



# City of Seward

## **BUILDING INSPECTION DEPARTMENT**

Office 402-643-4000 Ext. 3 (fax 402-643-2087)

PO Box 38, 142 N 7th St. Seward, NE 68434

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### **Home Occupation Permit Registration Form 2017**

Applicant: \_\_\_\_\_

Business name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Type of Business: \_\_\_\_\_  
\_\_\_\_\_

State Day Care License # \_\_\_\_\_ if applicable

Home: \_\_\_\_\_ Accessory Building \_\_\_\_\_ Special Use Permit Required \_\_\_\_\_

I have read and understand Section 11.3110 (Home Based Businesses/Home Occupations) of the City of Seward, and believe, to the best of my knowledge, that my proposed Home Occupation would not violate any portion of said ordinance.

Applicants Signature \_\_\_\_\_ Date: \_\_\_\_\_

FEE: \$10.00

For City Use Only

New Permit Number: \_\_\_\_\_ Date: \_\_\_\_\_

Zoning Official Approval \_\_\_\_\_ Date: \_\_\_\_\_

## 11.3110 Supplemental Use Regulations: Accessory Uses

### a. Home-Based Businesses/ Home Occupations

Home-based businesses and home occupations are permitted as an accessory use in residential units and must register and obtain a permit from the office of the Building Inspector on an annual basis, subject to the following conditions:

#### 1. External Effects:

- (a) There shall be no change in the exterior appearance of the building or premises housing the home occupation other than signage permitted within this section.
- (b) No noise, odors, bright lights, electronic interference, storage or other external effects attributable to the home occupation shall be noticeable from any adjacent property or public right of way.
- (c) The home occupation shall be carried on entirely within the principal residential structure, or within an accessory structure that does not exceed 480 square feet in area or 15 feet in height.
- (d) Mechanical or electrical equipment supporting the home occupation shall be limited to that which is self-contained within the structure and normally used for office, domestic or household purposes.
- (e) No outdoor storage of materials or equipment used in the home occupation shall be permitted, other than motor vehicles used by the owner to conduct the occupation. Parking or storage of heavy commercial vehicles to conduct the home occupation is prohibited.
- (f) No home occupation shall discharge into any sewer, drainageway, or the ground any material which is radioactive, poisonous, detrimental to normal sewer plant operation, or corrosive to sewer pipes and installations.

2. Employees: The home occupation shall employ no more than one full time or part time employee on site other than the residents of the dwelling unit, provided that one off-street parking space is made available and used by that non-resident employee.

3. Extent of Use: For all residential and agricultural zoning districts, the smaller of 25% of the floor area of the dwelling or 480 square feet may be devoted to the home occupation, inclusive of any detached accessory buildings used for the home occupation.

4. Signage: Each home-based business shall be permitted to have one non-illuminated wall sign not to exceed six square feet in area.

## 5. Traffic Generation and Parking

(a) Home-based businesses may generate no more than 10 vehicle trips per day, corresponding to amount of traffic normally generated by a dwelling unit.

(b) Deliveries or service by commercial vehicles or trucks rated at ten tons gross empty weight is prohibited for any home-based business located on a local street.

(c) Parking needs generated by a home-based business shall be satisfied with off-street parking. No more than one vehicle used in connection with any home occupation shall be parked on the property. Such parking shall not be located in a required front yard. No more than two on-street parking spaces shall be used by the home occupation at any one time.

6. Prohibited Home-Based Businesses/Home Occupations: The following activities are prohibited as home-based businesses, even if they meet the other requirements set forth in this section:

(a) Animal hospitals.

(b) General retail sales.

(c) Restaurants.

(d) Repair shops or service establishments that service major electrical appliance repair, motorized vehicles repair, small engines, and related items.

(e) Stables or kennels.

(f) Welding, vehicle body repair, or rebuilding or dismantling of vehicles.

### a. Permitted Accessory Use: Residential Uses: Special Use Permit

1. Barber and beauty shops (see section 11-4403)  
(Amended by ordinance 08-05, 1, 18, 2005)

### b. Permitted Accessory Uses: Residential Uses

Residential uses may include the following accessory uses, activities, and structures on the same lot.

1. Private garages and parking for the residency use.
2. Recreational activities and uses by residents.
3. Home occupations, subject to the provisions of this Ordinance.
4. Non-commercial convenience services for the primary use of residents of multi-family uses or mobile home parks, including laundromats, clubhouses, and post offices.
5. Garage sales, provided that the frequency of such sales at any one location are limited to one sale of no more than three days duration in a month, and three sales during any twelve month period.

### c. Permitted Accessory Uses: Civic Use Types

Guidance Services and Health Care use types are permitted in the I-1 Limited Industrial zoning districts only as accessory uses to a primary industrial use.

d. Permitted Accessory Uses: Other Use Types

Other use types may include the following accessory uses, activities, and structures on the same lot:

1. Parking for the principal use.
2. Manufacturing or fabrication of products made for sale in a principal commercial use, provided such manufacturing is totally contained within the structure housing the principal use.
3. Services operated for the sole benefit of employees of the principal use.

e. Permitted Accessory Uses: Agricultural Use Types

1. Garden centers and roadside stands, subject to the regulations set forth in Section 1.3102.
2. Other uses and activities necessarily and customarily associated with the purpose and functions of agricultural uses.
3. Buildings that directly serve and are required for the conduct of crop and animal production, are exempt from requirements for building permits and inspections. Structures that house other uses are subject to the requirements of this ordinance, even if located on property zoned or primarily zoned or used for agricultural purposes.