. Special districts stand alone as a base district.

11.404 Hierarchy

References in the Unified Development Ordinance to less intensive or more intensively urbanized districts shall be deemed to refer to those agricultural, residential, commercial, and industrial base zoning districts established in Section 4.2, and shall represent a progression from the AG Agricultural District as the least intensively urbanized to the I-2 General Industrial District as the most intensively urbanized.

11.405 Development Regulations

For each Zoning District, permitted uses are set forth in the Use Matrix. Individual sections describe the purpose and specific development regulations for each zoning district. Supplemental Regulations may affect specific land uses or development regulations in each zoning district. The applicable Supplemental Regulations are noted in Use Matrix

11.406 Zoning Map

a. Adoption of Zoning Map

Boundaries of zoning districts established by this Zoning Regulations shall be shown on the Zoning Map maintained by the City Clerk. This map shall bear the signature of the Mayor attested by the City Clerk under the certification that this is the Official Zoning Map referred to by this Ordinance. This map, together with all legends, references, symbols, boundaries, and other information, shall be adopted as a part of, and concurrent with these Regulations. Said Zoning Map shall be on file with the City Clerk and shall be readily accessible to the public at Seward City Hall.

b. Changes to the Zoning Map

The City Council may from time to time adopt a new official zoning map which shall supersede the prior official zoning map, in the event that the official zoning map becomes damaged or destroyed; or for purposes of clarity due to a number of boundary changes, or to correct drafting errors or omissions; provided, however, that any such adoption shall not have the effect of amending the original Unified Development Ordinance or any subsequent amendment thereof.

11.407 Interpretation of District Boundaries

The following rules shall apply in determining the boundaries of any zoning district shown on the Zoning Map.

a. Where district boundaries are indicated as approximately following lot lines, such lot lines shall be considered the district boundaries.

b. Where district boundaries are indicated as within street or alley, railroad, streams or creeks, or other identifiable rights-of-way, the centerline of such rights-of-way shall be deemed the district boundary.

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- c. Where a district boundary divides a property, the location of the boundary shall be determined by the use of the scale appearing on the Zoning Map.
- d. Where district boundaries are indicated as approximately following corporate limits, such corporate limits shall be considered the district boundaries.
- e. Where district boundaries are indicated as approximately following section lines, quarter section lines, or quarter-quarter section lines, such lines shall be considered the district boundaries.
- f. Boundaries not capable of being determined as set forth in 11.407a through e shall be as dimensioned on the official Zoning Map or if not dimensioned shall be determined by the scale shown on the map.

11.408 Vacation of Streets and Alleys

Whenever a public street or alley is vacated, the zoning district adjoining each side of such right-of-way shall be extended out to the former centerline.

11.409 Annexation of Territory

All unimproved or agricultural territory that may hereafter be annexed to the City shall be considered as lying in the AG Agricultural District until such classification shall be changed as provided by this ordinance. Any improved property that is annexed into the city shall be zoned according to the zoning district that most nearly describes either its present use or the use proposed by Seward's Comprehensive Development Plan. This zoning shall be established by the Planning Commission and the City Council at the time of annexation.

11.410 Required Conformance

Except as specified in this chapter, no building or structure shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used, which does not comply with all of the district regulations established by this title for the district in which the building or land is located.

11.411 Required Frontage

No lot shall contain any building used in whole or in part for residence purposes unless such lot abuts for at least twenty feet on at least one public street, or unless it has an exclusive unobstructed private easement of access or right-of-way of at least twenty feet wide to a street; and there shall be not more than one single-family dwelling for such frontage or easement, except that a common easement of access at least fifty feet wide may be provided for two or more such single-family dwellings or for one or more two-family or multiple dwellings.

11.412 Use Matrix: Levels of Permitted Uses

Within zoning districts in Seward, different uses are permitted with different conditions. These are displayed in the Use Matrix. Levels of permission include:

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- a. Uses which are permitted by right. These uses are permitted subject to issuance of a building permit by the Building Official, subject only to compliance with all regulations of this Ordinance. Uses permitted by right might be subject to supplemental regulations contained in this Ordinance. These uses are indicated in the Use Matrix by a “P” in the applicable cell.
- b. Special Uses. These uses are subject to approval of a Special Use Permit by the Planning Commission, following the procedure set forth in Section 11.4403. These uses are indicated in the Use Matrix by a “S” in the applicable cell.
- c. Site plan approval. Some use types require an additional site plan approval by the Zoning Administrator/Building Official, based on specific criteria for review. This procedure is set forth in Section 11.4402. These uses are indicated in the Use Matrix by an asterisk (*) following the citing of a specific use type.

11.413 Guide to Site Development Regulators

The regulators set forth in the tables in Articles 5 through 19 establish the limits and requirements for most development in the City of Seward and its extra-territorial jurisdiction. This section is intended to provide guidance for applying the regulators contained in these tables.

a. Site area per housing unit. This indicates the gross land area per unit within a residential development. For example, a 40-lot subdivision on a 10-acre (435,600 square foot tract) will have a site area per unit of 10,890 square feet. Site area per unit, which measures gross density, may differ from minimum lot size. In conservation development, the site area per unit will be larger than minimum lot size, permitting the clustering of lots in exchange for common open space. In multi-family development, the site area per unit will usually be smaller than minimum lot size, because the lot is the legal parcel on which a multiple-unit building is built.

b. Minimum lot area. This indicates the minimum size of a legally described and recorded parcel upon which development can take place. As noted above, minimum lot area and site area per unit may not be the same.

c. Minimum lot width. This is the required minimum distance connecting at points along opposite side lot lines, measured at the required front yard setback. For example, the lot width of an irregular lot in a district requiring a 25-foot front yard setback is determined by:

1. Locating the points along each side lot line at a distance of 25 feet back from the front property line.
2. Drawing a line connecting these two points.
3. Measuring the length of this line. The length is the lot width.

d. Minimum yards. These define the required setbacks of buildings from front, side, and rear property lines. While the yard requirements apply to a majority of development, the Ordinance provides for a number of exceptions. Some of these include:

1. Planned developments. Front yard setbacks can be varied within Planned Developments, which are reviewed and approved by the City Council after a recommendation from the Planning Commission.
2. Major streets. The City may require greater than normal setbacks along segments of the city's

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arterial street system, as defined in the comprehensive development plan.

3. Flexibility provided by Supplemental Development Regulations. Section 32 establishes supplemental regulations, many of which provide flexibility or variations in setback regulations for specific contexts.

