Ordinance 14-09(A) Amending Homer City Code 21.12.020 to Expand the Permitted Uses in the Rural Residential District to Include a Detached Dwelling

Ordinance ID: 14-09(A)
Ordinance Status: Adopted
Ordinance Summary:
An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.12.020, “Permitted Uses And Structures”, to Expand the Permitted Uses in the Rural Residential District to Include the Addition of a Detached Dwelling Unit as an Accessory to a Single Family Dwelling on a Lot Serviced by City Water and Sewer Services and on a Lot that is Over One Acre Not Serviced by City Water and Sewer Services. City Manager/Planning.

CITY OF HOMER

HOMER, ALASKA

City Manager/Planning

ORDINANCE 14-09(A)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE 21.12.020, “PERMITTED USES AND STRUCTURES”, TO EXPAND THE PERMITTED USES IN THE RURAL RESIDENTIAL DISTRICT TO INCLUDE THE ADDITION OF A DETACHED DWELLING UNIT AS AN ACCESSORY TO A SINGLE FAMILY DWELLING ON A LOT SERVICED BY CITY WATER AND SEWER SERVICES AND ON A LOT THAT IS OVER ONE ACRE NOT SERVICED BY CITY WATER AND SEWER SERVICES.

WHEREAS, The City of Homer, Alaska, permits the addition of a detached dwelling unit as an accessory to a single family dwelling in other districts, including but not limited to the urban residential district; and

WHEREAS, It is in the City’s best interest to permit the addition of detached dwelling units as an accessory to a single family dwelling in the rural residential district so long as the property at issue is serviced by the City of Homer water and sewer system.

WHEREAS, It is in the city’s best interest to permit the addition of detached dwelling units as an accessory to a single family dwelling in the rural residential district on a lot that is over one acre not serviced by the City of Homer water and sewer system.

THE CITY OF HOMER HEREBY ORDAINS:

Section 1. Homer City Code 21.12.020 is amended to read as follows:

The following uses are permitted outright in the Rural Residential District:

a. Single-family dwelling;

b. Duplex dwelling;

c. Multiple-family dwelling, only if the structure conforms to HCC 21.14.040(a)(2);

d. Public parks and playgrounds;

e. Rooming house, bed and breakfast and hostel;

f. Home occupations, provided they conform to the requirements of HCC 21.51.010;

g. Agricultural activities, including general farming, truck farming, livestock farming, nurseries, and greenhouses; provided, that:

1. Other than normal household pets, no poultry or livestock may be housed and no fenced runs may be located within 100 feet of any residence other than the dwelling on the same lot;

2. No retail or wholesale business sales office is maintained on the premises;

h. Private stables;

i. Private floatplane tie-down as an accessory use incidental to residential use;

j. Storage of 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 residential use;

k. As an accessory use incidental to residential use, the private outdoor storage of noncommercial equipment, including noncommercial trucks, boats, and not more than one recreational vehicle in a safe and orderly manner and separated by at least five feet from any property line, provided no stored equipment, boat or vehicle exceeds 36 feet in length;

l. Other customary accessory uses incidental to any of the permitted uses listed in the RR district; provided, that no separate permit shall be issued for the construction of any detached accessory building prior to that of the main building;

m. Temporary (seasonal) roadside stands for the sale of produce grown on the premises;

n. Mobile homes, subject to the requirements of HCC 21.54.100;

o. Day care homes; provided, however, that outdoor play areas must be fenced;

p. Recreational vehicles, subject to the requirements of HCC 21.54.320;

q. Open space, but not including outdoor recreational facilities described in HCC 21.12.030;

r. As an accessory use, one small wind energy system per lot having a rated capacity not exceeding 10 kilowatts.;

s. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single family dwelling on a lot serviced by City water and sewer services in compliance with Title 14 of this code.

t. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single family dwelling on a lot that is over one acre and not serviced by City water and sewer services.

Section 2. This Ordinance is of a permanent and general character and shall be included in the City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 14th day of April, 2014.

CITY OF HOMER

_____

MARY E. WYTHE, MAYOR

ATTEST:

_____

JO JOHNSON, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and approved as to form.

Walt Wrede, City Manager

Thomas F. Klinkner, City Attorney

Date:

Date:

Fiscal Note: N/A

Ordinance Dates**Ordinance Introduction Date:** Mon Feb 10th, 2014
Ordinance Public Hearing Date: Mon Feb 24th, 2014
Second Public Hearing: Mon Apr 14th, 2014
Ordinance Second Reading Date: Mon Apr 14th, 2014
Ordinance Effective Date: Tue Apr 15th, 2014
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