



City of Homer
Planning & Zoning
 491 East Pioneer Avenue
 Homer, Alaska 99603-7645

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Zoning Permit Application

Applicant's name: _____ Telephone No.: _____ Cell: _____
 Address: _____ Email: _____
Property Owner (if different than the applicant):
 Name: _____ Telephone No.: _____ Cell: _____
 Address: _____ Email: _____
PROPERTY INFORMATION:
 Address: _____ Lot Size: _____ acres KPB Tax ID # _____
 Legal Description of Property: _____ Zoning: _____
 Meets density in the Zoning district? Y/N _____ In the Bridge Creek Watershed Protection District? Y/N _____
 Describe the proposed use/structures: _____
 Value of the improvements \$ _____ Public water/sewer permit number _____ Well Septic
 Driveway permit number _____
For staff use:
 Date: _____ Fee submittal: Amount _____
 Received by: _____ Date application accepted as complete _____ Finance Code 21-2106

Y / N Wetlands? Parcels with designated **Wetlands** require Army Corp of Engineer approval.

The **Fill standards** apply to "new fill" and address slope stabilization, sedimentation and erosion. Please verify that your project meets these standards:

- T/F NA The fill is free of demolition material like concrete, asphalt, garbage and hazardous materials.
- T/F There is no disposing of organic debris from other lots.
- T/F NA The slope of the fill shall not exceed 50% or 1:2 as in a one foot rise to a two feet run.
- T/F No fill will be placed closer than five (5) feet from the side or rear lot lines.
- T/F No organic debris including stumps will be used to support structures.

Fill for the project will be a maximum depth of _____ feet over _____% or less of the lot. If you intended to fill to a depth greater than 3 ft over 25% or more of the lot a Grading Plan is required and must be approved by the City prior to issuance of a Zoning Permit.

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The **Drainage standards** aim to preserve the natural drainage patterns. At a minimum:

T / F There will be no adverse impact to other properties. HCC 21.50.020(c)(1)

T / F All exposed soils will be revegetated within 16 months of initial earthwork. HCC 21.50.020(c).

The **Slope Standards** apply to activity that disturbs the existing land surface including clearing, grading and filling.

Y / N Is the average slope of your lot greater than 15%? (A rise of 15 ft to 100 ft run)

Y / N Is clearing, grading, excavating and/or filling taking place within 40 ft of the top, or 15 ft of the toe of a steep slope (45%), bluff, coastal bluff or ravine? HCC 21.44.030(c)

If **YES** to either of the two above, a site plan for Slope Development Plan is required, HCC 21.44.050.

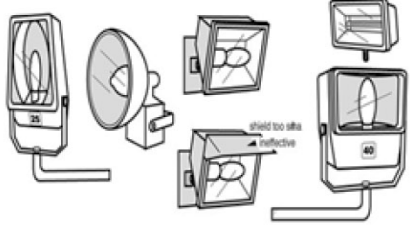
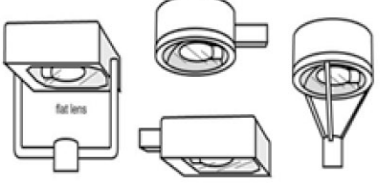
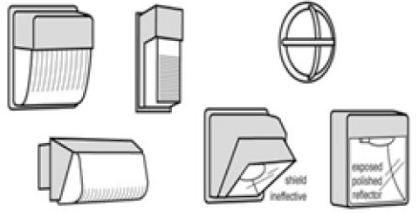
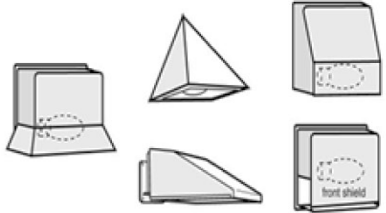
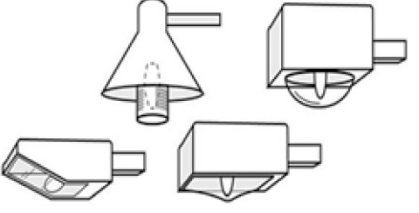
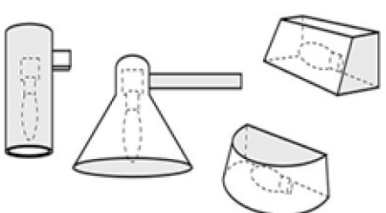
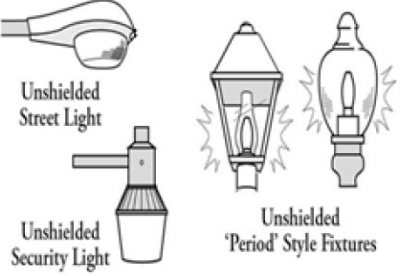


