



Agenda

Planning Commission Worksession

Wednesday, December 03, 2025 at 5:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 936 2815 3389 Password: 865591

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 4:00 P.M.

AGENDA APPROVAL

DISCUSSION TOPIC(S)

A. Discussion with Agnew Beck and Stantec to discuss Title 21 Zoning Code Draft

DISCUSSION TOPIC(S)

DISCUSSION TOPIC(S)

COMMENTS OF THE AUDIENCE (3 minute time limit)

ADJOURNMENT

Next Regular Meeting is Wednesday, January 7, at 6:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

City of Homer Title 21 Update

Homer City Code

Title 21 ZONING AND PLANNING

October 8, 2025 Working Draft

Clean Copy (no track changes)

Excerpts for Reference at December 3, 2025 Planning Commission Work Session

“Stream” means a body of flowing water, including a river, creek, tributary, or other watercourse.

“Stream banks” are defined by the steep or sloping ground that borders a stream and confines the water in the natural channel when the water level or flow is normal.

“Stream, intermittent” means a stream that does not flow continuously but stops or dries up from time to time.

“Stream, perennial” means a stream that flows continuously throughout the year, in contrast to an intermittent stream.

“Street” means a public thoroughfare including a public street, road or highway of any description that affords a principal means of access to abutting property. Street does not include alley or driveway.

“Street line” means the line of demarcation between a street right-of-way and the abutting lot(s).

“Stripping” means any activity that removes the vegetative surface cover including tree removal, clearing, grubbing and storage or removal of topsoil.

“Structural alteration” means any change of the supporting members of a building or structure such as bearing walls, columns, beams or girders.

“Structure” means anything constructed or erected that requires location on the ground or that is attached to something having location on the ground.

“Structure, Principal” means a building in which is conducted the primary or main use of the lot on which the building is situated.

“Studio” means a room, rooms or building where an artist or photographer does work, a place where dancing lessons, music lessons, or similar artistic lessons are given, or where radio or television programs are produced or where recordings are made.

“Timber growing, harvesting and forest crops” means the growing, harvesting, or both, for commercial purposes, of (1) trees including, without limitation, live trees, Christmas trees and tree products in the form of logs, chunks, bark chips or similar items; or (2) minor forest crops such as cones, ferns, greenery, berries and moss.

“Tiny House” means a dwelling that is 400 square feet or less in floor area excluding lofts.

“Total suspended solids” means the sum of the organic and inorganic particles (e.g., sediment) suspended in and carried by a fluid (e.g., water).

“Tower, amateur radio” means a fixed vertical structure used exclusively to support an antenna used by an amateur radio operator licensed by the Federal Communications Commission, plus its accompanying base plates, anchors, guy cables and hardware.

“Tower, communications” means a fixed vertical structure built for the primary purpose of supporting wireless communications equipment, plus its accompanying base plates, anchors, guy cables and hardware.

“Townhouse” means a building on its own separate lot containing one dwelling unit that occupies space from the ground to the roof and is attached to one or more other townhouse dwelling units by at least one common wall.

“Trip” in reference to traffic means a single one-way motor vehicle movement either to or from a subject property or study area.

“Turbidity” means an expression of the optical property that causes light to be scattered and absorbed rather than transmitted in straight lines through a water sample; turbidity in water is caused by the presence of suspended matter such as clay, silt, finely divided organic and inorganic matter, plankton, and other microscopic organisms.

“Wireless communications services” means transmitting and receiving information by electromagnetic radiation, by an operator (other than an amateur radio operator) licensed by the Federal Communications Commission.

“Wireless communications support structure” means a structure that is designed to support, or is capable of supporting, wireless communications equipment, including a communications tower, utility pole, or building.

“Worker Housing” means accommodation that is used solely for the purpose of providing cooking, sanitary, and sleeping facilities to house transient workers associated with a particular business, institution or industry. Housing types may include, but are not limited to, bunkhouses, boarding houses, dormitories, attached dwelling units, and manufactured homes.

“Yard” means a required open, unoccupied space on a lot. A yard is unobstructed by any structure or portion of a structure from 30 inches above the general ground level of the graded lot upward, except (1) fences, walls, posts, poles and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility, and (2) certain structures may be permitted in certain yards when authorized by code provisions applicable to a particular zoning district.

“Yard, front” means a yard extending across the full width of a lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto.

“Yard, rear” means a yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and a line parallel thereto.

“Yard, side” means a yard between a principal structure and the side lot line extending from the front yard to the rear yard.

“Zoning code” means this title.

“Zoning districts” means those districts established and described in Division II of this title. [Ord. 22-32 § 1, 2022; Ord. 19-32(S) § 3, 2019; Ord. 18-04 § 1, 2018; Ord. 14-18(A)(S-2) § 1, 2016; Ord. 14-49(A) § 1, 2014; Ord. 13-11(A) § 1, 2013; Ord. 10-56 § 1, 2011; Ord. 09-44(S) § 1, 2009; Ord. 09-34(A) §§ 1, 2, 2009; Ord. 09-12(A) §§ 1, 2, 2009; Ord. 08-29, 2008].

Chapter 21.03. General Provisions

21.03.010 Compliance.

No person shall develop, construct, use, occupy, keep, or alter any land or structure except in conformance with the Homer Zoning Code requirements applicable to the zoning district in which the same are located. [Ord. 08-29, 2008].

21.03.020 Unlisted uses.

- a. Unlisted uses may be allowed within a zoning district upon application of the property owner and written decision by the Planning Commission, if, after a public hearing, the Commission finds the proposed use meets all of the following criteria:
 1. The use is not specifically permitted outright or conditionally in any other district;
 2. The use is not more appropriate in another district;
 3. The use is compatible with the purposes of the district in question;
 4. The use is similar to and not more objectionable than other uses permitted outright in that district;
 5. The use satisfies any other criteria specifically applicable to approval of unlisted uses in the zoning district in question.

Chapter 21.19 NF Neighborhood Flex District

21.19.010 Purpose.

The Neighborhood Flex District is primarily intended to provide a sound environment for wide range of residential uses with service connectivity and pedestrian accessibility such as medium to high-density residential uses including detached, duplex, and multi-unit dwellings of various types and designs and other compatible uses if environmental constraints allow for it as provided in this chapter.

21.19.020 Permitted uses and structures.

- a. Detached dwelling, excluding mobile home;
- b. Factory-built or manufactured dwelling;
- c. Duplex dwelling
- d. Townhouses
- e. Multi-unit dwelling;
- f. Parks;
- g. Open space, not including outdoor recreational facilities;
- h. Rooming house, bed and breakfast and hostel;
- i. Day care homes; provided, however, that outdoor play areas must be fenced;
- j. Day care facilities; provided, however, that outdoor play areas must be fenced
- k. Schools;
- l. Public utility facilities and structures;
- m. More than one building containing a permitted principal use on a lot;
- n. One small wind energy system having a rated capacity exceeding 10 kilowatts; provided, that it is the only wind energy system of any capacity on the lot.
- o. Tiny Home;

21.19.030 Accessory uses and structures.

- a. Accessory dwelling unit, excluding mobile homes;
- b. Home occupations, provided they conform to the requirements of HCC 21.40.010;
- c. Private floatplane tie-up facility;
- d. Recreational vehicles, subject to the standards set out in HCC 21.43.050;
- e. Storage of personal commercial fishing gear in a safe orderly manner and separated by at least five feet from any property line;
- f. Exterior storage of noncommercial equipment;

- g. The outdoor harboring or keeping of fowl as an accessory to a residential use in a manner consistent with the requirements of all other provisions of the Homer City Code and as long as such animals are pets of the residents of the dwelling and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property;
- h. Storage of personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line;
- i. Storage of heavy equipment, vehicles or boats;
- j. Customary accessory uses to any of the permitted uses listed in the NF district; provided, that no separate permit shall be issued for the construction of any detached accessory building prior to that of the principal structure;
- k. One small wind energy system per lot having a rated capacity not exceeding 10 kilowatts;

21.19.040 Conditional uses and structures.

- a. Planned unit development, excluding all industrial uses;
- b. Places of assembly;
- c. Pipelines;
- d. Storage of heavy equipment or boats over 36 feet in length as an accessory use incidental to a permitted or conditionally permitted principal use;
- e. Private stables and the keeping of larger animals not usually considered pets, including paddocks or similar structures or enclosures utilized for keeping of such animals as an accessory use incidental to a primary residential use; such use shall be conditioned on not causing unreasonable disturbance or annoyances to occupants of neighboring property, and on sufficient land to harbor such animals;
- f. Group care home;
- g. Assisted living home;
- h. Indoor recreational facilities;
- i. Outdoor recreational facilities.

21.19.050 Dimensional requirements.

- a. Lot Size.
 - 1. The minimum lot area shall be 30,000 square feet, plus 30,000 square feet for each dwelling unit in excess of one unit in areas not served by public sewer and water.
 - 2. Each lot shall contain a minimum of 15,000 square feet, plus 15,000 square feet per dwelling unit in excess of one unit if one of the following conditions exists:
 - a. The lot is served by public water supply approved by the State Department of Environmental Conservation; or
 - b. The lot is served by public or community sewer approved by the State Department of Environmental Conservation.
 - 3. For multi-unit structures of more than 4 units, each lot shall contain a minimum of 7,500 square feet for the first dwelling unit, plus 1,200 square feet per additional dwelling unit if the lot is served by both public water and sewer that satisfy both conditions of subsection (a)(2) of this section.