4. Maximum setbacks. Some specific zoning districts provide maximum as well as minimum setbacks. These setbacks establish “build-to” lines that may be necessary to protect the appearance and character of special urban districts.

e. Maximum height. Height normally measures the vertical distance from the established grade to the highest point of a building. However, as established by the definition of height, the point of measurement may vary for different types of buildings and roof slopes.

f. Maximum building coverage. This measures the percentage of a site that may be covered by the footprint of buildings. Thus, a 20,000 square foot building on a 40,000 square foot site has a building coverage of 50%. This is a method of regulating the scale of buildings in an area.

g. Maximum Impervious Coverage. This measures the percentage of a site that may be covered by buildings and other surfaces and development features which prevent the penetration of water into the ground (such as driveways, porches, parking lots, and other features). Limits on impervious coverage help control the velocity and quantity of stormwater runoff and provide for groundwater recharge.

h. Floor area ratio. Just as site area per unit controls the density of residential development, floor area ratio (FAR) controls the density of non-residential development. FAR is the ratio of gross floor area of a building to total site area. Thus, in an area with a maximum permitted FAR of 1.0, a 40,000 square foot building may be located on a 40,000 square foot site. Naturally, because of coverage ratios, landscaping, and parking requirements, such a building will be multi-story.

i. Maximum amount of total parking in street yard. This controls the maximum amount of parking that can be located in the area between a building facade and the street. When applied in certain zoning districts, it is intended to reduce the number of cars seen from the street, encourage site planning which locates parking in rear and side yards, and produce a stronger relationship between buildings and streets. For example, a project with 100 parking stalls and a 50% limit on the amount of parking located in street yards must locate 50 of its stalls in rear or side yards without street exposure.

j. Minimum Depth of Landscaping Adjacent to Street Right-of-Ways. This establishes the depth of landscaping that must be provided on private property adjacent and in from the right-of-way line. Thus, if the required minimum depth is fifteen feet, a project must landscape the first fifteen feet of its site back from the right-of-way line. All landscaping must be done in accordance with Section 11.33, establishing landscaping standards.

k. Minimum bufferyard requirements. This establishes the depth of a bufferyard that must be provided by intensive land uses adjacent to primarily residential land uses in residential zoning districts. All landscaping must be done in accordance with Section 11.33, establishing landscaping standards.

l. Supplemental use regulations. Certain permitted uses require satisfaction of specific requirements in order to function successfully in their urban or rural contexts. These supplemental requirements are set forth in Section 11.31. These requirements are cross-referenced in the “Supplementary Regulations” column of the Use Matrix.

Zoning District Regulations

Table 11.401: Use Matrix: Agricultural and Residential Types (AG through UC Districts)

Use Types	Impact Rating	AG	RR	R-1	R-2	R-3	R-4	RM	UC
Agricultural Uses									
Horticulture	L	P	P						
Crop Production	L	P	P						
Animal Production	M	P	P						
Confined Animal Feeding Operations	I	S(x)							
Livestock Sales	H	S							
Residential Uses									
Single-Family Detached	L	P	P	P	P	P	P	P	P
Single-Family Attached	L			P	P	P	P	P	P
Duplex	L			P	P	P	P	P	P
Two-Family*	L			S	S	P	P	S	P
Townhouse*	L				P	P	P	S	P
Multiple-Family*	M					S	P		P
Downtown Residential*	L								P
Group Residential*	M	S			S	S	P	S	S
Boarding House*	M						S		S
Manufactured Housing Residential	L	P	P	P	P	P	P	P	P
Mobile Home Park*	M							P	
Mobile Home Subdivision	L							P	
Retirement Residential*	M	S	S	S	P	P	P	S	P

P Permitted by right or by right subject to supplemental regulations

S Permitted by Special Use Permit (Section 11.4403)

S(x) Expansion of an existing use is permitted subject to approval of a Special Use Permit

E Permitted by right if lawfully existing on the effective date of this Ordinance

Blank Use not permitted in zoning district

***** Use subject to Site Plan review (Section 11.4402)

Table 11.401: Use Matrix: Agricultural and Residential Use Types (C-1 through I-2 Districts)

Use Types	Impact Rating	C-1	C-2	CBD	BP	I-1	I-2	Supplemental Regulations
Agricultural Uses								
Horticulture	L							11.3102
Crop Production	L							11.3102
Animal Production	M							11.3102
Confined Animal Feeding Operations	I							11.3102, 11.3103
Livestock Sales	H							
Residential Uses								
Single-Family Detached	L	P	S/E	S/E	E	E	E	
Single-Family Attached	L	P	S/E	S/E	E	E	E	
Duplex	L	P	S	S	E	E	E	
Two-Family	L	S	S	S				
Townhouse*	L	P	S	P	E	E	E	
Multiple-Family*	M	P	S	P	E	E	E	
Downtown Residential*	L			P				11.3103
Group Residential*	M	S/E	E	E	E	E	E	11.3103
Boarding House*	M	E	E	E	E	E	E	
Manufactured Housing Residential	L	P	S/E	S	E	E	E	
Mobile Home Park*	M							11.3103
Mobile Home Subdivision	L							11.3103
Retirement Residential*	M	S	S	P				

P Permitted by right or by right subject to supplemental regulations

S Permitted by Special Use Permit (Section 11.4403)

E Permitted by right if lawfully existing on the effective date of this Ordinance

Blank Use not permitted in zoning district

* Use subject to Site Plan review (Section 11.4402)

Table 11.402: Use Matrix: Civic Use Types (AG through UC Districts)

Use Types	Impact Rating	AG	RR	R-1	R-2	R-3	R-4	RM	UC
Civic Uses									
Administration	L	P	S		S	S	P	S	P
Cemetery*	L	S	S	S	S	S	S	S	
Clubs (Recreational)*	L	S	S	S	S	S	P	S	P
Clubs (Social)*	M	S	S	S	S	S	P	S	P
College/Univ*	H	S	S	S	S	S	S	S	S
Convalescent Services*	L	S	S	S	S	S	P	S	P
Cultural Services*	M	P	P	P	P	P	P	P	P
Day Care (Limited)	L	P	P	P	P	P	P	P	P
Day Care (General)*	M	S	S	S	S	S	P	P	P
Detention Facilities*	I	S							
Emergency Residential	L	P	P	P	P	P	P	P	P
Group Care Facility*	M			S	S	P	P	S	P
Group Home	L	P	P	P	P	P	P	P	P
Guidance Services	L					S	P	S	P
Health Care*	M	S			S	S	P	S	P
Hospitals*	I	S			S	S	S		S
Maintenance Facility*	H	S	S						
Park and Recreation	L	P	P	P	P	P	P	P	P
Postal Facilities*	M					S	S		P
Primary Education*	H	P	P	P	P	P	P	P	P
Public Assembly*	H								S
Religious Assembly*	M	P	S	S	S	S	S	S	P
Safety Services*	M	P	P	P	P	P	P	P	P
Secondary Educ*	I	S	S	S	S	S	P	S	P
Utilities*	M	P	S	S	S	S	S	S	S

P Permitted by right or by right subject to supplemental regulations

S Permitted by Special Use Permit (Section 11.4403)

