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**CITY OF HOMER
HOMER, ALASKA**

Planning

ORDINANCE 16-14

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING HOMER CITY CODE 21.12.020, PERMITTED USES AND
STRUCTURES; REGARDING THE PERMISSION OF DETACHED
DWELLING UNITS IN THE RURAL RESIDENTIAL ZONING DISTRICT.

THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.12.020, Permitted Uses and Structures, is amended to read as follows:

21.12.020 Permitted uses and structures. 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;

- 43 m. Temporary (seasonal) roadside stands for the sale of produce grown on the
- 44 premises;
- 45 n. Mobile homes, subject to the requirements of HCC 21.54.100;
- 46 o. Day care homes; provided, however, that outdoor play areas must be fenced;
- 47 p. Recreational vehicles, subject to the requirements of HCC 21.54.320;
- 48 q. Open space, but not including outdoor recreational facilities described in HCC
- 49 21.12.030;
- 50 r. As an accessory use, one small wind energy system per lot having a rated capacity
- 51 not exceeding 10 kilowatts;
- 52 s. One detached dwelling unit, excluding mobile homes, as an accessory building to a
- 53 principal single family dwelling on a lot subject to the requirements of HCC 21.12.040.

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

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58 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 11th day of April, 2016.

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60 CITY OF HOMER



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63 *Mary E. Wythe*
64 MARY E. WYTHE, MAYOR

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66 ATTEST:

67
68 *Jo Johnson*
69 _____
70 JO JOHNSON, MMC, CITY CLERK

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73 YES: 6
74 NO: 6
75 ABSTAIN: 0
76 ABSENT: 0

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80 First Reading: 3/29/16
81 Public Hearing: 4/11/16
82 Second Reading: 4/11/16
83 Effective Date: 4/12/16
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85 Reviewed and approved as to form:

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Mary K. Koester

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Mary K. Koester, City Manager

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Date: 4-14-16

Thomas F. Klinkner

Thomas F. Klinkner, City Attorney

Date: 4-15-16

