

SEWARD COUNTY LAND USE MATRIX

TYPE OF USE	ZONING DISTRICTS												
	A-1	TA-1	R-1	R-2	RM	C-1	C-2	I-1	AG-R	GWC			
Asphalt felts & coating - manufacturing													
Asphalt mixing plants	C	C				C	C	C					
Athletic, amusement & sporting goods & toys - manufacturing								C					
Athletic field or playfield	P	P	P	P	C	P	C	P	C				
Auditing, accounting & bookkeeping services	H	H	H	H	H	H	P						
Auditoriums, public	P	P	P	P	C	P	C	P	C				
Automatic temperature controls - manufacturing								C					
Automobile & other motor vehicle & equipment - manufacturing													
Automobile & other motor vehicle repair services	H	H				C	C	P					
Automobile & other motor vehicles - retail							P	P					
Automobile & other motor vehicles - wholesale							C	P					
Automobile & truck rental services							P	P					
Automobile equipment - wholesale							C	P					
Automobile parts & supplies - retail						C	P	P					
Automobile wash services	C	C				C	C	P					
B													
Bags except textile bags - manufacturing													
Bait shops	C	C					P	P	C				
Bakeries non-manufacturing - retail							P	P					
Banking services							P						
Barber services	H	H	H	H	H		P	P					
Batch Plants - temporary	C	C				C	C	C					
Beauty services	H	H	H	H	H		P	P					
Bed and breakfast residence	C	C	C	C					C				
Beer, wine & alcoholic beverages - wholesale							C	P					
Bicycles - retail							P						
Biological products - manufacturing													
Blacksmith & welding services	C/H	C/H				C		C	C				
Blankbooks, loose leaf binders & devices-manuf. of													
Blast furnaces, steel works & rolling of ferrous metals													
Blueprinting & photocopying services							P	P					
Boarding & rooming houses									C				
Boat building & repair services						C		C					
Boat sales, service and rentals						C	P	P					
Boat building & repair, fiberglass							P	P					
Bookbinding & misc. related work - manufacturing						C		C					
Bookkeeping, auditing & accounting services	H	H	H	H		C/H	P						
Books, magazines & newspapers distributing - wholesale						C	C	P					
Books - publishing & printing	C/H	C/H				C	P	P					
Books - retail							P						
Boot & shoe cut stock & findings - manufacturing						C		C					
Botanical gardens & arboretums	P	P	P	P	P	P	C	P	C				
Bottled gas - retail						C	P	P					
Bottling & canning soft drinks & carbonated waters								C					
Bowling alleys						C	C	P					
Boxes and paperboard containers - manufacturing						C		C					
Brandy, brandy spirits & wine - manufacturing								C					
Brick & structural clay tile manufacturing								C					
Brooms & brushes - manufacturing								C					
Building construction - general contracting services						C	C	P					
Building materials - retail						C	P	P					
Building materials & lumber - wholesale						C	C	P					
Building paper & building board - manufacturing						C							
Bulk petroleum stations & terminals - wholesale						C	C	C					
Bus garaging & equipment maintenance						C	C	P					
Business & management consulting services	H	H	H	H	H	H	P						

P = Permitted Use C = Conditional Use H= Home Occupation/Home Based Business P* = Permitted as an Accessory to the Farm Operation
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	A-1	TA-1	R-1	R-2	RM	C-1	C-2	I-1						
Business forms - manufacturing												C		
Butter - manufacturing												C		
C														
Cabinet making - manufacturing	H	H							C			P		
Cable TV maintenance yard	P	P							C		C	P		
Cameras & photographic supplies - retail											P			
Camp grounds, general	P	P						C			C	C	C	
Camp grounds, group	P	P						C			C	C	C	
Candy & other confectionery products - manufacturing									C			C		
Candy, nut, & confectionery - retail											P			
Canes, parasols & umbrellas - manufacturing												C		
Canning & preserving of fruits, vegetables & seafood's - manufacturing												C		
Canvas products - manufacturing														
Carbon black - manufacturing														
Cardboard, paperboard & die-cut paper - manufacturing												P		
Carpentry & wood flooring services											C	P		
Carpet & rug cleaning & repair service											C	P		
Carpet & rug - manufacturing												C		
Cement (hydraulic) - manufacturing									C			C		
Cemeteries	P	P	C	C					P				C	
Ceramic wall & floor tile - manufacturing												C		
Cereal preparations - manufacturing														
Charitable & welfare services											P	P		
Cheese (natural & processed) - manufacturing	P*/C	C										C		
Chemicals & fertilizers -mining														
Chemicals, agricultural, nonhazardous, wholesale									C		C	P		
Chemicals, industrial, nonhazardous, wholesale									C		C	P		
Chemicals, industrial organic & inorganic - manufacturing									C			C		
Chiropractors, optometrists, & other similar health services											P	P		
Churches , synagogues & temples	P	P	P	P	P	P	P	P	P	P			P	
Cigarettes & cigars - manufacturing														
Civic, social & fraternal associations	P	P			C				P		P			
Civil Defense & related activities	P	P	P	P	P	P	P	P	P	P	P	P	P	
Clay, ceramic & refractory minerals - mining												C		
Clay refractories - manufacturing												C		
Clock, watch & jewelry repair services	H	H									P	P		
Clocks, watches, clockwork operated devices & parts - manufacturing												C		
Commercial & industrial machinery, equipment & supplies - wholesale											C	P		
Commodity & securities brokers, dealers & exchanges & services											P			
Communication equipment - manufacturing												C		
Composting plants	C	C							C					
Concrete brick & block - manufacturing									C			C		
Concrete products - manufacturing									C			C		
Concrete, ready-mix plants	C	C							C		C	C		
Concrete construction & paving services									C			C		
Confectionery, nut & candy - retail											P			
Confectionery - wholesale											C	P		
Construction & lumber materials - wholesale									C		C	P		
Construction, mining, & materials handling machinery & equipment - manufacturing									C					
Construction equipment - retail									C		P	P		
Construction services - temporary	C	C							C		C	P		
Convalescent,, nursing & rest home services			C	C	C						C			
Convents	P	P	P	P	P				C		C		P	
Convenience store									C		C	P		
Cosmetics, perfumes, & other toiletries - manufacturing												C		
Country club	P	P	P	P	P								C	