Blank Use not permitted in zoning district

***** Use subject to Site Plan review (Section 11.4402)

Use Matrix: Civic Use Types

Use Types	Impact Rating	C-1	C-2	CBD	BP	I-1	I-2	Supplemental Regulations
Civic Uses								
Administration	L	P	P	P	P	P	P	
Cemetery*	L							
Clubs (Recreational)*	L	P	P	P	P	P	P	11.3104
Clubs (Social)*	M	P	P	P	P	P	P	11.3104
College/Univ*	H	P	P	P	P	P		
Convalescent Services*	L	P	P	S	S			
Cultural Services*	M	P	P	P	P	P	P	
Day Care (Limited)	L	P	P	P	P	P	P	11.3104
Day Care (General) *	M	P	P	P	P	P	P	11.3104
Detention Facilities*	I		S	S		S	S	
Emergency Residential	L	P	P	P				
Group Care Facility*	M	P	P	P				11.3104
Group Home	L	P	P	P				11.3104
Guidance Services	L	P	P	P	P	P	P	
Health Care*	M	P	P	P	P	P	P	
Hospitals*	I	S	P	P	P	S	S	
Maintenance Facility*	H	S	P	S	P	P	P	
Park and Recreation	L	P	P	P	P	P	P	
Postal Facilities*	M	P	P	P	P	P	P	
Primary Education*	H	P	S	S				
Public Assembly*	H	S	P	P	S	P	P	
Religious Assembly*	M	P	P	P	P	P	C	
Safety Services*	M	P	P	P	P	P	P	
Secondary Educ*	I	S	P	S	S	S		
Utilities*	M	S	P	S	P	P	P	

P Permitted by right or by right subject to supplemental regulations

S Permitted by Special Use Permit (Section 11.4403)

Blank Use not permitted in zoning district

***** Use subject to Special Site Plan review (Section 11.4402)

Table 11.403: Use Matrix: Office Use Types (AG through UC Districts)

Use Types	Impact Rating	AG	RR	R-1	R-2	R-3	R-4	RM	UC
Office Uses									
Corporate Offices*	M					S	S		P
General Offices	M					S	S		P
Financial Services A	L						S		P
Financial Services B*	M								S
Medical Offices A	L						S		P
Medical Offices B*	M						S		P

Table 11.403: Use Matrix: Office Use Types (C-1 through I-2 Districts)

Use Types	Impact Rating	C-1	C-2	CBD	BP	I-1	I-2	Supplemental Regulations
Office Uses								
Corporate Offices*	M	P	P	P	P	P	P	
General Offices	M	P	P	P	P	P	P	
Financial Services A	L	P	P	P	P	P	P	
Financial Services B*	M	P	P	P	P	P	P	
Medical Offices A	L	P	P	P	P	P	P	
Medical Offices B*	M	P	P	P	P	P	P	

P Permitted by right or by right subject to supplemental regulations

S Permitted by Special Use Permit (Section 11.4403)

Blank Use not permitted in zoning district

* Use subject to Special Site Plan review (Section 11.4402)

Table 11.404: Use Matrix: Commercial Use Types (AG through UC Districts)

Use Types	Impact Rating	AG	RR	R-1	R-2	R-3	R-4	RM	UC
Commercial Uses									
Ag Sales/Service*	H	S							
Auto Auction Lots*	H								
Auto Rental/Sales*	H								
Auto Services*	H								S
Body Repair*	I								
Equip Rental/Sales*	H								
Equipment Repair*	H								
Bed and Breakfast*	L	S	S	S	P	P	P	S	P
Business Support Services*	M						S		P
Business/Trade School*	H						S		P
Campground*	M	S	S						
Cocktail Lounge*	H								
Commercial Rec (Controlled Impact)*	H								
Commercial Rec (High Impact)*	H	S							
Communication Service*	M					S			P
Construction Sale/Service*	H								
Consumer Service*	M								P
Convenience Storage*	H						S		
Food Sales (Convenience)*	H								S
Food Sales (Limited)*	L								P
Food Sales (General)*	M								S
Food Sales (Super markets)*	I								

P Permitted by right or by right subject to supplemental regulations

S Permitted by Special Use Permit (Section 11.4403)

Blank Use not permitted in zoning district

***** Use subject to Special Site Plan review (Section 11.4402)

Table 11.404: Use Matrix: Commercial Use Types (C-1 though I-2 Districts)

Use Types	Impact Rating	C-1	C-2	CBD	BP	I-1	I-2	Supplemental Regulations
Commercial Uses								
Ag Sales/Service*	H		P		S	P	P	
Auto Auction Lots*	H		S			P	P	11.3105
Auto Rental/Sales*	H	S	P	P	S	P	P	11.3105
Auto Services*	H	S	P	P	P	P	P	11.3105
Body Repair*	I		P		S	P	P	11.3105
Equip Rental/Sales*	H	S	P	S	S	P	P	11.3105
Equipment Repair*	H		P	S		P	P	11.3105
Bed and Breakfast*	L	P	P	P	S	S	S	11.3105
Business Support Services*	M	P	P	P	P	P	P	
Business/Trade School*	H	S	P	P	P	P	P	
Campground*	M		S					11.3105
Cocktail Lounge*	H	S	P	P	P	P	P	
Commercial Rec (Controlled Impact)*	H	S	P	P	P	P	P	
Commercial Rec (High Impact)*	H		P		S	P	P	
Communication Service*	M	S	P	P	P	P	P	
Construction Sale/Service*	H		P	S	P	P	P	11.3105
Consumer Service*	M	P	P	P	P	P	P	
Convenience Storage*	H				P	P	P	11.3105
Food Sales (Convenience)*	H	P	P	P	S	P	S	
Food Sales (Limited)*	L	P	P	P	S			
Food Sales (General)*	M	P	P	P	S	P		
Food Sales (Super markets)*	I	S	P	S				

P Permitted by right or by right subject to supplemental regulations

S Permitted by Special Use Permit (Section 11.4403)

Blank Use not permitted in zoning district

***** Use subject to Special Site Plan review (Section 11.4402)

Table 11.404 (continued): Use Matrix: Commercial Use Types (AG through UC Districts)

Use Types	Impact Rating	AG	RR	R-1	R-2	R-3	R-4	RM	UC
Commercial Uses									
Funeral Service*	M				S	S	P		P
Gaming Facilities*	H								
Kennels*	M	S	S						
Laundry Services*	H								
Liquor Sales*	H								
Lodging*	H								S
Personal Improvement	M						S		P
Personal Services*	M						S		P
Pet Services*	M								P
RV Storage	H	S							
Research Services*	M								S
Restaurants (Drive-in)*	H								S
Restaurants (General)*	H								P
Restricted Business*	I								
Retail Services (Limited)	M								P
Retail Services (Medium)	M								P
Retail Services (Large)*	H								S
Retail Services (Mass)*	I								
Stables*	M	P	S						
Surplus Sales*	I								
Trade Services*	M								S
Travel Centers	H								
Truck Stops	I								
Vehicle Storage (Short-term)*	M	S							
Veterinary Services (General)*	M	S	S						P
Veterinary Services (Large Animal)	H	S							

P Permitted by right or by right subject to supplemental regulations

S Permitted by Special Use Permit (Section 11.4403)

Blank Use not permitted in zoning district

* Use subject to Special Site Plan review (Section 11.4402)

Table 11.404 (continued): Use Matrix: Commercial Use Types (C-1 through I-2 Districts)