- b. Building Setbacks.
 - 1. Front: 20 feet, except as allowed by subsection (b)(3) of this section;
 - 2. Side and rear: 5 feet.
 - 3. Adjacent to those rights-of-way that lead to Kachemak Bay and have been determined to be unsuitable for road construction as set forth by resolution of the City Council, all buildings shall be set back from the boundary of the right-of-way 5 feet.
- c. Maximum building height: 35 feet.
- d. Maximum building coverage: 50%.
- e. Maximum impervious coverage: 70%
- f. Accessory Structures. Detached accessory structures
 - 1. Maximum size: 1,200 square feet or 25 percent of the required rear or side yard, whichever is less.
 - 2. Location: side or rear yard. and shall be located at least five feet from the nearest part of a principal structure. [Ord. 08-29, 2008].

21.19.060 Drainage and erosion control standards.

All development in the Neighborhood Flex District shall comply with the level one drainage and erosion control standards contained in HCC 21.51.020. [Ord. 08-29, 2008].

- f. The outdoor harboring or keeping of livestock or fowl as an accessory to a residential use in a manner consistent with the requirements of all other provisions of the Homer City Code and as long as such animals are pets of the residents of the dwelling and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property;
- g. Storage of personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line;
- h. Storage of heavy equipment, vehicles or boats;
- i. Customary accessory uses to any of the permitted uses listed in the UR district; provided, that no separate permit shall be issued for the construction of any detached accessory building prior to that of the principal structure;
- j. One small wind energy system per lot having a rated capacity not exceeding 10 kilowatts;

21.20.040 Conditional uses and structures.

- a. Planned unit development, excluding all industrial uses;
- b. Places of assembly;
- c. Pipelines;
- d. Storage of heavy equipment or boats over 36 feet in length as an accessory use incidental to a permitted or conditionally permitted principal use;
- e. Private stables and the keeping of larger animals not usually considered pets, including paddocks or similar structures or enclosures utilized for keeping of such animals as an accessory use incidental to a primary residential use; such use shall be conditioned on not causing unreasonable disturbance or annoyances to occupants of neighboring property, and on sufficient land to harbor such animals;
- f. Indoor recreational facilities;
- g. Outdoor recreational facilities;

21.20.050 Dimensional requirements.

- a. Lot Size.
 - 1. Minimum lot size: 7,500 square feet for detached and duplex dwellings , and multi-unit structures of 4 units or less.
 - 2. Multi-unit structures containing five or more units shall meet the following minimum lot size standard: 7,500 square feet for the first dwelling unit, plus 1,200 square feet per additional dwelling unit
- b. Building Setbacks.
 - 1. Front: 20 feet, except as allowed by subsection (b)(3) of this section
 - 2. Side and rear: 5 feet
 - 3. Adjacent to those rights-of-way that lead to Kachemak Bay and have been determined to be unsuitable for road construction as set forth by resolution of the City Council, all buildings shall be set back from the boundary of the right-of-way according to the number of stories as provided in subsection (b)(2) of this section.
- c. Maximum Building Height: 35 feet.

Chapter 21.22 DMU Downtown Mixed Use

21.22.010 Purpose.

The Downtown Mixed Use District is a vibrant community focal point, serving as the city's central hub for business, services, education, dining, and entertainment. It supports a mix of higher density residential and commercial uses. Potential conflicts between residential and commercial uses should be minimized through thoughtful site design, building orientation, and buffering. The district is designed to be human-scaled and pedestrian-friendly.

21.22.020 Permitted uses and structures.

- a. Detached dwelling;
- b. Duplex dwelling;
- c. Townhouses;
- d. Factory-built dwelling;
- e. Multi-unit dwelling, provided the structure conforms to HCC 21.20.050(a)(2);
- f. Mixed-use buildings containing both residential and commercial uses;
- g. Group care homes.
- h. Open space;
- i. Parks;
- j. Day care homes; provided, however, that outdoor play areas must be fenced;
- k. Day care facilities; provided, however, that outdoor play areas must be fenced;
- l. Rooming house, bed and breakfast and hostel;
- m. Offices;
- n. Personal services;
- o. Retail businesses;
- p. Itinerant or transient merchants;
- q. Entertainment establishments;
- r. Restaurants and clubs;
- s. Mobile food services;
- t. Financial institutions;
- u. Museums, libraries and similar institutions;
- v. Places of assembly;
- w. Drive-through establishments;

- x. Medical clinics;
- y. Parking garages;
- z. Parking lots;
- aa. Plumbing, heating, and appliance services;
- bb. Printing, publishing, and bookbinding;
- cc. Public utility facilities and structures;
- dd. Retail and wholesale sales of building supplies and materials;
- ee. Self-service laundries;
- ff. Studios;
- gg. More than one building containing a permitted principal use on a lot.

21.22.030 Accessory uses and structures.

- a. Accessory dwelling unit;
- b. Home occupations; provided they conform to the requirements of HCC 21.40.010;
- c. Storage of the occupant's personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line as an accessory use incidental to a permitted or conditionally permitted principal use;
- d. Private exterior storage of the occupant's personal noncommercial equipment, including noncommercial trucks, boats, campers and not more than one recreational vehicle in a safe and orderly manner and separated by at least five feet from any property line as an accessory use incidental to a permitted or conditionally permitted principal use;
- e. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory use in a manner consistent with the requirements of the Homer City Code and as long as such animals are kept as pets and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property;
- f. One small wind energy system per lot having a rated capacity not exceeding 10 kilowatts;
- g. Other customary accessory uses to any of the permitted uses listed in the Downtown Mixed Use district; provided, that no separate permit shall be issued for the construction of any detached accessory building prior to that of the principal structure;

21.22.040 Conditional uses and structures.

- a. Planned unit developments, excluding all industrial uses;
- b. Auto fueling stations;
- c. Auto, marine, and RV sales, rental, and repair;
- d. Drive-in car washes;
- e. Light or custom manufacturing, fabricating, and assembly;

- f. Shelter for the homeless;
- g. One small wind energy system having a rated capacity exceeding 10 kilowatts; provided, that it is the only wind energy system of any capacity on the lot;
- h. Every use that:
 - 1. Is estimated to generate more than 100 vehicle trips during any hour of the day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, 9th Edition;
 - 2. Is estimated to generate more than 500 vehicle trips per day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, 9th Edition;
 - 3. Is estimated to generate an increase in the traffic to more than 100 vehicle trips during any hour of the day due to a change in land use or intensity of use; or
 - 4. Is expected to generate traffic that will detract from the safety of, or degrade by one level of service, the highway, road, street, alley or intersection. [Ord. 13-27 § 2, 2013; Ord. 10-06 § 4, 2010].

21.22.050 Dimensional requirements.

- a. Lot size.
 - 1. Minimum lot size: 6,000 square feet. Lawful nonconforming lots of smaller size may be newly developed and used if off-site parking is provided in accordance with the City parking code, HCC 21.53;
 - 2. Multi-unit structures with 5 units or more shall have a minimum lot size of 6,000 sf. plus 1,200 sf. per dwelling unit for the fifth dwelling unit and above.
- b. Building Setbacks and Placement.
 - 1. Build-to Line: 0-10 feet.
 - 2. Minimum side setbacks: 0 feet for attached buildings, 5 feet for detached buildings, except the minimum setback shall be two feet from side and rear property lines when firewalls are provided and access to the rear of the building is otherwise provided (e.g., alleyways) as defined by the State Fire Code and enforced by the State Fire Marshal.
 - 3. Minimum rear setback: 10 feet.
- c. Frontage: At least 60% of the lot frontage within the build-to line shall be occupied by a building façade.
- d. Building height: minimum of 20 feet, maximum of 50 feet.
- e. Building orientation: Primary entrances shall face the street.
- f. Maximum building coverage: 70%.
- g. Detached accessory buildings:
 - 1. Maximum size: 1,200 square feet or 25 percent of the required rear or side yard, whichever is less..
 - 2. Location: side or rear yard. and shall be located at least five feet from the nearest part of a principal structure.
 - 3. Setbacks: same requirements as principal structure.

21.22.060 Site, access, and development plans.

- a. A zoning permit for any nonresidential use or structure shall not be issued by the City without an approved site plan and an approved level two right-of-way access plan.
- b. All detached and duplex residential development shall comply with the level one drainage and erosion control standards contained in HCC 21.51.020.
- c. All multi-unit residential development of 5 units or more and all commercial or mixed-use development shall conform to the level two drainage and erosion control standards contained in HCC 21.51.030. [Ord. 10-06 § 3, 2010; Ord. 08-29, 2008].

21.22.060 Additional standards.

- a. Pedestrian access. Pedestrian connections shall be provided between principal structures and the sidewalk.
- b. Parking.
 - 1. Off-street parking shall be located to the rear or side of the primary structure.
 - 2. Shared parking and use of on-street parking are encouraged.
- c. Open Space.
 - 1. Plazas, courtyards, or pocket parks shall be integrated into site design for developments over one acre. These spaces are to be located on private property and shall be maintained by the property owner, unless under a signed agreement with the City for a dedicated public park.
- d. Signage.
 - 1. Signs shall be pedestrian-scaled and integrated with the building architecture.
 - 2. Monument, wall, window and projecting signs are permitted; pole signs are prohibited.