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	A-1	TA-1	R-1	R-2	RM	C-1	C-2	I-1								
Crating & packing services								C								
Credit reporting, adjustment & collection services								C	P							
Credit unions & agricultural, business & personal credit services								C	P							
Crematory, funeral & mortuary services	C	P	C	C				C	C	P						
Curtains, draperies & upholstery - retail									P							
Cut stone & stone products - manufacturing								C		C						
D																
Dairy products - retail	P*/C	C								P						
Dairy products - wholesale	P	P								C	P					
Day care centers	H	H	C/H	P/C	H			C	C	C	C/H					
Dental equipment & supplies - manufacturing																
Dental laboratory services										C	P					
Dental services										P						
Department stores - retail										P						
Detective & protective services	H	H	H	H	H			H		P						
Direct mail advertising services										P	P					
Direct selling organizations - retail										P						
Discount & variety stores - retail										P						
Disinfecting & exterminating services											C					
Disposal site - commercial construction	C															
Disposal site - hazardous waste																
Disposal site - nuclear waste																
Distilling, rectifying, & blending liquors																
Dormitories, college	P	P	C	C												
Draperies, curtains & upholstery - retail										P						
Drawing, rolling & extrusion of non-ferrous metals - manufacturing																
Drug & proprietary - retail										P						
Drugs, drug proprietaries, & druggist sundries - wholesale										C	P					
Dry cleaning & laundering pickup services								C		P	P					
Dry cleaning & laundering, self service								C		P	P					
Dry cleaning, laundering & dyeing services, except rugs								C			P					
Dry goods & general merchandise - retail										P						
Dry goods & notions - wholesale										C	P					
Dude ranches	C	P												C		
Duplicating, mailing, & stenographic services										P	P					
Dwelling, elderly						C			C							
Dwelling, in nonresidential structure																
Dwelling, mobile home not on permanent foundation							P									
Dwelling, mobile home on permanent foundation	C*						P									
Dwelling, multi-family					C		P									
Dwelling, single-family	P	P	P	P	P	P		C						P		
Dwelling, seasonal															P	
Dwelling, two-family					P	P		C								
Dyeing & finishing of textiles																
Dyeing, dry cleaning & laundry services, except rugs								C			P					
E																
Earthenware, table & kitchen articles - manufacturing											C					
Educational & scientific research services								C		P	P					
Egg & poultry - retail	P*/C									P						
Electrical apparatus & equipment, wiring supplies, & construction materials - wholesale										C	P					
Electrical contractor services	H	H						C			P					
Electrical appliances, phonographs, televisions, tape players & radio sets - wholesale								C	C		P					
Electrical industrial apparatus - manufacturing								C			C					
Electrical repair services, except radio & television	H	H						C		P	P					
Electrical supplies - retail								C		P	P					