Use Types	Impact Rating	C-1	C-2	CBD	BP	I-1	I-2	Supplemental Regulations
Commercial Uses								
Funeral Service*	M	P	P	P	P	P	P	
Gaming Facilities*	H	S	P	P		P	P	
Kennels*	M		S			P	P	11.3105
Laundry Services*	H		P	P	P	P	P	
Liquor Sales*	H	S	P	P		P		
Lodging*	H	S	P	P	P			
Personal Improvement	M	P	P	P	P	P	P	
Personal Services*	M	P	P	P	P	P	P	
Pet Services*	M	P	P	P	P	P		
RV Storage	H		S			S	S	11.3105
Research Services*	M	S	P	P	P	P	P	
Restaurants (Drive-in)*	H	S	P	S		P	P	
Restaurants (General)*	H	P	P	P	P	P	P	
Restricted Business*	I		S			P	P	11.3105
Retail Services (Limited)	M	P	P	P	P			
Retail Services (Medium)	M	P	P	P	P			
Retail Services (Large)*	H	S	S	S				
Retail Services (Mass)*	I	S	S					
Stables*	M							
Surplus Sales*	I		P		P	P	P	
Trade Services*	M	S	P	S	P	P	P	
Travel Centers*	H	S	P		S	P	P	11.3105
Truck Stops*	I		S		S	S	P	11.3105
Veh. Storage (Short-term)*	M		P			P	P	
Veterinary Services (General)*	M	P	P	P	P	P	P	
Veterinary Services (Large Animal)*	H					P	P	

P Permitted by right or by right subject to supplemental regulations

S Permitted by Special Use Permit (Section 11.4403)

Blank Use not permitted in zoning district

***** Use subject to Special Site Plan review (Section 11.4402)

Table 11.405: Use Matrix: Parking and Transportation Use Types (AG through UC Districts)

Use Types	Impact Rating	AG	RR	R-1	R-2	R-3	R-4	RM	UC
Parking Uses									
Off-Street Parking*	H								S
Parking Structure*	H								
Transportation Uses									
Aviation (General)*	I	S							
Aviation (Private)*	M	S	S						
Railroad Facilities*	I								
Truck Terminal*	H								
Transportation Terminal*	H								

Table 11.405: Use Matrix: Parking and Transportation Use Types (C-1 through I-2 Districts)

Use Types	Impact Rating	C-1	C-2	CBD	BP	I-1	I-2	Supplemental Regulations
Parking Uses								
Off-Street Parking*	H		P	S		P	P	
Parking Structure*	H	S	P	P	P	P	P	
Transportation Uses								
Aviation (General)*	I				S	S	P	
Aviation (Private)*						S	S	
Railroad Facilities*	I			S	S	P	P	
Truck Terminal*	H					S	P	
Transportation Terminal*	H	S	P	P	P	P	P	

P Permitted by right or by right subject to supplemental regulations

S Permitted by Special Use Permit (Section 11.4403)

Blank Use not permitted in zoning district

***** Use subject to Special Site Plan review (Section 11.4402)

Table 11.406: Use Matrix: Industrial Use Types (AG through UC Districts)

Use Types	Impact Rating	AG	RR	R-1	R-2	R-3	R-4	RM	UC
Industrial Uses									
Agricultural Industry*	I	S							
Construction Yards*	H								
Custom Manufacturing	M								S
Light Industry*	M								
General Industry*	H								
Heavy Industry*	I								
Recycling Collection*	M								
Recycling Processing*	H								
Resource Extraction*	I	S							
Salvage Services*	I	S							
Vehicle Storage (Long-term)*	H								
Warehousing (Enclosed)*	M	S							
Warehousing (Open)*	H								
Miscellaneous Uses									
Amateur Radio Tower	L	P	P	P	P	P	P	P	P
Communications Tower	M	S	S						S
Construction Batch Plant*	H								
Landfill (Non-Putrescible)*	H	S							
Landfill (Putrescible)*	I								
WECS	L	P	S	S	S	S	S	S	S

P Permitted by right or by right subject to supplemental regulations

S Permitted by Special Use Permit (Section 11.4403)

Blank Use not permitted in zoning district

***** Use subject to Special Site Plan review (Section 11.4402)

Table 11.406: Use Matrix: Industrial Use Types (C-1 through I-2 Districts)

Use Types	Impact Rating	C-1	C-2	CBD	BP	I-1 See 11.3107	I-2 See 11.3107	Supplemental Regulations
Industrial Uses								
Agricultural Industry*	I					S	P	
Construction Yards*	H					P	P	
Custom Manufacturing	M	S	P	P	P	P	P	
Light Industry*	M				S	P	P	
General Industry*	H					P	P	
Heavy Industry*	I						S	
Recycling Collection*	M	S	P	S	S	P	P	
Recycling Processing*	H		S			P	P	
Resource Extraction*	I						S	11.3106
Salvage Services*	I						S	11.3106
Vehicle Storage (Long-term)*	H		S			P	P	11.3106
Warehousing (Enclosed)*	M		S	S	P	P	P	
Warehousing (Open)*	H					S	P	
Miscellaneous Uses								
Amateur Radio Tower	L	P	P	S	P	P	P	
Communications Tower	M		S	S	P	P	P	
Construction Batch Plant*	H					S	P	
Landfill (Non-Putrescible)*	H						S	11.3109
Landfill (Putrescible)*	I							11.3109
WECS	L	S	S	S	P	P	P	11.3109

P Permitted by right or by right subject to supplemental regulations
S Permitted by Special Use Permit (Section 11.4403)
Blank Use not permitted in zoning district

* Use subject to Special Site Plan review (Section 11.4402)

ARTICLE 5

AG AGRICULTURAL DISTRICT

11.501 Purpose

The AG district provides for and preserves the agricultural and rural use of land, while accommodating extremely low density residential development generally associated with agricultural uses. This district is designed to maintain permanent and comprehensive agricultural uses within the Seward extra-territorial jurisdiction. It recognizes that major agriculture has industrial aspects and negative effects on nearby neighborhoods that often create conflicts between agricultural and residential uses. In addition, land included in the Urban Reserve in the Comprehensive Plan should be retained in the AG District to prevent premature or inappropriate development.

11.502 Site Development Regulations

Regulator	1-Family Units	Other Permitted Uses
Site Area per Housing Unit	20 acres	NA
Minimum Lot Area	20 acres	20 acres
Minimum Lot Width (feet)	200	200
Minimum Yards (feet)		
Front Yard	50 (Note 1)	50
Side Yard	25	25
Street Side Yard	50	50
Rear Yard	50	50
Maximum Height (feet)	35	35; 50 for farm buildings, 100 for grain storage structures
Maximum Building Coverage	NA	NA
Maximum Impervious Coverage	NA	NA
Floor Area Ratio	NA	NA
Maximum Amount of Total Parking Located in Street Yard	NA	NA

Note 1: Front yard setback is measured from property line of platted lots. For unplatted lots along roads, residential structures shall be set back sufficiently to allow for future right-of-way dedications. This setback is typically 75 feet from the center line of the adjacent road. The Building Official may establish a different set-back requirement based on the specific context of a parcel. The reason for any such variation shall be documented in writing by the Building Official.

11.503 Special Regulations for Agricultural Uses

- a. Individual Waste Lagoons

The edge of the highest water level of a waste lagoon shall be at least 100 feet from the owner's residence, 200 feet from any adjacent owner's residence, 50 feet from a side or rear lot line, and 100 feet from any public right-of-way or easement.

b. Animal Waste Holding Facilities

All animal waste holding facilities shall meet the current minimum requirements of the Nebraska Department of Environmental Quality, Title 130, Chapter 10, Livestock Waste Control Facilities. Approval of any such facility shall be subject to the Special Permit Use approval process. The facility shall meet at least the minimum setback and separation standards for Waste Lagoons. The Planning Commission and the City Council shall establish additional setback requirements based on the location of private wells, public water supply, residences, property lines, and public rights-of-way and easements.

