

## **Memorandum 10-23 Amending Residential Office Zoning District**

**Memorandum ID:** 10-023  
**Memorandum Status:** Backup

MEMORANDUM 10-23

TO: Mayor Hornaday and Homer City Council  
THRU: Walt Wrede, City Manager  
FROM: Rick Abboud City Planner, Julie Engebretsen, Planning Technician  
DATE: January 19, 2010  
SUBJ: Ordinance 10-06 amending HCC 21.16 Residential Office Zoning District

### Introduction

This ordinance amends the residential office zoning district, mainly by applying commercial development standards to commercial projects, as are found in the business districts.

These changes include:

- Traffic impact analysis requirements
- Lighting standards
- Nuisance standards
- Level two site development standards for multifamily dwellings and commercial structures which includes landscaping, development activity plans, and storm water plans
- Requiring a conditional use permit for buildings over 8,000 square feet of building area or 30% lot coverage
- Changed and clarified commercial building setbacks
- Added other similar uses as a conditional use
- Eliminating the duplication of assisted living under conditional uses (it is also a listed permitted use)

The Homer Advisory Planning Commission recommended adoption of the ordinance at their January 6th, 2010 meeting.

Recommendation: Adopt Ordinance 10-06 amending HCC 21.16 Residential Office Zoning District

Related Ordinances **Memorandum - Related Ordinances:** [Ordinance 10-06 Amending HCC Regarding Residential Office District](#)

**Source URL (retrieved on 2015-01-27 07:31):**

<http://www.cityofhomer-ak.gov/memorandum/memorandum-10-23-amending-residential-office-zoning-district>