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Electrical transmission & distribution equipment - manufacturing														
Electric generation plants	P	C							C			C		
Electric utility maintenance yard	P	C							C			C		
Electricity regulating substations	P	C							C	C		C		
Electric lighting & wiring equipment - manufacturing												C		
Electrometallurgical products & processing - manufacturing												C		
Electronic components & accessories - manufacturing												C		
Electronic parts & equipment - wholesale												C		
Electrotyping and stereotyping										P		P		
Employment services										P				
Engineering, planning architectural professional services	H	H	H	H	H	H	H	H	P			P		
Engineering, laboratory, & scientific & research instruments & associated equipment - manufactured												C		
Engines & turbines - manufacturing												C		
Envelope - manufacturing												C		
Equipment & supplies for service establishments - wholesale											C	C		
Equipment rental & leasing services									C	P		P		
Ethanol plants & mills	C	C							C			C		
Exhibition halls	P	P	P	P	C				P	C		P	C	
Explosives - manufacturing														
Exterminating	C	C										P		
Extracts & flavoring syrups - manufacturing												C		
Extrusion, drawing, & rolling of non-ferrous metals - manufacturing														
F														
Fabricated structural metal products - manufacturing														
Fabricated wire products - manufacturing												C		
Fairgrounds	P	P							P	C		P	C	
Farm machinery & equipment - retail	P	C								P		P		
Farm machinery & equipment - manufacturing												C		
Farm machinery & equipment - wholesale	P	C								C		P		
Farm products warehousing & storage excluding stockyards - nonhazardous	P	C										P		
Farm supplies - retail	P/H	C/H								P		P		
Farms & ranches - livestock other than dairy	P	P											P	
Farms, commercial forestry	P	P											P	
Farms, dairy	P/C													
Farms, grain crops	P	P								P			P	
Farms, hay & alfalfa	P	P								P			P	
Farms, fiber crops	P	P								P			P	
Farms, fruits, nuts or vegetables	P	P								P			P	
Farms, nursery stock	P	P								P			P	
Feeding operation - confined	C													
Feed preparation for animals & fowls	P	P											P	
Feeds, grains & hay - retail	P	P								P				
Felt goods - manufacturing												C		
Fertilizers, agricultural hazardous - retail	C	C							C	C		C		
Fertilizers, agricultural nonhazardous - retail	C	C							C	P		P		
Fertilizers & chemicals - mining														
Fieldhouses & arenas	P	P	P	P	C				P	C		P	C	
Fire protection & related activities	P	P	P	P	P				P	P		P	P	
Fish & seafood's - retail										P				
Fish & seafood's - wholesale										C		P		
Fish farms	P	P											P	
Fish hatcheries	P	P											P	
Fishing & hunting clubs	C	C	C										C	
Flat glass - manufacturing												P		
Floor covering - retail									C	P				
Florists - retail										P				

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	A-1	TA-1	R-1	R-2	RM	C-1	C-2	I-1								
Flour & other grain mill products - manufacturing																
Flour blending & preparing - manufacturing													C			
Food lockers & storage services											P		P			
Foundries, iron & steel - manufacturing																
Foundries, nonferrous metals - manufacturing																
Fraternal, civic & social associations	P	P							P		P					
Fraternity & sorority houses	P	P	P		P				C							
Freight forwarding services	C	C							C		C		P			
Frozen desserts & ice cream - manufacturing													C			
Fruits & vegetables (fresh) - wholesale	P	P									C		P			
Fruits & vegetables - retail	P	P									P					
Fuel, except fuel oil & bottled gas - retail									C		C		P			
Fuel oil - retail	C								C		C		P			
Funeral, mortuary & crematory services	C	C							C		C					
Fur dressing & dyeing - manufacturing																
Fur goods - manufacturing																
Fur repair & storage services									C		C		P			
Furniture & home furnishings - wholesale											C		P			
Furniture (household) - manufacturing													C			
Furniture - retail												P				
Furniture repair & reupholstery services											C		P			
Fur apparel - retail												P				
Furs (raw), hides & skins - wholesale											C		P			
G																
Garden supplies & landscape nursery - retail												P		P		
Garment repair, alteration & pressing services										C		P		P		
Gas & petroleum (crude) drilling	C	C														
Gas & petroleum (crude) field services	C	C											C			
Gasoline service stations - retail									C		C		P			
Gas pressure control stations	P	P							C				P			
Gas & ethanol production plants	C	C							C				C			
Gas storage & distribution points	C	C							C				C			
Gas utility maintenance yard	P	P							C				C			
Gelatin & glue - manufacturing																
General contracting & building construction services												C		P		
General stores - retail									C			P				
Gifts, novelties & souvenirs - retail												P				
Glass & glassware, pressed or blown - manufacturing														C		
Glass containers - manufacturing														C		
Glass, flat - manufacturing														C		
Glass, paint & wallpaper - retail												P		P		
Glue & gelatin - manufacturing																
Go-cart tracks	C	C							C		C		C			
Golf courses, public	P	P	P		P				P		C				C	
Golf driving ranges	P	P	P		P				P		C				C	
Gravel & sand quarrying	C	C													C	
Grain - wholesale	P	P							C		C		C			
Grains, feeds & hay - retail	P	P							C		P					
Grain mill products & flour - manufacturing									C				C			
Greases & lubricating oils - manufacturing													C			
Green houses	C	C							C				P			
Greeting card - manufacturing													C			
Grist milling services													C			
Groceries - retail									C		P					
Groceries - wholesale									C		C		P			
Group care home		C		C		C			C		C					