21.22.070 Architectural standards.

- a. Variation. All development shall contain variation in detail to provide visual interest and to avoid monotony. Use of pitched roofs, breaks in roofs and wall lines and other architectural features are encouraged.
- b. Transparency. Ground floor facades facing public streets shall have a minimum of 60% transparent windows and doors.
- c. Franchise architecture. Where buildings of franchise design are proposed, design is encouraged to conform with the architectural section of the Community Design Manual.
- d. Buildings of less than 8,000 square feet are exempt from the siding and trim and color sections of the manual.
- e. Artwork. Architecturally integrated artwork is encouraged.
- f. Fences. Fences shall comply with the Community Design Manual.
- g. Materials. Durable, high-quality materials such as brick, stone, and fiber cement siding are encouraged.

Chapter 21.23 CMU Commercial Mixed Use District

21.23.010 Purpose.

The purpose of this district is to accommodate mixed-use development with a focus on businesses that serve visitors. Potential conflicts between residential and commercial uses should be minimized through thoughtful site design, building orientation, and buffering. The goals include reducing future traffic congestion along the Sterling Highway and maintaining a positive first impression for people entering Homer.
[Ord. 08-29, 2008].

21.23.020 Permitted uses and structures.

- a. Detached, duplex, and multi-unit dwellings, including townhouses;
- b. Factory built dwelling;
- c. Mixed-use building including both commercial and residential uses;
- d. Retail business;
- e. Offices;
- f. Restaurants and clubs;
- g. Drive-through establishments;
- h. Hotels and motels;
- i. Rooming house, bed and breakfast and hostel;
- j. Open space;
- k. Parks;
- l. Financial institutions;
- m. Places of assembly;
- n. Entertainment establishments;
- o. Museums and libraries;
- p. Schools;
- q. Day care homes; provided, however, that outdoor play areas must be fenced;
- r. Day care facilities; provided, however, that outdoor play areas must be fenced;
- s. Studios;
- t. Personal services;
- u. Plumbing, heating, and appliance retail and service;
- v. Retail and wholesale sales of building supplies and materials;

- w. Self-service laundries;
- x. Auto fueling stations;
- y. Auto, marine, and RV sales, rental, and repair;
- z. Itinerant or transient merchants;
- aa. Mobile food services;
- bb. Public utility facilities and structures;
- cc. More than one building containing a permitted principal use on a lot.

21.23.030 Accessory uses and structures.

- a. Accessory dwelling unit;
- b. Home occupations, provided they conform to the standards in HCC 21.40.010;
- c. One small wind energy system per lot having a rated capacity not exceeding 10 kilowatts;
- d. Customary accessory uses to any of the permitted uses listed in the CMU district; provided, that separate permit shall not be issued for the construction of any type of accessory building prior to that of the principal structure. [Ord. 23-40 § 5, 2023; Ord. 22-68(A) § 6, 2022; Ord. 11-23(A) § 6, 2011; Ord. 08-29, 2008].

21.23.040 Conditional uses and structures.

- a. Light or custom manufacturing, fabricating, and assembly;
- b. Large format development;
- c. Every use that:
 - 1. Is estimated to generate more than 100 vehicle trips during any hour of the day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, 9th Edition;
 - 2. Is estimated to generate more than 500 vehicle trips per day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, 9th Edition;
 - 3. Is estimated to generate an increase in the traffic to more than 100 vehicle trips during any hour of the day due to a change in land use or intensity of use; or
 - 4. Is expected to generate traffic that will detract from the safety of, or degrade by one level of service, the highway, road, street, alley or intersection. [Ord. 13-27 § 6, 2013; Ord. 08-29, 2008].
- d. One wind energy system having a rated capacity exceeding 10 kilowatts; provided, that it is the only wind energy system of any capacity on the lot.

21.23.050 Dimensional requirements.

- a. Lot Size.
 - 1. The minimum lot area shall be 20,000 square feet. Lawfully existing smaller lot sizes may be newly developed and used subject to the provision of off-site parking as specified in the City parking code, Chapter 21.35 HCC;

2. Multi-unit structures with 5 units or more shall have a minimum lot size of 6,000 sf. plus 1,200 sf. per dwelling unit for the fifth dwelling unit and above.
- b. Building Setbacks and Placement.
1. Build-to Line: 5-15 feet.
 2. Side and rear setbacks: 5 feet, except the minimum setback shall be two feet from all other boundary lines when firewalls are provided and access to the rear of the building is otherwise provided (e.g., alleyways) as defined by the State Fire Code and enforced by the State Fire Marshal.
 3. Any attached or detached accessory building shall maintain the same yards and setbacks as the principal structure.
- c. Maximum Building Height: 50 feet.
- d. Maximum building coverage: 50%.

21.23.060 Site and access plans.

- a. A zoning permit for a building or structure within the Commercial Mixed Use District shall not be issued by the City without a Level One site plan approved under Chapter 21.11 HCC.
- b. No zoning permit for a building or structure may be issued without a level three right-of-way access plan approved by the City under Chapter 21.55 HCC. [Ord. 08-29, 2008].
- c. All development in the CMU shall conform to the level two drainage and erosion control standards contained in HCC 21.51.030.

21.23.070 Additional standards.

- a. Parking:
1. Off-street parking shall be located in the side or rear yard.
 2. Shared parking and access between adjacent properties is encouraged.
 3. All parking lots and vehicular ways in a development shall be paved. [Ord. 08-29, 2008].
- b. Pedestrian access:
1. Sidewalks shall be provided along all public street frontages.
 2. Pedestrian connections shall be provided between buildings and from parking areas to building entrances.
- c. Landscaping and buffering:
1. A minimum of 10% of the site shall be landscaped.
 2. Buffering shall be provided between commercial and residential uses using landscaping, fencing, or other screening methods.

21.23.080 Architectural standards.

- a. Variation. All development will contain variation in detail to provide visual interest and to avoid monotony. Breaks in roofs and wall lines and other architectural features will be utilized. Building facades shall include architectural features such as awnings, cornices, or changes in materials to create visual interest.
- b. Blank walls facing streets are prohibited.

- c. Materials. Building materials must simulate quality traditional building materials such as wood, stone, brick, or fiber cement siding.
- d. Variation. All development shall contain variation in detail to provide visual interest and to avoid monotony. Use of pitched roofs, breaks in roofs and wall lines and other architectural features are encouraged.
- e. Franchise architecture. Where buildings of franchise design are proposed, design is encouraged to conform with the architectural section of the Community Design Manual.
- f. Artwork. Architecturally integrated artwork is encouraged. [Ord. 08-29, 2008].

21.23.090 Access management.

- a. Driveway access to Sterling Highway shall be minimized and consolidated where possible.
- b. Inter-parcel access and shared driveways are encouraged to minimize curb cuts.

Chapter 21.24 LIMU Light Industrial Mixed-Use

21.24.010 Purpose.

The Light Industrial Mixed Use (LIMU) District is primarily intended to provide sites for commercial and industrial uses that generally require direct motor vehicle access, locations in proximity to arterials and transportation centers, and larger land area. The district also accommodates a mixture of existing and accessory residential with non-residential uses. Residential uses are purposely limited. It is also intended to minimize congestion and adverse effects on adjacent residential districts and on the appearance of the community. [Ord. 08-29, 2008].

21.24.020 Permitted uses and structures.

- a. Agricultural activity
- b. Air charter and airport operations
- c. Floatplane tie-up facilities and air charter services;
- d. Offices;
- e. Maintaining both residential and commercial uses;
- f. Auto, marine, and RV sales, rental, and repair;
- g. Auto fueling stations and drive-in car washes;
- h. Building supply and equipment sales and rentals;
- i. Restaurants and clubs;
- j. Drive-through establishments;
- k. Garden supplies and greenhouses;
- l. Heavy equipment and truck sales, rentals, service and repair;
- m. Hotels and motels;
- n. Mortuaries;
- o. Open air businesses;
- p. Parking lots and parking garages, in accordance with Chapter 21.53 HCC;
- q. Manufacturing, fabrication and assembly;
- r. Manufacturing, production, processing, cooking, and packing of fish, shellfish, and seafood products
- s. Publishing, printing and bookbinding;
- t. Retail businesses;
- u. Entertainment establishments;
- v. Schools;

- w. Wholesale businesses, including storage and distribution services incidental to the products to be sold;
- x. Welding and mechanical repair;
- y. Parks and open space;
- z. Plumbing, heating, and appliance retail and service;
- aa. Warehousing, commercial storage and mini-storage;
- bb. Financial institutions;
- cc. Dry cleaning, laundry, and self-service laundries;
- dd. Mobile food services;
- ee. Mobile commercial structures;
- ff. Itinerant or transient merchants, provided all activities shall be limited to uses permitted outright under this zoning district;
- gg. Recreational vehicle parks, provided they shall conform to the standards in Chapter 21.43.030 HCC;
- hh. Day care facilities; all outdoor play areas must be fenced;
- ii. Multi-unit dwellings;
- jj. Townhouses;
- kk. Rooming house and bed and breakfast;
- ll. Dormitory;
- mm. Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities as defined by State law;
- nn. Indoor and outdoor recreational facilities. [Ord. 23-40 § 5, 2023; Ord. 22-68(A) § 7, 2022; Ord. 19-41 § 1, 2019; Ord. 16-04(A-2)(S-3) § 2, 2016; Ord. 09-34(A) § 16, 2009; Ord. 08-29, 2008].
- oo. Public utility facilities and structures;
- pp. Studios;
- qq. Places of assembly;
- rr. Research and development;
- ss. Small wind energy systems exceeding 10kW;
- tt. Boat storage and boat manufacturing;
- uu. Cold storage facilities;
- vv. Impound yards;

ww. Lumberyards;

xx. Storage and distribution services and facilities;

yy. Storage of heavy equipment, vehicles or boats;

zz. Kennels;

aaa. Private stables;

bbb. More than one building containing a permitted principal use on a lot.