ARTICLE 6

RR RURAL RESIDENTIAL DISTRICT

11.601 Purpose

The RR district provides for the rural residential use of land, accommodating agriculture and very low density residential environments. It is designed for permanent development of relatively remote areas that are beyond the reach of Seward’s foreseeable urban development pattern, making eventual extension of urban services extremely unlikely. RR Districts do not permit comprehensive agriculture, and are intended for areas where farming is not a primary, permanent land use. Subdivisions in RR districts generally will be developed to rural standards, with gravel roads, surface drainage, and individual water and wastewater management systems. In parts of the Seward jurisdiction with distinctive landforms, conservation development design is required to maintain the character of the land. These areas are designated by the RC Rural Conservation Overlay District and are subject to special standards and planning procedures set forth in Section --- of the Unified Land Development Ordinance. These standards encourage the preservation of important open space resources without reducing the density permitted the developer or property owner.

11.602 Site Development Regulations

Regulator	1-Family Units	Other Permitted Uses
Site Area per Housing Unit	3 acres	NA
Minimum Lot Area	1.5 acres	3 acres
Minimum Lot Width (feet)	200	200
Minimum Yards (feet)		
Front Yard	50	50
Side Yard	25	25
Street Side Yard	50	50
Rear Yard	50	100
Maximum Height (feet)	35	35
Maximum Building Coverage	NA	NA
Maximum Impervious Coverage	NA	NA
Floor Area Ratio	NA	NA
Maximum Amount of Total Parking Located in Street Yard	NA	NA
Project Size Requiring Planned Development District (PD)	NA	NA

SECTION 7

R-1 URBAN RESIDENTIAL SINGLE-FAMILY DISTRICT (LOW-DENSITY)

11.701 Purpose

The R-1 district is intended to provide for urban residential development, with gross densities generally below 6 units per acre. These areas generally include single-family detached and attached dwellings on relatively large lots with supporting community facilities and urban services, including city water and sanitary sewer service. The R-1 District may also be used as a “holding zone” prior to subdivision for areas designated in the Comprehensive Plan for residential development. The use of the R-1 district for development using wells and individual septic systems should be discouraged, although it is not prohibited.

11.702 Site Development Regulations

Regulator	1-Family Detached	1-Family Attached and Duplex	Other Permitted Use
Site Area per Housing Unit			
Lots with Individual Wastewater Systems	1.5 acres	NA	
Lots with Sanitary Sewer	7,200 square feet	3,600 square feet	
Minimum Lot Area			
Lots with Individual Wastewater Systems	1.5 acres	NA	1.5 acres
Lots with Sanitary Sewer	7,200 square feet	3,600 per unit	1.0 acres
Minimum Lot Width (feet)	75	37.5 per unit	100
Minimum Yards (feet)			
Front Yard	30	30	30
Side Yard	7.5	7.5	7.5
Street Side Yard	30	30	30
Rear Yard Area*	20% of lot depth	20% of lot depth	25
Maximum Height (feet)	35	35	35
Floor Area Ratio	NA	NA	NA
Maximum Amount of Total Parking Located in Street Yard	NA	NA	NA

* The required rear yard area is calculated as 20% of the lot depth times the lot width. Provided that this minimum area is maintained, a portion of a residential structure may come as close as 10 feet from a rear lot line.

Note 1: Zero Lot Line or Single-Family Attached Development

Within a common development, one interior side yard may be equal to zero for single-family detached residential use if:

1. The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development; or not otherwise designated for zero lot line use.

2. An easement for maintenance of the zero lot line façade is prepared by the developer and filed with the Seward County Register of Deeds, the City Clerk, and the Building Official at the time of application for a building permit.

ARTICLE 8

R-2 URBAN RESIDENTIAL MODERATE DENSITY DISTRICT

11.801 Purpose

The R-2 district is intended to provide for moderate density residential development, with gross densities generally between 6 and 12 units per acre. These developments include single-family dwellings on moderate-sized lots along with low-density multi-unit residential structures such as duplexes and townhouses. It provides regulations to encourage innovative forms of housing development. It adapts to both established and developing neighborhoods, as well as transitions between single-family and multi-family areas.

11.802 Site Development Regulations

Regulator	1-Family Detached	1-Family Attached	Duplex	Town-house (Note 1)	Other Permitted Uses
Site Area per Housing Unit (square feet)					
In Conventional Development	6,000	3,000	3,000	3,000	
In Planned Unit Developments	5,000	2,500	3,000	2,500	
Minimum Lot Area					
In Conventional Development	6,000	3,000	6,000	3,000	6,000
In Planned Unit Developments	4,000	2,500	6,000	2,500	6,000
Minimum Lot Width (feet)					
In Conventional Development	60	30 per unit	70	30	60
In Planned Unit Developments	45	25 per unit	60	25	60
Minimum Yards (feet) (Note 3)					
Front Yard	30	30	30	30	30
Side Yard (Note 2)	7.5	7.5	7.5	7.5	7.5
Street Side Yard	30	30	30	30	30
Rear Yard*	20% of lot depth	20% of lot depth	20% of lot depth	20% of lot depth	25 feet
Maximum Height (feet)	35	35	35	35	35
Floor Area Ratio	NA	NA	NA	NA	0.50
Maximum Amount of Total Parking Located in Street Yard	NA	NA	NA	NA	50%

* The required rear yard area is calculated as 20% of the lot depth times the lot width. Provided that this minimum area is maintained, a portion of a residential structure may come as close as 10 feet from a rear lot line.

Note 1: Townhouse Development

No more than four units may be attached in a single townhouse structure within an R-2 District. Regulators are shown on a per unit basis.

Note 2: Zero Lot Line or Single-Family Attached Development

Within a common development, one interior side yard may be equal to zero for single-family detached residential use if:

1. The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development; or not otherwise designated for zero lot line use.
2. An easement for maintenance of the zero lot line façade is prepared by the developer and filed with the Seward County Register of Deeds, the City Clerk, and the Building Official at the time of application for a building permit.

Note 3: Flexible Yard Setbacks in Planned Unit Developments

The Planning Commission and City Council may vary required minimum setbacks in planned districts. However, the setback from the front facade of a garage to any public or private street right-of-way including the boundary of sidewalks) must be at least 20 feet.

ARTICLE 9

R-3 URBAN RESIDENTIAL MIXED DENSITY DISTRICT

11.901 Purpose

The R-3 district is intended to provide for mixed density development, including small lot single-family development and limited multi-family residential development, with gross densities up to 18 units per acre. These developments often are characterized by low-rise buildings in multiple structure configurations, with an emphasis on open space, convenient parking, and, in many cases, common community facilities such as clubhouses and swimming pools. This district is also appropriate for larger townhouse complexes, while still accommodating lower density forms of development.