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Gum and wood chemicals - manufacturing													
Guns, howitzers, mortars & re. equipment - manufacturing													
Gymnasiums & athletic clubs	P	P	P	P	P	P	C	P	C				
Gypsum products - manufacturing													
H													
Handbags & other personal leather goods - manufacturing													
Hardware - retail							C	P					
Hardware - wholesale							C	C	P				
Hardwood dimension & flooring - manufacturing							C		C				
Harvesting services	P	P	H	H	H	H			P	P			
Hats, caps, & millinery - manufacturing									C				
Hay, grains & feeds - retail							C		P				
Health resorts	C	C	C	C					C	C	C		
Health & exercise spas	C	C	C	C					C	C	C		
Hearing aids, optical goods, orthopedic appliances & other similar devices - retail													
Heating, air conditioning & plumbing contracting services							C	P	P				
Heating & plumbing equipment & supplies - retail							C	P	P				
Heating apparatus (except electrical) and plumbing fixtures - manufacturing							C		C				
Helipod pads	P	P	P	P	P	P	P	P	P	P			
Hides, skins, & raw furs - wholesale							C	C	P				
Historic & monument sites	P	P	P	P	P	P	P	P	P	P			
Hobby supplies - retail								P					
Holding & investment services	H	H	H	H	H	C	P						
Hospital services		P	C	C			C	C	P				
Hotels, tourist courts, & motels							C	P	P	C			
House Furnishings, textile (except curtains & draperies) - manufacturing									C				
Household appliances - retail							C	P					
Hunting & fishing clubs	C	C	C							C			
I													
Ice cream & frozen desserts - manufacturing									C				
Ice - manufacturing									C				
Ice - retail							C	P					
Ice skating rinks, indoor	P	P	P	P	P	P	P	C	P	C			
Industrial laundry & linen supply services							C	C	P				
Industrial leather belting & packing - manufacturing									C				
Industrial & commercial machinery, equipment & supplies - wholesale							C	C	P				
Industrial machinery equipment - manufacturing									C				
Industrial waste disposal													
Instruments for mechanical measuring & controlling except automatic temperature controls - manufacturing									C				
Insurance agents & brokers services	H	H	H	H	H	C	P	P					
Insurance carriers								P	P				
Internet service								P	P				
Investment & holding services	H	H	H	H	H	C	P						
J													
Janitorial services							C	P	P				
Jewelry & precious metals - manufacturing									C				
Jewelry - retail							C	P					
Jewelry, watch & clock repair services	H	H					C	P	P				
K													
Kennels-commercial	C	C							C				
Kennels-private	P	P					C		C				
Knit goods - manufacturing									C				

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L												
Labor unions & similar labor organizations							C	P	P			
Lace goods - manufacturing									C			
Lamp shades - manufacturing									C			
Landscape contracting services	C/H	C/H	H	H	H	C/H	P	P	C			
Landscape nursery & garden supplies - retail						C	P	P				
Lapidary work												
Laundrying & dry cleaning pickup service						C	P	P				
Laundrying & dry cleaning, self-service						C	P	P				
Laundrying, dry cleaning & dyeing services, except rugs						C	P	P				
Lawn care - services	C/H	C/H	H	H	H	C/H	C	P	C			
Leather & fleece lined clothing - manufacturing												
Leather gloves & mittens - manufacturing												
Leather tanning & finishing - manufacturing									C			
Legal services	H	H	H	H	H	C/H	P					
Libraries	P	P	P	P	C	P	P	P	P			
Lime products - manufacturing												
Linen supply & industrial laundry services								C	P			
Linoleum, asphalt-felt-base, and other hard surface floor cover - manufacturing												
Liquid petroleum gas - wholesale								C	P			
Liquor - retail							C	P				
Livestock feeding operations	C											
Livestock-wholesale	C											
Locksmith services							C	P	P			
Lubricating oils & greases - manufacturing									C			
Luggage - manufacturing									C			
Lumber & building materials - wholesale								C	P			
Lumber yards - retail								P	P			
M												
Machine shop - manufacturing										C		
Magazines & newspapers - retail							C	P	P			
Magazines, books, & newspapers distributing - wholesale							C	C	P			
Mail order houses - retail							C	P	P			
Mailing, duplicating, & stenographic services							C	P	P			
Malt liquors - manufacturing									C			
Management & business consulting services	H	H	H	H	H	C/H	P					
Masonry, stonework, tile setting & plastering services							C	C	P			
Massage services								C				
Matches - manufacturing												
Mausoleums	P	P	P	P				C		C		
Meat & meat packing products - wholesale							C	C	P			
Meat packing - manufacturing												
Meats - retail							C	P				
Medical & surgical instruments & apparatus - manufacturing										C		
Medical clinics, out-patient services			C	C	C	C	P	P				
Medical laboratory services							C	P	P			
Medical chemicals - manufacturing									C			
Metal cans - manufacturing												
Metal coating, engraving, and allied services - manufacturing												
Metal mining services	C	C									C	
Metal ore mining	C	C									C	
Metal products, fabricated structural - manufacturing												
Metals & minerals, except petroleum products & scrap - wholesale								C	P			
Metals, nonferrous, rolling, drawing, & extrusion - manufacturing												
Metal stamping - manufacturing												