21.24.030 Accessory uses and structures.

a. Home occupations;

b. Worker housing;

c. Duplex dwelling;

d. Outdoor harboring or keeping of fowl;

e. Small wind energy system up to 10kW;

f. Customary accessory uses to any of the permitted uses listed in the LIMU district; provided, that no separate permit shall be issued for the construction of any type of accessory building prior to that of the principal structure;

21.24.040 Conditional uses and structures.

a. Campgrounds;

b. Crematoriums;

c. Large format development;

d. Mobile home parks;

e. Planned unit developments;

f. Pipelines;

g. Shelter for the homeless, provided any lot used for such shelter does not abut an RO, RR, or UR zoning district;

h. Bulk petroleum storage (above or underground)

i. Extractive enterprises;

j. Junkyard

k. Boat and fishing gear storage;

l. Any use that has the following traffic impacts:

1. Is estimated to generate more than 100 vehicle trips during any hour of the day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, 9th Edition;

2. Is estimated to generate more than 500 vehicle trips per day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, 9th Edition;
 3. Is estimated to generate an increase in the traffic to more than 100 vehicle trips during any hour of the day due to a change in land use or intensity of use; or
 4. Is expected to generate traffic that will detract from the safety of, or degrade by one level of service, the highway, road, street, alley or intersection. [Ord. 13-27 § 7, 2013; Ord. 08-29, 2008].
- m. Other uses approved pursuant to HCC 21.03.020. [Ord. 23-40 § 5, 2023; Ord. 22-68(A) § 7, 2022; Ord. 14-49(A) § 6, 2014; Ord. 08-29, 2008].

21.24.050 Dimensional requirements.

- a. Minimum Lot Size: 10,000 square feet. The minimum area of a lot that is not served by public sewer or water shall be 40,000 square feet.
- b. Building Setbacks.
 1. Front: 20 feet.. Alleys are not subject to a 20-foot setback requirement. The setback requirements from any lot line abutting an alley will be determined by the dimensional requirements of subsections (b)(2) and (3) of this section;
 2. Side and rear: 5 feet, unless adequate firewalls are provided and adequate access to the rear of the building is otherwise provided (e.g., alleyways) as defined by the State Fire Code and enforced by the State Fire Marshal;
 3. Any attached or detached accessory building shall maintain the same yards and setbacks as the principal structure.
- c. Maximum Building Height: 55 feet.. Administrative flexibility for buildings up to 75 feet may be granted for boat storage or construction purposes.
- d. Maximum Building Coverage: 50%.
- e. Building Area and Dimensions – Retail and Wholesale.
 1. In that area south of Beluga Lake, identified as the Ocean Drive GC1: the total square feet of floor area of retail and wholesale business uses within a single building shall not exceed 75,000 square feet.
 2. In that area east of Alder Lane, identified as the East End Road GC1: the total square feet of floor area of retail and wholesale business uses within a single building shall not exceed 75,000 square feet.
 3. In that area west of Baycrest Park, identified as Scenic Gateway GC1: the total square feet of floor area of retail and wholesale business uses within a single building shall not exceed 35,000 square feet.
 4. No conditional use permit, planned unit development, or variance may be granted that would allow a building to exceed the limits of subsections (e)(1), (2) and (3) of this section and no nonconforming use or structure may be expanded in any manner that would increase its nonconformance with the limits of subsections (e)(1), (2) and (3) of this section.

21.24.060 Site, access, and development plans.

- a. A zoning permit for any use or structure within the LMU shall not be issued by the City without a level two site plan approved by the City under Chapter 21.11 HCC.
- b. No zoning permit may be granted for any use or structure without a level two right-of-way access plan approved by the City under HCC 21.55.100. [Ord. 08-29, 2008].

- c. All development on lands in this district shall conform to the level two drainage and erosion control standards contained in HCC 21.51.030.

21.24.070 Additional standards.

- a. Screening. When one or more side or rear lot lines abut a residential district and when a side or rear yard is to be used for parking, loading, unloading, or servicing, then those side and rear yards shall be effectively screened by a wall, fence, or other sight-obscuring screening. Such screening shall be a minimum of 6 feet tall. [Ord. 22-68(A) § 7, 2022; Ord. 08-40 § 2, 2008; Ord. 08-30(S)(A) § 1, 2008; Ord. 08-29, 2008].

DIVISION IV. SPECIFIC USE STANDARDS

Chapter 21.36 Accessory Dwelling Units

21.36.010 Purpose.

Accessory dwelling units (ADUs) are intended to function as an incidental and subordinate building to, and located on the same lot occupied by, the principal use or building. Accessory dwelling units are intended to provide guest housing, caretaker residence or general housing..

21.36.020 Applicability

The standards herein are applicable to all new ADUs and expansions to existing ADUs.

21.36.030 Standards.

- a. General Standards: All ADUs shall be subject to the following general standards:
 1. The ADU shall be subordinate to a primary use or residence established on the same lot.
 2. The ADU may be attached to or detached from the primary structure or another accessory structure (such as a garage) established on the same lot.
 3. Detached ADUs shall occupy no more than 25 percent of the required rear or side yard, shall not be located in the required front yard, shall not exceed 1,200 square feet in area, and shall be situated at least five feet from the nearest part of the main building.
 - i. A Tiny House, as defined in Section 21.02.040, can be used as an ADU, provided it meets the requirements of this Section and the underlying zoning district.
 4. The ADU may be attached to or detached from the primary use or accessory structure established on the same lot.
 5. Any attached or detached ADU shall maintain the same yards and setbacks as the main building.
 6. Mobile homes or recreational vehicles may not be used as ADUs.
 7. ADUs may be associated with a detached dwelling, duplex, or townhouse but shall not be established as part of a larger multi-unit dwelling.
- b. Residential Zones: The following standards apply for all ADUs in the residential districts:
 1. For residential lots, one attached ADU and one detached ADU may be established on each lot where a primary use/residence exists.
 2. For nonresidential lots, a maximum of one ADU, either attached or detached, may be established as a caretaker residence.

Uses Allowed By Zoning District

<i>Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)</i>	Residential			Mixed Use			Commercial/Industrial			Open Space / Conservation		
<i>Uses</i>	RR	NF	UR	M ¹	DMU ¹	CMU ¹	LIMU ¹	MC ¹	MI ¹	OSR	CO	Specific Use Standards (y = yes applicable)
Residential												
Detached Dwelling	P		P	P	P	P						
Dormitory							P					
Duplex Dwelling	P	P	P	P	P	P	A					
Mixed-use building containing both residential and commercial uses					P	P	P					
Factory-Built Dwelling	P	P	P	P	P	P						
Group care home	C	C	C	P	P							
Mobile homes	P				P							
Mobile home parks	C						C					y
Multi-unit dwelling	P	P	P		P	P	P					
Planned Unit Development	C	C	C	C	C		C	C ²				
Tiny home		P	P									
Townhouses		P	P	P	P	P	P					
Worker Housing							A		A			y
Accessory Dwelling Units	A		A		A							y
Lodging												
Hotels and motels					P	P	P	P				
Rooming house, bed and breakfast and hostel	P	P	P	P	P	P	P					
Commercial												
Auto fueling stations					C	P	P					y
Auto, marine, and RV sales, rental, repair and storage					C	P	P	P	P			y
Building supply and equipment sales and rentals							P					
Commercial greenhouses and tree nurseries offering sale of plants or trees grown on premises	P											
Durable and nondurable medical supplies				P								
Drive-in car washes					C		P					
Drive-through establishments					P	P	P					y
Dry cleaning and laundry							P					
Entertainment establishments					P	P	P					
Farmer's market					P							
Garden supplies and greenhouses					P		P					
Heavy equipment and truck sales, rentals, service and repair							P					
Itinerant or transient merchants					P	P	P	P	P			
Kennels	C						P					
Large Format Development						C	C					y
Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities					P		P					y
Mobile Commercial structures							P					

