Chapter 21.38 Scenic Gateway Corridor Overlay District

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21.38.010 Purpose and Intent. a. The primary purpose of the Scenic Gateway Corridor Overlay District is to make additional provisions for preservation of scenic vistas, to enhance the compatibility of development and to minimize future traffic congestion and maintain safety along the Sterling Highway corridor.
b. The Scenic Gateway Corridor Overlay District shall overlap and overlay existing zoning districts. The intent of this district is to have development that is sensitive to the “Gateway” of Homer and provide an additional layer of protection for the panoramic views of the Gateway while furthering the primary purposes of the district.

21.38.020 Overlay District Boundaries. a. The Scenic Gateway Corridor Overlay District will include 150 feet of land from the center line on either side of the Sterling Highway from the intersection of the Sterling Highway and the west end of Rogers Loop Road to the intersection of the Sterling Highway and Pioneer Avenue.

21.38.030 Applicability. a. Unless otherwise noted, the requirements of the Scenic Gateway Corridor Overlay District apply to all development and are in addition to the requirements of the underlying zoning district. Where the requirements of the underlying district and the overlay district conflict, the more restrictive will apply.
b. All non-residential development activity in the Gateway Corridor Overlay District will comply with the applicable sections of the Community Design Manual.
c. All development activities, uses, and structures in the Gateway Corridor Overlay District that require a conditional use permit according to the requirements of an underlying residential district (i.e., RR, UR, and RO) will comply with applicable sections of the Community Design Manual.

21.38.040 Prohibited Uses. The following uses shall not be allowed in the Scenic Gateway Corridor Overlay District.
a. Asphalt manufacture or refining; Paving mixture (batch)plant;
b. Automobile and vehicle sales, showrooms and sales lots; vehicle repair or auto repair; vehicle maintenance; public garage;
c. Short and long term commercial storage facilities warehousing and mini-storage;
d. Junkyards; impound yards; automobile wrecking; recycling yards; and similar uses;
e. Recreational vehicle sales, storage, repair;
f. Mobile home parks;
g. Service stations;
h. Car washes, truck washes, and other vehicle washes;
i. Heavy equipment sales, service, and storage;
j. Taxi operation, dispatch office and vehicle fleet parking, storage and maintenance;
k. Itinerant merchants;
l. Mobile food service.

21.38.050 Signs. All signs in the Scenic Gateway Corridor Overlay District must comply with the sign code as it applies to the Gateway Business District.

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