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Metal working machinery & equipment - manufacturing														
Military administration or command centers	P	P	P	P	C	C	P	P	P					
Military communication center	P	P	P	P	C	C	P	P	P					
Military defense installations	P	P	P	P	C	C	P	P	P					
Military training bases	P	P	P	P	C	C	P	P	P					
Millwork - manufacturing							C	C	C					
Milk processing, fluid only									C					
Miniature golf	P	P	P	P	P	P	C							
Mining	C	C											C	
Mobile home parks						C								
Mobile homes not on permanent foundation					P									
Manufactured homes on permanent foundation	C*				P									
Mobile homes & accessories - retail					P				P					
Monasteries	P	P	P	P	P	C	C			P				
Monuments & historic sites	P	P	P	P	P	P	P	P	P	P				
Monuments - retail							C	P	P					
Mortician's goods - manufacturing									C					
Motels, hotels, & tourist courts							C	P	P					
Motion picture distribution services								C	P					
Motion picture production studios								C	C					
Motorcycle & bicycle sales, rental & service								P	P					
Motor freight garaging & equipment maintenance							C	C	P					
Motor freight terminals	C	C					C	C	P					
Mortuary, funeral & crematory services	C	P						C						
Museums	P	P	P	P	C	P	C	P	P	C				
Musical instruments & supplies - retail								P	P					
Musical instruments & parts - manufacturing									C					
N														
Newspaper & magazines - retail							C	P	P					
Newspapers, books & magazines distribution - wholesale							C	C	P					
Newspapers publishing & printing							C	P	P					
News syndicate services							C	P	P					
Nonmetallic mining, except fuel - services														
Noodles, macaroni, spaghetti & vermicelli - manufacturing										C				
Notions, dry goods - wholesale							C	C	P					
Novelties, gifts & souvenirs - retail								P						
Nursery stock farms	C	P												
Nursing, convalescent & rest home services	C	P	C	C	C	C	C	C						
Nuts, bolts, screws, rivets, & washers, & screw machine products - manufacturing														
O														
Office & store fixtures, partitions, shelving, & lockers - manufacturing										C				
Office, computing & accounting machines - manufacturing										C				
Office furniture - manufacturing										C				
Oilcloth, plastic fabric & vinyl products - manufacturing														
Ophthalmic goods - manufacturing										C				
Optical goods, hearing aids, orthopedic appliances & other similar devices - retail							C	P	P					
Optical instruments & lenses - manufacturing							C		C					
Optometrists, chiropractors & other similar health services		C	C	C	C	C	C	P	P					
Ornamental iron works - manufacturing							C		C					
Orthopedic, prosthetic & surgical appliances & supplies - manufacturing							C		C					
P														
Packing & crating services							C	C	P					
Padding & upholstery filling - manufacturing							C		C					
Paint, glass, & wallpaper - retail							C	P						

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SEWARD COUNTY LAND USE MATRIX