<i>Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)</i>	Residential			Mixed Use			Commercial/Industrial			Open Space / Conservation		
<i>Uses</i>	RR	NF	UR	M ¹	DMU ¹	CMU ¹	LIMU ¹	MC ¹	MI ¹	OSR	CO	Specific Use Standards (y = yes applicable)
Outdoor harboring or keeping of fowl			A	A	A		A					
Planned unit developments, limited to water-dependent and water-related uses								C	C			
Plumbing, heating and appliance retail and service					P	P	P					
Private Stables	A	C										
Publishing, printing and bookbinding					P		P					
Retail businesses				A	P	P	P					
Retail stores limited to the sale of seafood products, sporting goods, curios, and arts and crafts								P				
Retail and wholesale sales of building supplies and materials					P	P						
Self-service laundries					P	P	P					
Temporary (seasonal) roadside stands for the sale of produce grown on the premises	P											
Wholesale businesses, including storage and distribution services incidental to the products to be sold							P					
Eating and Drinking												
Mobile food services				P	P	P	P	P	P			
Restaurants and clubs					P	P	P	P	A			
Office and Services												
Assisted living home and nursing facilities	C	C	P	P	P							
Business offices for water-dependent and water-related activities such as fish brokers, off-shore oil and gas service companies, and stevedores								P	P			
Cemeteries	C											
Crematoriums							C					
Day care facilities	C	P	P	P	P	P	P					
Day care homes	P	P	P	P	P	P	P					
Financial institutions					P	P	P					
Home occupations	A	A	A	A	A	A	A					y
Hospitals				P								
Medical clinics				P	P							
Mortuaries				C			P					
Offices				P	P	P	P					
Offices for tourism-related charter and tour businesses, such as fishing, flightseeing, day excursions and boat charters and tours								P				
Personal Sevices				P	P	P						
Studios					P	P	P					
Public and Quasi-Public												
Museums, libraries and similar institutions				P	P	P						
Parking garages				C	P		P					
Parking lots				P	P		P				A	
Pedestrian trails, including boardwalks and viewing platforms											C	
Public utility facilities and structures	P	P	P	P	P	P	P		P	P	C	
Schools	P	P	P	C		P	P					

<i>Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)</i>	Residential			Mixed Use			Commercial/Industrial			Open Space / Conservation		
<i>Uses</i>	RR	NF	UR	M ¹	DMU ¹	CMU ¹	LIMU ¹	MC ¹	MI ¹	OSR	CO	Specific Use Standards (y = yes applicable)
Places of Assembly	C	C	C	P	P	P	P					
Shelter for the homeless					C		C					
Small wind energy system up to 10 kW	A	A	A	A	A	A	A	A	A			
Small wind energy system exceeding 10 kW	C	P	P		C	C	P		P			
Recreation												
Campgrounds							C	P	C	C		
Indoor recreational facilities	C	C	C				P	C	C	C		
Marine-life and wildlife sanctuary or preserve										P	P	
Marine recreation activities such as fishing and boating										P		
Open air businesses							P					
Other open space and recreation uses										C		
Outdoor recreational facilities	C	C	C				P	C	C	C		
Open space	P	P	P		P	P	P			P	P	
Parks	P	P	P	P	P	P	P	P	P	P		
Recreational vehicle parks							P	P	P	P		y
Industrial, Production and Storage												
Boat storage and boat manufacturing.							P		P			
Boat and fishing gear storage										C		
Bulk petroleum storage (above or underground)							C		C			
Cold storage facilities							P	P	P			
Extractive enterprises-and batch plants for asphalt or concrete							C					
Exterior storage of the occupant’s personal noncommercial equipment	A	A	A	A	A							y
Impound Yards							P					
Junkyard							C					
Light or custom manufacturing, fabricating, and assembly					C	C						
Lumberyard							P					
Manufacturing, fabrication and assembly							P					
Manufacturing, production, processing, cooking, and packing of fish, shellfish, and seafood products;							P	P	P			
Research and development							P		P			
Storage and distribution services and facilities							P					
Storage of heavy equipment, vehicles or boats	C		A				P					
Storage of personal commercial fishing gear	A	A	A		A							
Warehousing, commercial storage, mini-storage							P					
Warehouse and marshaling yards for storing goods awaiting transfer to marine vessels or off-loaded from a marine vessel and awaiting immediate pickup by land-based transportation									P			

<i>Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)</i>	Residential			Mixed Use			Commercial/Industrial			Open Space / Conservation		
<i>Uses</i>	RR	NF	UR	M ¹	DMU ¹	CMU ¹	LIMU ¹	MC ¹	MI ¹	OSR	CO	Specific Use Standards (y = yes applicable)
Welding and mechanical repair							P					
Transportation and Aviation												
Air charter and airport operations							P					
Boat launching or moorage facilities, marinas, boat charter services								P	P			
Dry docks									P			
Floatplane tie-up facilities and air charter services							P					
Helipads				A					C			
Heliports									C			
Pipelines	C		C		C		C			C		
Port and Harbor Facilities									P			
Private floatplane tie-down	A	A	A									
Wharves and docks, marine loading facilities, ferry terminals, marine railways									P			
Agriculture												
Temporary (seasonal) roadside stands for the sale of produce grown on the premises	P											
Agricultural activity	P						P					y
Fish and wildlife habitat protection and enhancement											P	
Marine-life raising or production for recreational purposes, but not for commercial fishing purposes										P		
Private Stables	P		C				P					
Other												
Other customary accessory uses	A	A	A	A	A	A	A	A				
More than one building containing a permitted principal use on a lot;	P	P	P	P	P	P	P	P	P			

Footnotes:

1: Conditional use: Any uses with the following traffic impacts:

- Is estimated to generate more than 100 vehicle trips during any hour of the day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, Ninth Edition;
- Is estimated to generate more than 500 vehicle trips per day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, Ninth Edition;
- Is estimated to generate an increase in traffic to more than 100 vehicle trips during any hour of the day due to a change in land use or intensity of use; or
- Is expected to generate traffic that will detract from the safety of, or degrade by one level of service, the highway, road, street, alley or intersection. [Ord. 20-59(A) § 1, 2020].

2: Limited to water-dependent and water-related uses

Preparation for December 3rd Work Session

To ensure we have a successful December 3rd work session on the Title 21 Update effort, please find the following outline of topics for discussion and how you can prepare.

Topic	How You Can Prepare – In addition to these guiding slides, please review the following provided excerpts (i.e., sections/pages) of the <i>10-08-25 Working Draft – Clean Version of the Code</i>. We will have a detailed discussion on these topics. Your preparation, including any initial comments or questions, will help facilitate a productive dialogue among commissioners and with the project team. Thank you!
Proposed Zoning District Changes	The following sections/pages in the 10-08-25 Working Draft – Clean Version of the Code: a. Neighborhood Flex – Chapter 21.19, pages 62-64 b. Downtown Mixed Use District – Chapter 21.22, pages 71-74 c. Limited Industrial Mixed Use District – Chapter 21.24, pages 79-83 d. Commercial Mixed Use District – Chapter 21.23, pages 75-78
Proposed Housing Changes	The following sections/pages in the 10-08-25 Working Draft – Clean Version of the Code: a. Multi-unit density calculation – Section 21.20.050(a), page 66 b. Townhouses – listed as permitted in several zoning districts - Land Use Tables, Attachment 1-4 c. Worker housing- Section 21.02.040 (definitions), page 19 d. Multi-unit dwellings – listed as permitted in the Commercial and Limited Industrial Mixed Use zoning districts - Land Use Tables, Attachment 1-4 e. Mixed Use buildings – listed as permitted in the Commercial and Limited Industrial Mixed Use zoning districts - Land Use Tables, Attachment 1-4 f. Tiny Houses – Section 21.02.040, page 17; listed as permitted in RR, Neighborhood Flex, and Urban Residential - Land Use Tables, Attachment 1-4. Also allowed as an accessory dwelling unit – see Section 21.36.030 a.3.i, page 124



Phase 2: Title 21 Update

Planning Commission Work Session: Proposed Zoning Districts and Housing Changes

December 3, 2025

Facilitated by Project Team Members: Shelly Wade, Agnew::Beck Consulting & Erin Perdu, Stantec

Context

Updated Schedule

WE ARE
HERE

January – March 2025

- Compile background and gather initial feedback from City staff, Planning Commission, and key stakeholders.
- Review existing code and identify updates
- Develop proposed code type and structure.

June – November 2025

- Draft early version of revised code.
- Staff and legal team conduct review of draft code.
- Share preliminary revisions to Title 21 ("lined version").
- Gather input from public on potential changes, including November Open House.

November 2025 – Spring 2026

- Conduct Planning Commission work sessions on key topics. →
- Share **Public Review Draft of Revised Code** (*tentatively late January*)
- Consider and incorporate revisions based on feedback.
- *Code adoption process starts spring 2026.*

PC Work Session Dates & Topics

TODAY, December 3:
Housing & Zoning Districts
work session

December 17:
Development Processes
special meeting

January 7:
Steep Slopes & Environmental
Constraints
work session

Objectives for This Work Session

- Debrief the **November 6th Open House**.
- Review and discuss proposed changes to **Zoning Districts**.
- Review and discuss proposed changes related to **Housing**.
- Confirm **next steps**, including timeline and topics for future PC work sessions.



November 6th Open House

Homer Title 21 Update

Working Together to Improve Homer's Zoning Code

Join us for a Community Open House!

The City of Homer is revising our community's planning and zoning code ([Title 21](#)). We want your feedback!

