Chapter 21.10 Zoning Districts and Zoning Map

Sections:

21.10.010 Zoning districts.
21.10.020 Overlay districts.
21.10.030 Zoning map.

21.10.010 Zoning districts. a. The city is divided into zoning districts. Within each zoning district only uses and structures authorized by this title are allowed.
b. The following zoning districts are hereby established:

Zone	Abbreviated Designation
Residential office	RO
Rural residential	RR
Urban residential	UR
Central business district	CBD
Town center district	TCD
Gateway business district	GBD
General commercial 1	GC1
General commercial 2 East End mixed use	GC2 EEMU
Marine commercial	MC
Marine industrial	MI
Open space--Recreational	OSR
Conservation district	CO

c. The zoning district boundaries shall be as shown on the official Homer Zoning Map. (Ord. 08-29, 2008, Ord. 12-10 §2 (part), 2012).

21.10.020 Overlay districts. a. In addition to the zoning districts described in HCC § 21.10.010, one or more overlay districts, or sensitive areas, may be established under the zoning code.
b. The overlay districts established elsewhere in the zoning code include:

Overlay Zone	Abbreviated Designation
Scenic Gateway Corridor Overlay District	none
Bridge Creek Watershed Protection District	BCWP
Flood Prone Areas	none
Small Boat Harbor Overlay District	none

c. Usually the official boundaries of an overlay district are established by illustration on the zoning map, but in some

cases the code may instead provide that a written narrative is the official description of boundaries of an overlay district. (Ord. 09-44(S) §2 (part), 2009; Ord. 08-29, 2008; Ord. 08-12(S)(A-2), §1, 2008).

21.10.030 Zoning map. a. The official zoning map shall be kept in the City offices. The "Homer Zoning Map" dated September 28, 1982 is adopted by reference and declared to be part of this title, together with all amendments subsequently approved by ordinance.
b. Amendments shall be immediately noted on the official zoning map by the City Planner, with a notation of the ordinance and date of enactment. (Ord. 08-29, 2008, Ord. 12-10 §3, 2012).

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