TYPE OF USE	ZONING DISTRICTS											AG-R	GWC		
	A-1	TA-1	R-1	R-2	RM	C-1	C-2	I-1							
Painting & paper hanging services							C	P	P						
Paints, varnishes, lacquers, enamels, and allied products - manufactured															
Paper & paper products - wholesale							C	C	P						
Paperbound containers & boxes - manufacturing										C					
Paperboard - manufacturing							C			C					
Paper coating & glazing - manufacturing							C			C					
Paper, except building paper - manufacturing							C			C					
Paper hanging & painting services							C	P	P						
Parasols, umbrellas & canes - manufacturing															
Parks, public	P	P	P	P	P	P	P	C	P		C				
Partitions, shelving, lockers & office & store fixtures - manufacturing										C					
Paunch manure - application, incorporation, stockpiling, disposal	C	C													
Periodicals, publishing & printing	C/H	C/H					C	C	P						
Petroleum bulk stations & terminal - wholesale	C	C						C	C						
Petroleum pipeline R/W	P	P	P	P	P	P	P	P	P						
Petroleum pressure control stations	P	P							C	C					
Petroleum (crude) & gas field services	C	P							C	C					
Petroleum (crude) & natural gas drilling	C	C								C					
Petroleum refining	C	C								C					
Pets & pet grooming - retail	H	H	H	H					P	P					
Pharmaceutical preparations - manufacturing											C				
Photocopying & blue printing services							C	P	P						
Photoengraving							C	P	P						
Photofinishing services							C	P	P						
Photographic equipment & supplies - manufacturing							C			C					
Photographic studios & services	H	H					C	P	P						
Photographic supplies & cameras - retail	C	C					C	P	P						
Physicians' services	H	H	H	H	H	H	C	P	P						
Planetarium	P	P	P	P	C	P	P	C	P		C				
Planing mills, general - manufacturing							C	C	C						
Planning, architectural & engineering professional services	H	H	H	H	H	H	H	P	P						
Plastering, masonry, stone work & tile setting services	C	C					C	C	C						
Plastic fabric, vinyl products & oilcloth - manufacturing															
Plastic materials & synthetic resins, synthetic rubber, synthetic & other manmad materials - manufacturing															
Plastic products - manufacturing															
Playfields & athletic fields	P	P	P	P	P	P	P	C	P		C				
Playgrounds	P	P	P	P	P	P	P	C	P		C				
Play lot or tot lot	P	P	P	P	P	P	P	C	P		C				
Pleating, decorative & novelty stitching & tucking for the trade - manufacturing							C			C					
Plumbing & heating equipment & supplies - retail							C	P	P						
Plumbing fixtures & heating apparatus (except electrical) - manufacturing							C			C					
Plumbing, heating, & air conditioning contracting services	H	H	H	H	H	H	C	P	P						
Plywood & veneer - manufacturing															
Police protection & related activities	P	P	P	P	P	P	P	P	P		P				
Porcelain electrical supplies - manufacturing											C				
Postal services	P	P	P	P	P	P	P	P	P		P				
Pottery - manufacturing							C			C					
Poultry & eggs - retail							C	P	P						
Poultry & poultry products - wholesale							C	C	P						
Poultry & small game dressing & packing							C	C	P						
Poultry hatchery services	C														
Prefabricating wooden buildings & structural members - manufacturing							C			C					
Preserving & canning of fruits, vegetables & seafood's - manufacturing											C				
Pressed & molded pulp goods - manufacturing											C				
Pressing, alteration & garment repair services							C	P	P						
Primary smelting & refining of nonferrous metals - manufacturing															

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TYPE OF USE	ZONING DISTRICTS												
	A-1	TA-1	R-1	R-2	RM	C-1	C-2	I-1	AG-R	GWC			
Printing ink - manufacturing													
Printing, commercial						C	P	P					
Printing & publishing of books						C	C	P					
Printing & publishing of newspapers	C/H	C/H				C	C	P					
Printing & publishing of periodicals						C	C	P					
Prisons	P	P					C	P					
Private clubs	C	C				C	C	C					
Processing waste & recovering fibers & flock - manufacturing								C					
Professional membership organizations	H	H	H	H	H	C/H	P						
Pulp - manufacturing													
Q													
Quarrying, gravel, sand & dirt	C	C									C		
Quarrying, stone	C	C									C		
R													
Race tracks & courses - animals	C	C						C					
Race tracks & courses - vehicle	C	C						C					
Radioactive materials processing & storage - manufacturing													
Radioactive waste materials disposal													
Radio broadcasting studios							C	P	P				
Radios, television, phonographs, recorders & tape players - manufacturing									C				
Radios, televisions, phonographs, recorders, & tape players repair services							C	P	P				
Radios, televisions, phonographs, recorders & tape players - retail							C	P	P				
Radio transmitting stations & towers	C	C						C	C		C		
Railroad equipment & maintenance yard		C											
Railroad - equipment - manufacturing													
Railroad freight terminals	C	C								P			
Railroad passenger terminals	C	C								P			
Railroad right-of-way	P	P					P	P	P				
Railroad switching yards	C	C											
Raincoats & other waterproof outer garments - manufacturing													
Real estate agents, brokers & management services	C/H	C/H	H	H	H	C/H	P	P					
Reclaiming rubber													
Recreational vehicles & equipment - manufacturing										C			
Recreational vehicles & equipment - retail							C	P	P				
Recreation centers	P	P	P	P	P	P	P	C	P		C		
Rectories	P	P	P	P	P	C	C				P		
Recycling center	C	C					C	C	C				
Refining & smelting (primary) of nonferrous metals													
Refining of petroleum							C			C			
Refrigerated warehousing (except food lockers)							C			C			
Refuse incineration							C			C			
Religious camps & retreats	P	P						C			C		
Research, development & testing services	C	C					C	P	P				
Resorts (general)	C	C					C	C			C		
Rest, nursing, & convalescent home services		C	C	C	C	C	C	C					
Restaurants							C	P	P				
Restaurants, drive-in							C	P	P				
Retirement homes		C	C	C	C	C	C	C					
Reupholstery & furniture repair services							C	C	P				
Rice milling													
Riding stables & academies	P							C					
Road maintenance yards	P	P					C	P	P				
Roadside stands offering agricultural products for sale on the premises	P	P	C			C	C	P	P		P		
Roller skating rinks - indoor								C					
Rolling, drawing, & extrusion of nonferrous metals - manufacturing													