Thursday, November 6, 2025

6:00 – 8:00 pm

UAA/Kenai Peninsula College's Kachemak Bay Campus

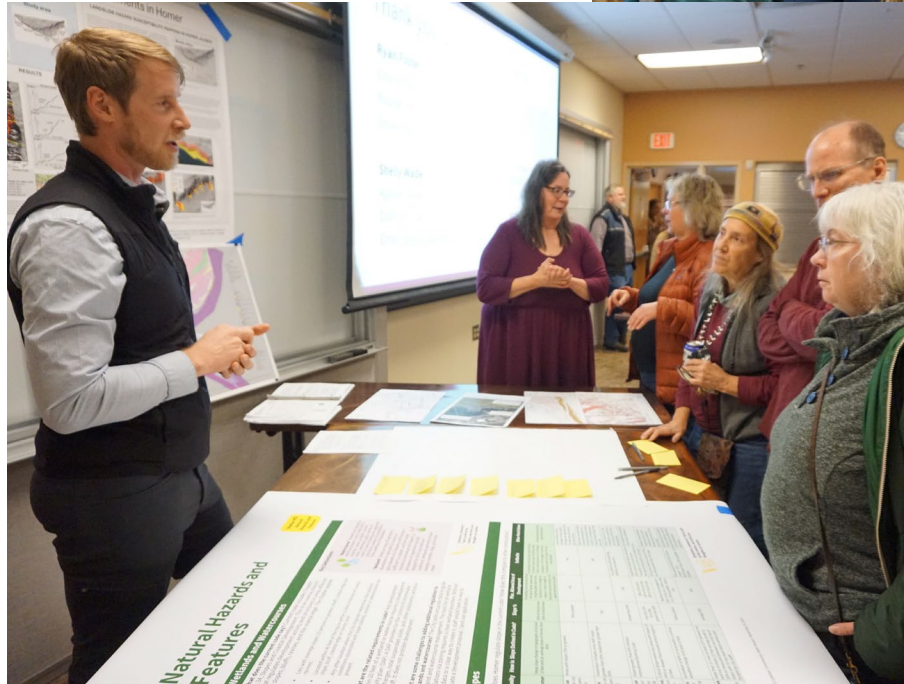
533 E. Pioneer Ave., Homer, AK 99603

Overview of Activities

- 5:30 – 6:00pm Doors Open, Snacks, Check Out Topic Stations!
- 6:00 – 6:30pm Welcome & Project Team Presentation
- 6:30 – 8:00pm Information & Discussions at Five Topic Stations



Topic Stations	Introduction to Zoning & its Relationship to the Comprehensive Plan	Consolidating &/or Creating New Zoning Districts	Facilitating More Housing in More Places	Simplifying the Development Process	Addressing Natural Hazards & Preserving Natural Features
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Open House At-A-Glance

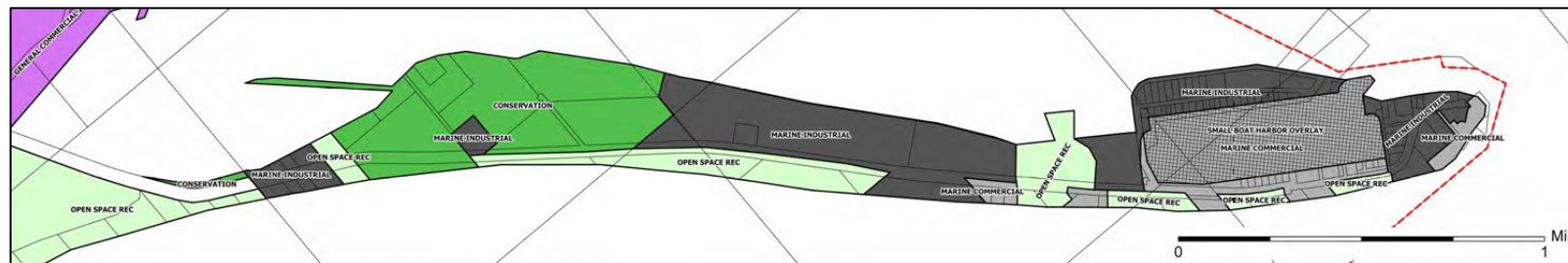
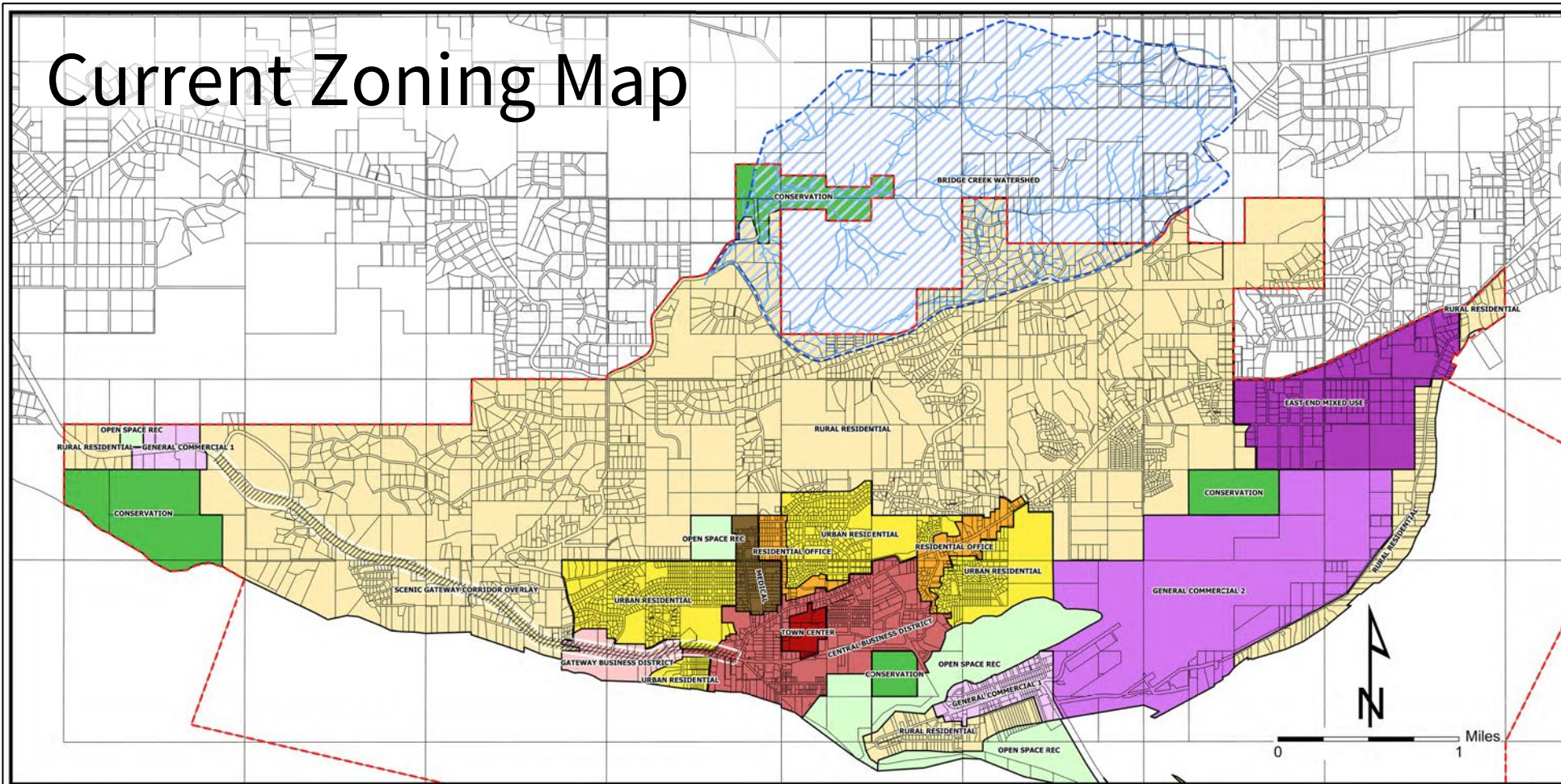
- Over 50 residents participated.
- Slides and posters are on the project website.
- The project team is preparing additional ways to provide feedback for those who missed the event.