11.901 Site Development Regulations

Regulator	1-Family Detached	1-Family Attached (Note 1)	Duplex	Town-house (Note 1)	Multi-Family (Note 2)	Other Permitted Uses
Site Area per Housing Unit (sq ft)						
In Conventional Development	5,000	3,000	2,500	3,000	2,500	
In Planned Developments	4,000	2,500	2,000	2,500	2,000	
Minimum Lot Area						
In Conventional Development	5,000	3,000	5,000	3,000	10,000	5,000
In Planned Developments	4,000	2,500	4,000	2,500	10,000	5,000
Minimum Lot Width (feet)						
In Conventional Development	55	27.5	55	30	100	55
In Planned Unit Developments	45	22.5	45	25	100	55
Minimum Yards (feet) (Note 3)						
Front Yard	25	25	25	25	25	25
Side Yard	5	5	5	5	10	10
Street Side Yard	25	25	25	25	25	25
Rear Yard*	20% of lot depth	20% of lot depth	20% of lot depth	20% of lot depth	25	25
Maximum Height (feet)	35	35	35	35	45	35
Floor Area Ratio	NA	NA	NA	NA	0.50	0.50
Maximum Amount of Total Parking Located in Street Yard	NA	NA	NA	NA	50%	50%

* The required rear yard area is calculated as 20% of the lot depth times the lot width. Provided that this minimum area is maintained, a portion of a residential structure may come as close as 10 feet from a rear lot line.

Note 1: 1-Family Attached and Townhouse Development

Regulators are shown on a per unit basis. Side yard setbacks are indicated for detached building walls.

Note 2: Multi-Family Development

No more than 12 units are permitted in any single multi-family development in the R-3 District. The minimum sideyard setback increases by 1.5 feet for each 1 foot in height above 35 feet, up to a maximum height of 45 feet.

Note 3: Zero Lot Line and Single-Family Attached Development

Within a common development, one interior side yard may be equal to zero for single-family detached residential use if:

1. The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development; or not otherwise designated for zero lot line use.
2. An easement for maintenance of the zero lot line façade is prepared by the developer and filed with the Seward County Register of Deeds, the City Clerk, and the Building Official at the time of application for a building permit.

Note 4: Flexible Yard Setbacks in Planned Districts

The Planning Commission and City Council may vary required minimum setbacks in planned districts. However, the setback from the front facade of a garage to any public or private street right-of-way (including the boundary of sidewalks) must be at least 20 feet.

11.903 Additional Requirements

- a. Parking areas, accessory buildings, and garages must be at least 5 feet from a side or rear lot line. A greater separation from residential zoning districts may be required by Section 34.

ARTICLE 10

R-4 URBAN RESIDENTIAL MULTI-FAMILY DISTRICT (HIGH-DENSITY)

11.1001 Purpose

The R-4 district is intended to provide for medium and high density multi-family residential development, with gross densities generally above 18 units per acre. These developments may be in single or multiple structure configurations. The district’s regulations are designed to provide for good quality living environments that provide adequate open space for high-density settings.

11.1002 Site Development Regulations

Regulator	1-Family Detached	1-Family Attached (Note 1)	Duplex	Town-house (Note 1)	Multi-Family (Note 2)	Other Permitted Uses
Site Area per Housing Unit (sq ft)						
In Conventional Development	4,400	2,200	2,200	2,500	1,500	
In Planned Developments	4,000	2,000	2,000	2,000	1,000	
Minimum Lot Area						
In Conventional Development	4,400	2,200	4,400	2,500	9,500	5,000
In Planned Developments	4,000	2,000	4,000	2,000	9,500	5,000
Minimum Lot Width (feet)						
In Conventional Development	40	20	50	25	80	50
In Planned Developments	40	17.5	45	20	80	50
Minimum Yards (feet) (Note 2)						
Front Yard	25	25	25	25	25	25
Side Yard (Note 1)	5	5	5	5	10	10
Street Side Yard	25	25	25	25	25	25
Rear Yard*	20% of lot depth	20% of lot depth	20% of lot depth	20% of lot depth	25	25
Maximum Height (feet)						
In Conventional Development	35	35	35	35	45	35
In Planned Unit Developments	35	35	35	35	60	35
Floor Area Ratio	NA	NA	NA	NA	0.80	0.80
Maximum Amount of Total Parking Located in Street Yard	NA	NA	NA	NA	50%	50%

* The required rear yard area is calculated as 20% of the lot depth times the lot width. Provided that this minimum area is maintained, a portion of a residential structure may come as close as 10 feet from a rear lot line.

Note 1: Single-Family Attached and Townhouse Development

Regulators are shown on a per unit basis. Side yard setbacks are indicated for detached building walls.

Note 2: Multi-Family Development

The minimum sideyard setback increases by 1 foot for each 1 foot in height above 35 feet, up to a maximum height of 45 feet.

Note 3: Zero Lot Line and Single-Family Attached Development

Within a common development, one interior side yard may be equal to zero for single-family detached residential use if:

1. The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development; or not otherwise designated for zero lot line use.
2. An easement for maintenance of the zero lot line façade is prepared by the developer and filed with the Seward County Register of Deeds, the City Clerk, and the Building Official at the time of application for a building permit.

Note 4: Flexible Yard Setbacks in Planned Districts

The Planning Commission and City Council may vary required minimum setbacks in planned districts. However, the setback from the front facade of a garage to any public or private street right-of-way including the boundary of sidewalks) must be at least 20 feet.

ARTICLE 11

RM MOBILE HOME RESIDENTIAL DISTRICT

11.1101 Purpose

The RM district recognizes that mobile home development, properly planned, can provide important opportunities for affordable housing. It provides opportunities for mobile home development within planned parks or subdivisions, along with the supporting services necessary to create quality residential neighborhoods.

11.1102 Site Development Regulations

Regulator	1-Family Detached and Mobile Home Units on Sub-divided Lots	Duplex	1-Family Attached and Town-house (Note 1)	Mobile Home Park (Note 4)	Other Permitted Uses
Site Area per Housing Unit (square feet) In Conventional Development In Planned Developments	5,000 4,000	2,500 2,500	3,000 2,500	NA 6,000	
Minimum Lot Area In Conventional Development In Planned Developments	5,000 4,000	5,000 5,000	2,500 2,500	NA 2 acres	6,000 6,000
Minimum Lot Width (feet) In Conventional Development In Planned Developments	40 40	50 45	25 25	NA 150	60 60
Minimum Yards (feet) (Note 3) Front Yard Side Yard (Note 2) Street Side Yard Rear Yard*	25 5 25 20% of lot depth	25 5 25 20% of lot depth	25 10 25 20% of lot depth	25 10 25 25	25 10 25 25
Maximum Height (feet)	35	35	35	35	35
Floor Area Ratio	NA	NA	NA	NA	0.50
Maximum Amount of Total Parking Located in Street Yard	NA	NA	NA	NA	50%

* The required rear yard area is calculated as 20% of the lot depth times the lot width. Provided that this minimum area is maintained, a portion of a residential structure may come as close as 10 feet from a rear lot line.

Note 1: Single-Family Attached Townhouse Development

No more than four units may be attached in a single townhouse structure within an RM District. Regulators are shown on a per unit basis. Side yard setbacks are indicated for detached building walls.

Note 2: Zero Lot Line and Single-Family Attached Development

Within a common development, one interior side yard may be equal to zero for single-family detached residential use if:

1. The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development; or not otherwise designated for zero lot line use.
2. An easement for maintenance of the zero lot line façade is prepared by the developer and filed with the Seward County Register of Deeds, the City Clerk, and the Building Official at the time of application for a building permit.