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SEWARD COUNTY LAND USE MATRIX

TYPE OF USE	ZONING DISTRICTS												
	A-1	TA-1	R-1	R-2	RM	C-1	C-2	I-1	AG-R	GWC			
Rolling of ferrous metals, blast furnaces & steel works													
Roofing & sheet metal contracting services							P						
Rooming & boarding houses		C	C	C	C	C			C				
Rubber footwear - manufacturing									C				
Rug & carpet cleaning & repair services						C	P	P					
Rug & carpet - manufacturing						C		C					
S													
Salvage yard	C	C				C							
Sand & gravel quarrying	C	C								C			
Sanitary landfill	C												
Sanitary paper products - manufacturing									C				
Sausages & other prepared meat products - manufacturing	P*/H	P*/H											
Sawmills, general - manufacturing	C	C						C		P			
Schools, art	P	P					P	C	P	P			
Schools, barber	P	P					P	C	P	P			
Schools, beauty	P	P					P	C	P	P			
Schools, business	P	P					P	C	P	P			
Schools, colleges	P	P					P	C	P	P			
Schools, computer	P	P					P	C	P	P			
Schools, correspondence	P	P					P	C	P	P			
Schools, dancing	P	P					P	C		P			
Schools, day care	P	P	P	C	C		P	C	C	C			
Schools, driving	P	P					P	C	P	P			
Schools, junior college	P	P					P	C	P	P			
Schools, music	P	P					P	C	P	P			
Schools, nursery	P	P	P	P	C		P	C	C	P			
Schools, pre-primary	P	P	P	P	C		P	C	C	C			
Schools, primary	P	P	P	P	P		P	C		P			
Schools, professional	P	P					P	C		P			
Schools, secondary	P	P	P	P	P		P	C		P			
Schools, stenographic	P	P					P	C	P	P			
Schools, technical	P	P					P	C	P	P			
Schools, trade	P	P					P	C	P	P			
Schools, universities	P	P					P	C	P	P			
Schools, vocational	P	P					P	C	P	P			
Scientific & educational research services	P	P					C	P	P				
Scrap & waste materials, nonmetallic - wholesale									P				
Screw machine products & bolts, nuts, screws, rivets, & washers - manufacturing													
Secondary smelting & refining of nonferrous metals - manufacturing							C						
Second hand merchandise - retail							C	P					
Seed treating	P	P					C						
Seed and feed sales	P/H	P/H					C	P	P	P			
Sewage pressure control stations	C	C											
Sewage sludge drying beds	C	C											
Sewage treatment facilities	C	C					C	C	C				
Shades & venetian blinds - manufacturing													
Sheet metal & roofing contracting services								P	P				
Shelving, partitions, lockers, & office & store fixture - manufacturing									C				
Shoe repair, shoe shining, & hat cleaning services							C	P	P				
Shoes - manufacturing									C				
Shoes - retail							C	P					
Shoes - wholesale							C	C	P				
Shortening, table oils, margarine, & other edible fats & oils - manufacturing							C						
Signs & advertising displays - manufacturing									C				
Silverware & plated ware - manufacturing													
Skeet & trap shooting ranges	C	C							C	C			