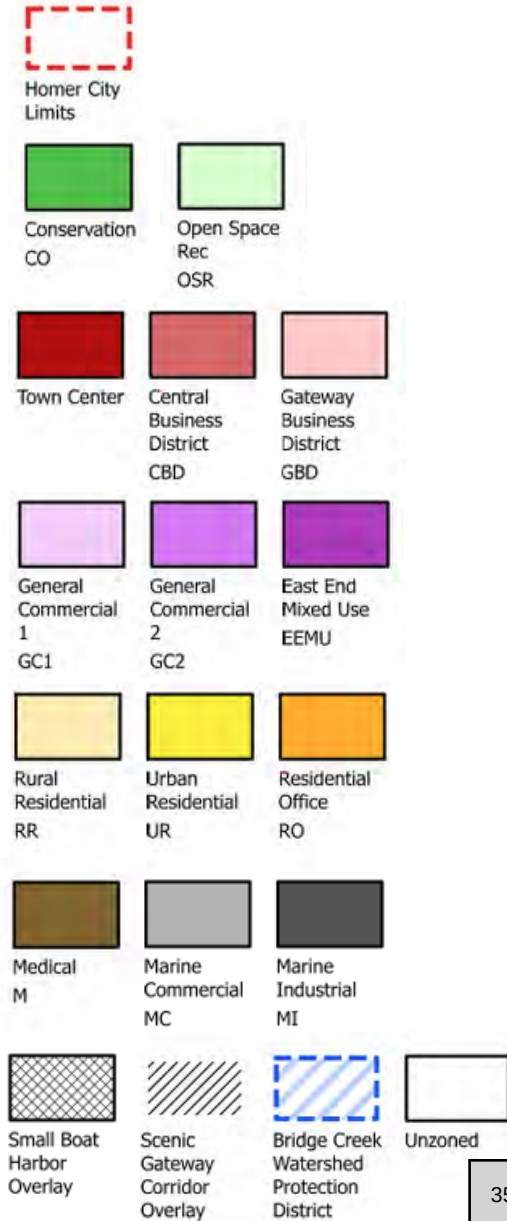
Topic-specific feedback is featured
on upcoming slides

Proposed Zoning District Changes

Current Zoning Map



Key



District Consolidations /Simplifying Zoning Districts

1

Combine these
two districts

CBD
Central
Business
District

+

TC
Town
Center

=

DMU
Downtown
Mixed Use

Into this
district

*Clean code
reference:*

Downtown Mixed
Use: Chapter
21.22, pages 71-
74

2

Combine these
three districts

GC1
General
Commercial 1

+

CGC2
General
Commercial 2

+

EEMU
East End
Mixed Use

=

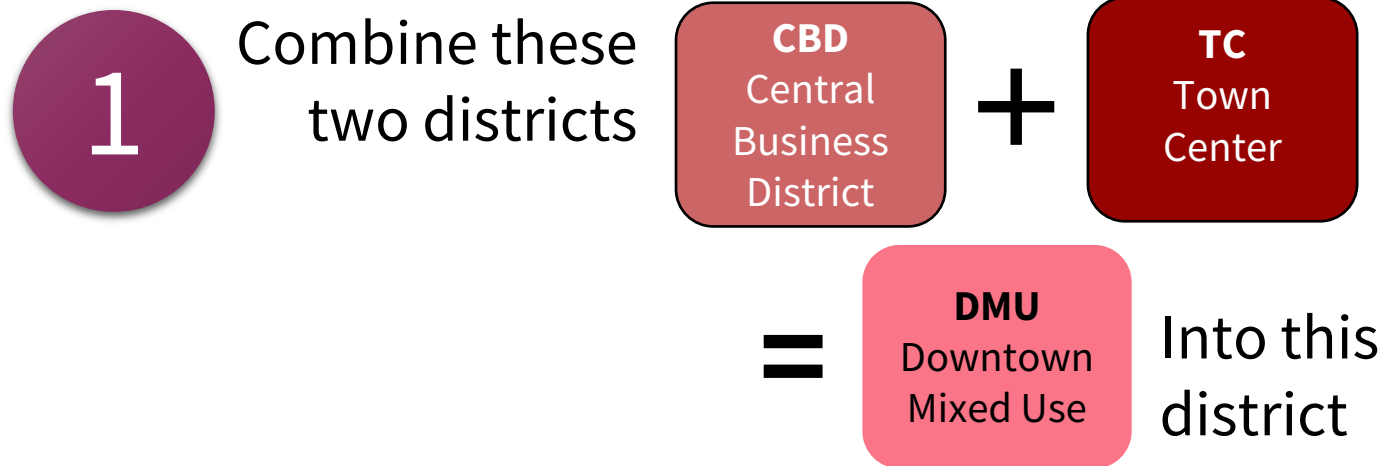
LIMU
Light Industrial
Mixed Use

Into this
district

*Clean code
reference:*

Light Industrial
Mixed Use:
Chapter 21.24,
pages 79-83

District Consolidations /Simplifying Zoning Districts



*Clean code
reference:*

Downtown Mixed
Use: Chapter
21.22, pages 71-
74

Why? The two districts have nearly identical intents and permitted uses. The design guidance in the town center would be beneficial to the larger CBD area as well. For example, standards such as zero setbacks, build-to lines, and placing parking to the side or rear are appropriate for the entire downtown area. Both districts are also under the classification (DMU) in the Comprehensive Plan.

District Consolidations /Simplifying Zoning Districts

2

Combine these
three districts

GC1
General
Commercial 1

+

CGC2
General
Commercial 2

+

EEMU
East End
Mixed Use

=

LIMU
Light Industrial
Mixed Use

Into this
district

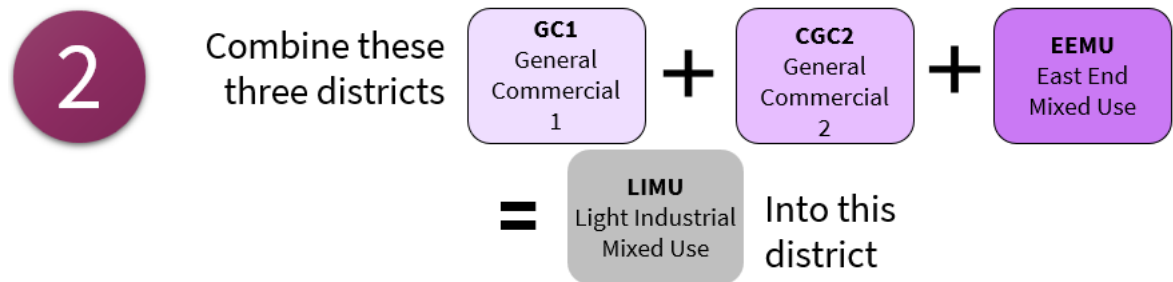
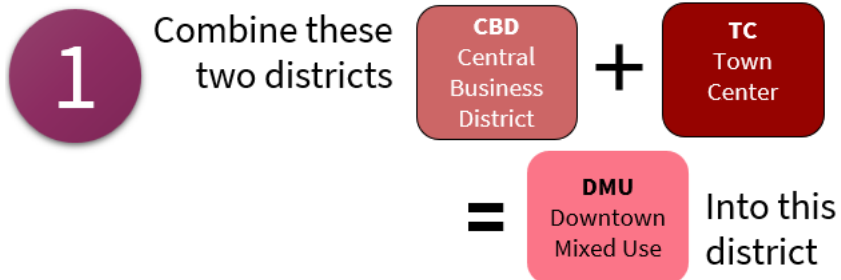
*Clean code
reference:*

Light Industrial
Mixed Use:
Chapter 21.24,
pages 79-83

Why? The three districts are very similar in terms of intent, permitted uses, and dimensional standards. The areas shown on the zoning map for the three districts are also similar in character.

Existing and new accessory residential uses are permitted in the LIMU, but new residential uses are not.

District Consolidations /Simplifying Zoning Districts



What did we hear from the community at the open house?

Level of Support for These Changes (🗳 = 1 vote)

1 Do not support	2	3	4	5 Strongly support
				
Total: 1	Total: 0	Total: 0	Total: 1	Total: 1

District Renames and New Districts

1

Rename



To



*Clean code
reference:*
Commercial Mixed
Use: Chapter 21.23,
pages 75-78

2

Add



*Clean code
reference:*
Neighborhood Flex:
Chapter 21.19,
pages 62-64

District Renames and New Districts

1

Rename



To



Why? This proposed renaming better matches intent and standards.

Clean code reference:
Commercial Mixed Use: Chapter 21.23, pages 75-78

District Renames and New Districts

2

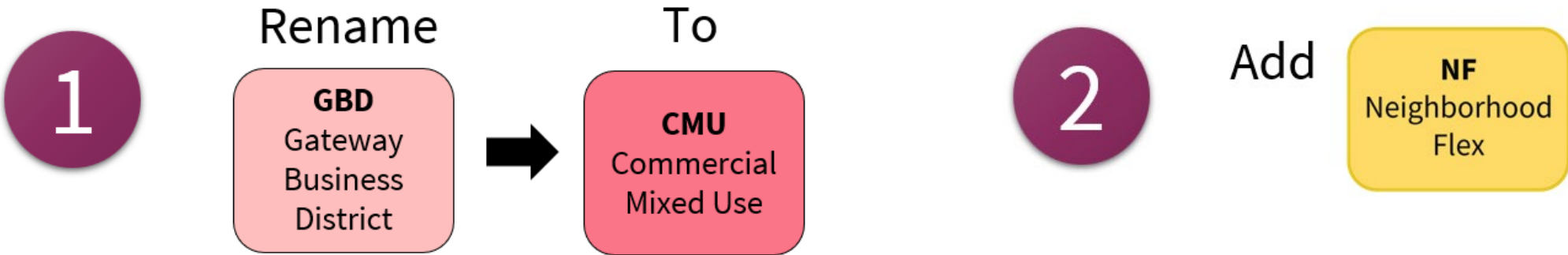
Add

NF
Neighborhood
Flex

Why? This recommendation comes from the Comprehensive Plan. The Neighborhood Flex district would serve as a bridge between RR and UR. Residential uses will depend on service connectivity. It will focus on medium to high-density residential uses, plus other compatible uses if environmental constraints allow.

Clean code reference:
Neighborhood Flex:
Chapter 21.19,
pages 62-64

District Renames and New Districts



What did we
hear from the
community at
the open
house?

