

ZONING AND SUBDIVISION

410 Attachment 4

City of Seward

**Table 44A**  
**Criteria for Site Plan Review and Conditional Use Permits**

	Criterion	Applies To	
		Site Plan Review	Conditional Use Permit
<b>Land Use Compatibility</b>			
Development density	Site area per unit or floor area ratio should be similar to surrounding uses if not separated by major natural or artificial features.	X	X
<b>Height and Scale</b>			
Height and bulk	Development should minimize differences in height and building size from surrounding structures. Differences should be justified by urban design considerations.	X	X
Setbacks	Development should respect pre-existing setbacks in surrounding area. Variations should be justified by site or operating characteristics.	X	X
Building coverage	Building coverage should be similar to that of surrounding development if possible. Higher coverage should be mitigated by landscaping or site amenities.	X	X
<b>Site Development</b>			
Frontage	Project frontage along a street should be similar to lot width.	X	X
Parking and internal circulation	Parking should serve all structures with minimal conflicts between pedestrians and vehicles.	X	X
	All structures must be accessible to public safety vehicles.	X	X
	Development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points.	X	X

SEWARD CODE

	Criterion	Applies To	
		Site Plan Review	Conditional Use Permit
Landscaping	Landscaping should be integral to the development, providing street landscaping, breaks in uninterrupted paved areas, and buffering where required by surrounding land uses. Parts of site with sensitive environmental features or natural drainageways should be preserved.	X	X
<b>Building Design</b>			
	Architectural design and building materials should be compatible with surrounding areas or highly visible locations		X
<b>Operating Characteristics</b>			
Traffic capacity	Project should not obstruct traffic on adjacent streets. Compensating improvements will be required to mitigate impact on street system operations.	X	X
External traffic effects	Project design should direct nonresidential traffic away from residential areas.	X	X
Operating hours	Projects with long operating hours must minimize effects on surrounding residential areas.	X	X
Outside storage	Outside storage areas must be screened from surrounding streets and less intensive land uses.	X	X
<b>Public Facilities</b>			
Sanitary waste disposal	Developments within 300 feet of a public sanitary sewer must connect to sewer system. Individual disposal systems, if permitted, shall not adversely affect public health, safety, or welfare.	X	X
	Sanitary sewer must have adequate capacity to serve development.	X	X
Stormwater management	Development should handle stormwater adequately to prevent overloading of public stormwater management system.	X	X
	Development should not inhibit development of other properties.	X	X
	Development should not increase probability of erosion, flooding, landslides, or other runoff-related effects.	X	X

## ZONING AND SUBDIVISION

	<b>Criterion</b>	<b>Applies To</b>	
		<b>Site Plan Review</b>	<b>Conditional Use Permit</b>
Utilities	Project must be served by utilities.	X	X
	Rural estate subdivisions should be located in designated areas which can accommodate utility and infrastructure installation consistent with the need to protect the environment and public health.	X	X
<b>Comprehensive Plan</b>			
	Projects should be consistent with the City of Seward's Comprehensive Development Plan.		X