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TYPE OF USE	ZONING DISTRICTS												
	A-1	TA-1	R-1	R-2	RM	C-1	C-2	I-1	AG-R	GWC			
Sludge, municipal waste - application, incorporation, stockpiling, disposal													
Smelting & refining (primary) of nonferrous metals													
Smelting & refining (secondary) of nonferrous metals													
Soaps & detergents (except specialty cleaners) - manufacturing													
Social, civic & fraternal associations	P	P				C	P						
Social correctional, treatment & counseling services							P	P					
Solid waste transfer stations	C	C						C					
Sorority & fraternity houses	P	P	P	P	P	C							
Souvenirs, gifts, novelties - retail							P						
Soybean oil milling	C	C				C		C					
Sporting, toys, amusement & athletic goods - manufacturing								C					
Sporting goods - retail							P						
Stadiums	P	P	P	P	P	P	C	P	C				
Stationery - retail						C	P						
Steel pipe & tubes - manufacturing								P					
Steel wire drawing, steel nails & spikes - manufacturing								P					
Steel works, blast furnaces & the rolling of ferrous metals								P					
Stenographic, duplicating, & mailing services							P	P					
Stock yards	C	C											
Stone products & cut stone - manufacturing								C					
Stone - quarrying	C	C							C				
Stone work, masonry, title setting, & plastering services	H	H						C	C				
Storage - mini						C	C	C					
Storage & warehousing of nonhazardous products	C	C				C	C	C					
Storage & warehousing of hazardous products								C					
Storage & warehousing of household goods	C	C				C	C	C					
Store & office fixtures, lockers, partitions & shelving - manufacturing								C					
Sugar refining - manufacturing									C				
Surgical & medical instruments & apparatus - manufacturing									C				
Swimming clubs	P	P	P	P	P	P	C	P	C				
Synagogues, churches, & temples	P	P	P	P	P	P	P		P				
Synthetic, resins, synthetic rubber, plastic materials, synthetic & other manmade fibers (except glass) - manufacturing													
T													
Tailoring (custom)							C	P	P				
Taverns							C	P	P				
Taxicab dispatch									P				
Taxicab garaging & maintenance									P				
Telephone business office							C	P	P				
Telephone exchange stations	P	P					C	C	P				
Telephone maintenance yard	P	P					C		P				
Telephone relay towers	C	C					C	C	C	C			
Television broadcasting studios							C		P				
Television, radios, phonographs, recorders & tape players - manufacturing									C				
Television, radios, phonographs, recorders & tape players repair services							C	P	P				
Television, radios, phonographs, recorders, & tape players - retail							C	P	P				
Television transmitting stations & relay towers	C	C					C	C	C	C			
Temples, churches, & synagogues	P	P	P	P	P	P	P	P		P			
Tennis clubs	P	P	C	C	P	P	C	P					
Textile bags - manufacturing													
Testing, research, & development services	C	C					C	P	P				
Theaters, legitimate								P	P				
Theaters, motion picture, indoor								P	P				
Theaters, motion picture, outdoor	C	C						C	P				
Threads & yarns - manufacturing									C				
Tile setting, masonry, plastering & stone work services								C	C				

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	A-1	TA-1	R-1	R-2	RM	C-1	C-2	I-1	AG-R	GWC		
Tire cord & fabric - manufacturing								C				
Tire & inner tubes - manufacturing								C				
Tires & inner tubes - wholesale							C	P				
Title abstracting services		H	H	H	H	C	P					
Tobacco & tobacco products - wholesale							C	P				
Tobacco & snuff - manufacturing												
Tobacco leaf - wholesale							C	P				
Tobacco stemming & redrying												
Tot lot or play lot	P	P	P	P	P	P	C	P	C			
Tourist courts, hotels, & motels						C	P	P				
Toys, amusement, sporting & athletic goods - manufacturing								C				
Transportation equipment and supplies (except motor vehicles)							P	P				
Trap & skeet shooting ranges	C	C						C	C			
Travel arranging services	H	H	H	H	H	C	P					
Truck & automobile rental services						C	P	P				
Truck wash services	C	C				C	C	P				
Turbines & engines - manufacturing								C				
U												
Utility substations, pumping station, water reservoir & telephone exchange	P	C	C			C	C	P	C			
Upholstery, draperies, & curtains - retail							P					
Upholstery filling & padding - manufacturing								C				
V												
Variety & discount stores - retail							P					
Vegetable oil milling (except cottonseed & soybean)	C	C					C	C				
Veneer & plywood - manufacturing						C						
Vending machine operations - retail						C	P					
Venetian blinds & shades - manufacturing						C						
Veterinarian services	C	C				C	C	P				
Vinyl products, plastic fabric & oilcloth - manufacturing												
Vitreous china plumbing fixtures, china, earthenware fillings & bathroom accessories - manufacturing												
Vitreous china, table & kitchen articles - manufacturing												
W												
Wallpaper - manufacturing								C				
Wallpaper, paint & glass - retail						C	P					
Warehousing & storage of hazardous products						C						
Warehousing & storage of nonhazardous products	C	C				C	C	C				
Warehousing & storage of household goods	C	C				C	C	C				
Watch, clock, & jewelry repair services	H	H				C	P	P				
Watches, clocks, clock work operated devices & parts - manufacturing						C		C				
Water storage	P	P	P	P		P	P	P	P			
Water utility maintenance yard	P	P				P	C	P				
Water well drilling services	P	P				C	C	C				
Welding & blacksmith services	C/H	C/H				C		C				
Welfare & charitable services						C	P					
Wet corn milling	C	C				C		C				
Wind energy installation	C	C				C	C	C	C			
Wine, beer, & alcoholic beverages - wholesale						C	C	P				
Wine, brandy, & brandy spirits - manufacturing								C				
Wire products (fabricated) - manufacturing								C				
Wooden containers - manufacturing						C		C				
Wool preserving - manufacturing								C				
Wool & mohair - wholesale							C	P				
Worm farms	P	P										

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SEWARD COUNTY LAND USE MATRIX

TYPE OF USE	ZONING DISTRICTS											AG-R	GWC		
	A-1	TA-1	R-1	R-2	RM	C-1	C-2	I-1							
Y															
Yarn & threads - manufacturing															
Z															
Zoos	C	C								C	P				

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