Level of Support for These Changes (● = 1 vote)

1 <i>Do not support</i>	2	3	4	5 <i>Strongly support</i>
●● Total: 2	Total: 0	Total: 0	● Total: 1	● Total: 1

Elimination of Districts

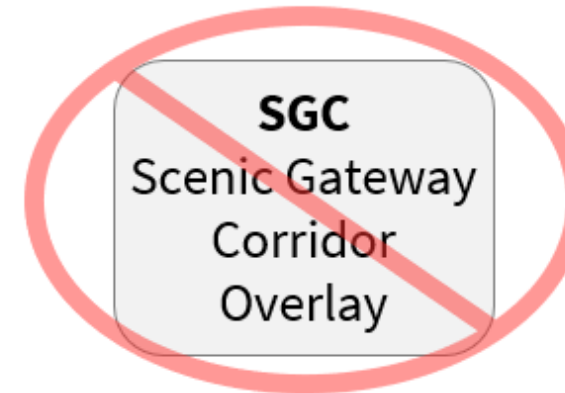
1

Eliminate



2

Eliminate



*Clean code
reference:
n/a (districts
removed)*

Elimination of Districts



*Clean code
reference:
n/a (districts
removed)*

Why? The Residential Office (RO) district has similar uses to Urban Residential (UR) and only applies to a small area. Existing areas with this classification will be distribute to UR or Medical depending on existing use.

Elimination of Districts

*Clean code
reference:
n/a (districts
removed)*

2 Eliminate



Why? Prohibited uses in the Scenic Gateway Corridor are regulated through underlying zoning districts. Development-related design is already covered by the Community Design Manual.

Elimination of Districts

1

Eliminate



2

Eliminate



What did we hear from the community at the open house?

Level of Support for These Changes (● = 1 vote)

1 <i>Do not support</i>	2	3	4	5 <i>Strongly support</i>
●● Total: 2	●●●● Total: 4	● Total: 1	●● Total: 2	 Total: 0

District Changes: Community Input

What did we hear from the community at the open house?

19 comments total at this station; this slide features topics repeated 3+ times)

Remove commercial uses from the Gateway Business District (GBD).

(7 Comments)

- Broad opposition to any commercial activity in the GBD.
- Comments emphasized the area's scenic qualities, erosion hazards, steep slopes, traffic safety concerns, and preference for maintaining Gateway for open space and/or recreation.

Clean code reference:

Commercial Mixed Use (formerly GBD):
Chapter 21.23, pages 75-78

Preserve the Scenic Gateway Corridor (SGC) Overlay and its protections.

(4 Comments)

- Concerns about eliminating the overlay.
- Concerns about preserving view, erosion, and natural character.

Housing

Multi-Unit Density...Minimum Lot Area

*Clean code reference:
Section 21.20.050(a),
page 66*

Current

Total floor area not more than 4/10 the lot area.

Total open area at least 1.1 times the floor area. Open area is any portion of the lot not covered or used for parking spaces and maneuvering.

Proposed

Up to 4 units: 7,500 sf.

5 or more units:

7,500 sf. for the first two dwelling units +
1,200 sf. per additional dwelling unit

Why?

Simplify the minimum lot size calculation so that owners/developers can easily figure out how many units of housing their site can accommodate.

Making Housing Easier to Build in Homer

The City is considering allowing more housing types in each district.



Why?

These changes are intended to make it easier to build or expand housing, such as allowing more housing types in more districts, and in some cases, more units per lot.

From the Comprehensive Plan: “Implement zoning reforms to support sustainable growth and attainable housing development for young people, families, seniors, and seasonal workers.”

(Land Use & Environment and Housing chapters)

More Housing in More Places

Housing Type	Current Status	Proposed Additions	Why?
 Townhouses	Permitted in: UR Urban Residential, M Medical, <i>CBD Central Business District</i> , <i>TC Town Center</i> , <i>GB Gateway Business</i> , <i>RO Residential Office</i> + NF Neighborhood Flex, DMU Downtown Mixed Use, CMU Commercial Mixed Use, LIMU Light Industrial Mixed Use Conditional in: GC-1 General Commercial 1	Visit station #2 for details	Expand areas where townhouses are allowed.
 Multi-Unit Dwelling	Permitted in: UR Urban Residential, RR Rural Residential, <i>CBD Central Business District</i> , <i>TC Town Center</i> , <i>GB Gateway Business</i> + All Commercial Districts, All Mixed Use Districts, All Industrial Districts Conditional in: n/a		Allow multi-family projects in commercial and industrial districts.
 Mixed Use Buildings	Permitted in: n/a + CMU Commercial Mixed Use, LIMU Light Industrial Mixed Use Conditional in: GC-2 General Commercial 2, EEMU East End Mixed Use		Allow apartments/condos above commercial or office uses.
	Permitted in: . UR, NF		

The following slides feature a table that shows which districts currently allow specific housing types, and additional districts that would also allow those housing types.

This table was presented at the community open house.

More Housing in More Places

Housing Type	Current Status	<i>italics</i> = district is proposed for consolidation X = district is proposed for elimination	Proposed Additions
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Permitted in:

UR
Urban
Residential

M
Medical

CBD
*Central
Business
District*

TC
*Town
Center*

GB
*Gateway
Business*

~~RO~~
~~Residential
Office~~

+

NF
Neighborhood
Flex

DMU
Downtown
Mixed Use

CMU
Commercial
Mixed Use

LIMU
Light
Industrial
Mixed Use

Conditional in:

GC-1
General
Commercial 1

Why? Expand areas where townhouses are allowed.

Clean code reference:
Land Use Tables,
Attachment 1-4

More Housing in More Places

Housing Type	Current Status	<i>italics</i> = district is proposed for consolidation X = district is proposed for elimination		Proposed Additions
 Multi-Unit Dwelling	Permitted in: UR Urban Residential RR Rural Residential CBD Central Business District TC Town Center GB Gateway Business Conditional in: N/A	Why? Allow multi-family projects in areas that are already “build up” (commercial and industrial districts), close to jobs and services.		All Commercial Districts All Mixed Use Districts All Industrial Districts Clean code reference: Land Use Tables, Attachment 1-4

More Housing in More Places

Housing Type	Current Status	<i>italics</i> = district is proposed for consolidation X = district is proposed for elimination		Proposed Additions
 Mixed Use Buildings	Permitted in: N/A Conditional in: GC-2 General Commercial 2 EEMU East End Mixed Use	+		CMU Commercial Mixed Use LIMU Light Industrial Mixed Use
		Why? Allow apartments/condos above commercial or office uses.		<i>Clean code reference:</i> Land Use Tables, Attachment 1-4

More Housing in More Places

Housing Type	Current Status	<i>italics</i> = district is proposed for consolidation X = district is proposed for elimination			Proposed Additions
 Tiny Houses	Permitted in: N/A Conditional in: N/A	+	UR Urban Residential	RR Rural Residential	NF Neigh- bor- hood Flex
Why? Allow a wider variety of housing options. Also removed the lengthy list of special standards formerly required. Clean code reference: Section 21.02.040, page 17; listed as permitted in RR, Neighborhood Flex, and Urban Residential. Also allowed as an accessory dwelling unit (Section 21.36.030 a.3.i, page 124).					

More Housing in More Places

Housing Type	Current Status	<i>italics</i> = district is proposed for consolidation X = district is proposed for elimination		Proposed Additions
 Worker Housing <i>Called "Construction Camps" in current code</i>	Permitted in: N/A Conditional in: GC-2 General Commercial 2 EEMU East End Mixed Use			<i>Clean code reference:</i> Section 21.02.040 (definitions), page 19
	Allowed Accessory in: N/A	+		LIMU Light Industrial Mixed Use MI Marine Industrial

Why?

Make it easier to construct housing for temporary or seasonal employees. Includes bunkhouses, boarding houses, dormitories, attached dwelling units and manufactured homes. No time limits are imposed.

More Housing in More Places: Community Input

What did we hear from the community at the open house?

27 comments total at this station; this slide features topics repeated 3+ times)

Level of Support for These Changes (● = 1 vote)

These changes don't go far enough		Just Right	These changes go too far	
1	2	3	4	5
				
Total: 2	Total: 4	Total: 1	Total: 2	Total: 0

Regulate Short-term Rentals (STRs) to protect housing supply.

(21 comments)

- Concerns about STR proliferation, absentee ownership, safety compliance, and neighborhood impacts.
- Want STR rules tightened, enforced, and tied to owner occupancy.

Enable more diverse, higher-density, mixed-use housing options.

(13 comments)

- Support more housing types and flexibility in zoning (especially mixed-use, townhomes, and other multi-unit types).
- Support adjustments to lot sizes, building heights, and district permissions.

Balance housing growth with quality of life.

(4 comments)

- Housing reform should also consider green space, hazard protections, environmental safeguards, and neighborhood amenities like parks and shared spaces.

Next Steps

Next Steps

Open House Follow Up

- Share results from the community open house on November 6th and provide additional opportunities for residents who missed the event to share their feedback.

One-on-one Conversations with Planning Commissioners

- Optional conversations to talk through ideas, concerns, and questions about the draft code with the project team.

Next PC Work Session

- December 17, focus is on Development Processes. This will be a special meeting from 5-8 pm.

Thank you! Questions, Comments?

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