Note 3: Flexible Yard Setbacks in Planned Districts

The Planning Commission and City Council may vary required minimum setbacks in planned districts other than mobile home parks. However, the setback from the front facade of a garage to any public or private street right-of-way (including the boundary of sidewalks) must be at least 20 feet.

Note 4: Mobile Home Parks and Subdivisions

Complete development standards for Mobile Home Parks and Subdivisions are set forth in Section 11.3103.

ARTICLE 12

UC URBAN CORRIDOR MIXED USE DISTRICT

11.1201 Purpose

The UC district recognizes the mixed use character of major urban corridors, including traditional arterials such as 6th Street and Main Street, as well as emerging mixed use corridors. These corridors sometimes accommodate a combination of residential, commercial, and office uses. In many cases, these streets were traditional residential corridors, and include houses that are converting to non-residential use. Design standards maintain their character as important urban streets. Some uses in the UC District will require development above normal standards in order to assure compatibility with surrounding uses.

11.1201 Site Development Regulations

Regulator	1-Family Detached	1-Family Attached (Note 1)	Duplex	Town-house (Note 1)	Multi-Family (Note 2)	Other Permitted Uses
Site Area per Housing Unit (sq ft) In Conventional Development In Planned Developments	4,400 4,000	2,200 2,000	2,200 2,000	2,500 2,000	1,500 1,000	
Minimum Lot Area In Conventional Development In Planned Developments	4,400 4,000	4,400 4,000	4,400 4,000	2,500 2,000	9,500 9,500	5,000 5,000
Minimum Lot Width (feet) In Conventional Development In Planned Unit Developments	40 40	20 20	40 40	25 20	80 80	40 40
Minimum Yards (feet) (Note 3) Front Yard Side Yard (Note 1) Street Side Yard Rear Yard*	25 5 25 20% of lot depth	25 5 25 20% of lot depth	25 5 25 20% of lot depth	25 5 25 20% of lot depth	25 10 25 25	25 5 15 25
Maximum Height (feet)	35	35	35	35	45	35
Floor Area Ratio	NA	NA	NA	NA	0.80	0.50
Maximum Amount of Total Parking Located in Street Yard	NA	NA	NA	NA	50%	50%

* The required rear yard area is calculated as 20% of the lot depth times the lot width. Provided that this minimum area is maintained, a portion of a residential structure may come as close as 10 feet from a rear lot line.

Note 1: Single-Family Attached Townhouse Development

Regulators are shown on a per unit basis. Side yard setbacks are indicated for detached building walls.

Note 2: Multi-Family Development

The minimum sideyard setback increases by 1 foot for each 1 foot in height above 35 feet, up to a maximum height of 45 feet.

Note 3: Zero Lot Line and Single-Family Attached Development

Within a common development, one interior side yard may be equal to zero for single-family detached residential use if:

1. The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development; or not otherwise designated for zero lot line use.
2. An easement for maintenance of the zero lot line façade is prepared by the developer and filed with the Seward County Register of Deeds, the City Clerk, and the Building Official at the time of application for a building permit.

Note 4: Flexible Yard Setbacks in Planned Districts

The Planning Commission and City Council may vary required minimum setbacks in planned districts. However, the setback from the front facade of a garage to any public or private street right-of-way including the boundary of sidewalks) must be at least 20 feet.

Note 5: Setbacks along Urban Corridors

Normal minimum setback is 25 feet. Front yard setback may be reduced to 15 feet if:

1. No parking is placed within the street yard.
2. The entire street yard area is landscaped, with the exception of driveways to parking areas or pedestrian accesses to the principal building on the site.

This setback flexibility shall not be applied on any street designated as a major arterial by the city's comprehensive development plan without the specific approval of the City's Public Works Director.

11.1202 Supplemental Development Regulations in for Office and Commercial Uses in the UC District

In order to maintain the fine-grained character of major mixed use corridors in Seward, the following design standards shall apply to any office or commercial use developed within the UC District:

- a. No single building shall have a building coverage area that exceeds 10,000 square feet without approval of a Special Use Permit, as set forth in Section 11.4403.
- b. No street-facing facade may have a continuous length of 50 feet or over without an offset in the building elevation equal to a dimension of at least five feet.
- c. Window area on each street-facing facade shall be equal to at least 20% of the area of that facade.
- d. Exterior materials shall be brick, stone, wood clapboard, or other exterior materials typical of exterior building materials in common use in Seward's residential districts or central business district.
- e. The dominant roof form shall be a pitched or gabled roof with a minimum roof slope equal to one foot of vertical height to every three feet of horizontal distance. Permitted roof materials may

include asphalt shingles, slate or simulated slate shingles, standing seam metal, or other similar roof materials.

f. Each site design shall provide a clear and safe method of pedestrian circulation along the street right-of-way and between the street right-of-way and a principal customer entrance of the business.

ARTICLE 13

C-1 COMMUNITY COMMERCIAL/MIXED USE DISTRICT

11.1301 Purpose

The C-1 district accommodates commercial and office facilities that serve the needs of markets ranging from several neighborhoods to the overall region. While allowed commercial and office uses are generally compatible with nearby residential areas, traffic and operating characteristics of some uses may have an impact on adjacent residential neighborhoods. Use regulations require special per mit review for these selected uses. C-1 Districts are most appropriate at intersections of collector and arterial streets, at the junction of several neighborhoods, along major commercial or mixed use corridors, or at substantial commercial subcenters. The district also permits other uses with similar urban impacts to substantial commercial development.

11.1302 Site Development Regulations for Regular C-1 Districts

Regulator	Permitted Residential Uses	All Other Permitted Uses	
Site Area per Housing Unit (sq. ft.)	Same standards as for the R-4 District	NA	
Minimum Lot Area		4,800	
Minimum Lot Width (feet)		40	
Minimum Yards (feet)		Lesser of 20% of lot depth or 20 feet	25
Front Yard (Note 1)			5
Side Yard			15
Street Side Yard			
Rear Yard			
Maximum Height (feet)		35	
Floor Area Ratio (Note 2)		1.00	
Maximum Amount of Total Parking Located in Street Yard	80%		

Note 1: Flexible Yard Setbacks in Planned Unit Development Districts

The Planning Commission and City Council may vary required minimum setbacks in PUD districts. Along arterials designated in the city’s Comprehensive Development Plan, the Public Works Director may require a deeper front-yard setback.

Note 2: Flexible Floor Area Ratios in Planned Districts

The Planning Commission and City Council may increase the maximum Floor Area Ratio for a development in a PUD district.

11.1303 Supplemental Development Regulations in for Office and Commercial Uses in the C-1 District

In order to maintain a residential character in community commercial areas in Seward, the following design standards shall apply to any office or commercial use developed within the C-1 District:

- a. No single building shall have a building coverage area that exceeds 15,000 square feet without approval of a Special Use Permit, as set forth in Section 11.4403.
- b. No street-facing facade may have a continuous length of 100 feet or over without an offset in the building elevation equal to a dimension of at least five feet.
- c. Window area on each street-facing facade shall be equal to at least 20% of the area of that facade.
- d. No building facade facing a street shall have the appearance of a rear facade. Architectural details, including materials, textures, patterns, colors, and design features used on the front facade shall be incorporated into all facades facing public streets and easily visible to the public.
- e. All buildings and developments shall include a direct, clear, and safe pedestrian connection from adjacent public sidewalks to the entrances of buildings within the development.

ARTICLE 14

C-2 HIGHWAY COMMERCIAL DISTRICT

11.1401 Purpose

The C-2 district accommodates a variety of commercial uses, some of which have significant traffic or visual effect. These districts may include commercial uses that are oriented to services, including automotive services, rather than retail activities. These uses may create land use conflicts with adjacent residential areas, requiring provision of adequate buffering. This district is most appropriately located along major arterial streets, along major highway corridors characterized by large scale uses and traveler services such as Highway 15 south of Seward, or in areas that can be adequately buffered from residential districts. The district permits residential uses by special permit, requiring such uses to be reviewed for compatibility with primary commercial uses in busy corridors.

11.1402 Site Development Regulations

Regulator	Permitted Residential Uses	All Other Permitted Uses
Minimum Lot Area	Same standards as for the R-4 High Density Residential District	6,000
Minimum Lot Width (feet)		65
Minimum Yards (feet)		
Front Yard (Note 1)		15
Side Yard		0
Street Side Yard		15
Rear Yard		0
Maximum Height (feet)		45
Floor Area Ratio (Note 2)		1.0
Maximum Amount of Total Parking Located in Street Yard		100%

Note 1: Flexible Yard Setbacks in Planned Unit Development Districts

The Planning Commission and City Council may vary required minimum setbacks in PUD districts. Along arterials designated in the city’s Comprehensive Development Plan, the Public Works Director may require a deeper front-yard setback.

Note 2: Flexible Floor Area Ratios in Planned Districts

The Planning Commission and City Council may increase the maximum Floor Area Ratio for a development in a PUD district.

ARTICLE 15

CBD DOWNTOWN SEWARD MIXED USE DISTRICT

11.1501 Purpose

The CBD district provides appropriate development regulations for Downtown Seward, the city’s central business district. The grouping of uses is designed to strengthen the town center’s role as a center for trade, service, and civic life. Mixed uses are allowed and encouraged within the CBD District.

11.1502 Site Development Regulations

Regulator	Permitted Residential Uses	All Other Permitted Uses
Site Area per Housing Unit (sq. ft.)	1,000	NA
Minimum Lot Area	5,000	5,000
Minimum Lot Width (feet)	No requirement	No requirement
Minimum Yards (feet)		
Front Yard	0	0
Side Yard	0	0
Street Side Yard	0	0
Rear Yard	0	0
Maximum Height (feet)	45	45
Floor Area Ratio (Note 1)	NA	6.0
Maximum Amount of Total Parking Located in Street Yard	NA	50%

Note 1: Flexible Floor Area Ratios in Planned Unit Development Districts

The Planning Commission and City Council may increase the maximum Floor Area Ratio for a development in a planned district.

11.1503 Special Regulations and Standards

a. No building facade facing a street shall have the appearance of a rear facade. Architectural details, including materials, textures, patterns, colors, and design features used on the front facade shall be incorporated into all facades facing public streets and easily visible to the public.

b. All buildings and developments shall include a direct, clear, and safe pedestrian connection from adjacent public sidewalks to the entrances of buildings within the development.

ARTICLE 16

BP BUSINESS PARK DISTRICT

11.1601 Purpose

The BP district is designed to promote the development of planned business parks that accommodate corporate offices, research facilities, and structures that can combine office, distribution, and limited industrial uses. These facilities serve a more regional audience, but may provide services to local residents. They usually include extensive landscaping, abundant parking facilities, and good visual and pedestrian relationships among buildings.

11.1602 Site Development Regulations

Regulator	Permitted Uses
Minimum District Size (square feet)	1 acre
Minimum Lot Area (square feet)	10,000
Minimum Lot Width (feet)	100
Minimum Yards (feet)	
Front Yard (Note 1)	30
Side Yard	10
Street Side Yard	20
Rear Yard	20
Maximum Height (feet)	45
Floor Area Ratio (Note 2)	2.0
Maximum Amount of Total Parking Located in Street Yard	50%

Note 1: Flexible Yard Setbacks in Planned Unit Development Districts

The Planning Commission and City Council may vary required minimum setbacks in PUD districts. Along arterials designated in the city’s Comprehensive Development Plan, the Public Works Director may require a deeper front-yard setback.

Note 2: Flexible Floor Area Ratios in Planned Unit Development Districts

The Planning Commission and City Council may increase the maximum Floor Area Ratio for a development in a PUD district.

ARTICLE 17

I-1 LIMITED INDUSTRIAL DISTRICT

11.1701 Purpose

The I-1 district is intended to reserve sites appropriate for the location of industrial uses with relatively limited environmental effects. The district is designed to provide appropriate space and regulations to encourage good quality industrial development, while assuring that facilities are served with adequate parking and loading facilities.

11.1702 Site Development Regulations

Regulator	Permitted Uses
Minimum District Size (square feet)	5,000
Minimum Lot Area (square feet)	5,000
Minimum Lot Width (feet)	100
Minimum Yards (feet)	
Front Yard (Note 1)	25
Side Yard	0
Street Side Yard	25
Rear Yard	0
Maximum Height (feet)	50
Maximum Building Coverage	75%
Floor Area Ratio (Note 2)	1.0
Maximum Amount of Total Parking Located in Street Yard	100%

Note 1: Flexible Yard Setbacks in Planned Unit Development Districts

The Planning Commission and City Council may vary required minimum setbacks in PUD districts. Along arterials designated in the city's Comprehensive Development Plan, the Public Works Director may require a deeper front-yard setback.

Note 2: Flexible Floor Area Ratios in Planned Unit Development Districts

The Planning Commission and City Council may increase the maximum Floor Area Ratio for a development in a PUD district.

ARTICLE 18

I-2 GENERAL INDUSTRIAL DISTRICT

11.1801 Purpose

The I-2 district is intended to accommodate a wide variety of industrial uses, some of which may have significant external effects. These uses may have operating characteristics that create conflicts with lower-intensity surrounding land uses. The district provides the reservation of land for these activities and includes buffering requirements to reduce incompatibility

11.1802 Site Development Regulations

Regulator	Permitted Uses
Minimum District Size (square feet)	6,000
Minimum Lot Area (square feet)	6,000
Minimum Lot Width (feet)	60
Minimum Yards (feet)	
Front Yard (Note 1)	25
Side Yard	0
Street Side Yard	25
Rear Yard	0
Maximum Height (feet)	50
Maximum Impervious Coverage	90%
Floor Area Ratio (Note 2)	1.0
Maximum Amount of Total Parking Located in Street Yard	100%

Note 1: Flexible Yard Setbacks in Planned Unit Development Districts

The Planning Commission and City Council may vary required minimum setbacks in PUD districts. Along arterials designated in the city’s Comprehensive Development Plan, the Public Works Director may require a deeper front-yard setback.

Note 2: Flexible Floor Area Ratios in Planned Unit Development Districts

The Planning Commission and City Council may increase the maximum Floor Area Ratio for a development in a PUD district.