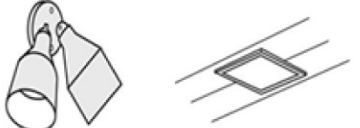
A **Development Activity Plan** is required when your development exceeds ONE of these standards.

1. Land clearing or grading of 10,000 SF or greater;
 2. The cumulative addition of 5,000 square feet or greater of impervious surface area. . "Impervious" includes all parking areas, driveways, roads, walkways, whether paved or not, and any areas covered by buildings or structures, concrete, asphalt.
 3. Grading, filling or excavating involving the movement of 1,000 cubic yards of material;
 4. Grading activities that will result in a temporary or permanent slope having a steepness of 3:1 (over 3, up one) and having a total slope height, measured vertically from toe of slope to top of slope, exceeding 5 feet;
 5. Grading activities that will result in the diversion of existing drainage courses, both natural or human-made, from their existing point of entry or exit from the grading site;
 6. Any land clearing or grading on slopes steeper than 20%, or within 20 feet of wetlands.
-

A **Storm Water Plan** is required when your development exceeds ONE of these standards.

1. An impervious surface coverage that is greater than 60 percent of the lot area.
2. The creation of cumulative addition of 25,000 square feet or greater of impervious surface area.
3. Land disturbing activity of one acre or greater;
4. Grading, fill or excavation involving the movement of 10,000 cubic yards of material;
5. Grading activities that will result in a temporary or permanent slope having a steepness of 3:1 and having a total slope height, measured vertically from toe of slope to top of slope, exceeding 10 feet;

6. Any land clearing or grading on slopes steeper than 25%, or within 10 feet of wetlands, streams, or ponds. The **Lighting standards** aim to reduce glare and light trespass and apply to the business and commercial districts. Depending on the scope of the project a Lighting Plan maybe required per HCC 21.59.030. For simple projects simply circle the type of cut-off light fixture you are using.

<p>UNACCEPTABLE Fixtures that Produce Glare and Light Trespass</p>	<p>ACCEPTABLE Fixtures that Shield the Light Source to Minimize Glare and Light Trespass - Facilitating Better Night Vision</p>
 <p>Unshielded or Poorly-shielded Floodlights</p>	 <p>Full Cutoff Fixtures</p>
 <p>Unshielded Wallpacks & Poorly-shielded Wall Mount Fixtures</p>	 <p>Fully-shielded Wallpack & Wall Mount Fixtures</p>
 <p>Drop-lens & Sag-lens Fixtures with Exposed Bulb/Refractor Lens</p>	 <p>Fully-shielded Fixtures</p>
 <p>Unshielded Street Light</p> <p>Unshielded Security Light</p> <p>Unshielded 'Period' Style Fixtures</p>	 <p>Full Cutoff Street Light</p> <p>Fully Shielded Security Light</p> <p>Fully Shielded 'Period' Style Fixtures</p>
 <p>Unshielded PAR Floodlights</p> <p>Drop-lens Canopy Fixtures</p>	 <p>Shielded/Property Aimed PAR Floodlights</p> <p>Flush Mounted Canopy Fixtures</p>

Check list for basic submittals

- Site Plan**
- Building elevation. Must indicate building height.**

Other possible submittals:

- Wetlands Army Corps of Engineers** approval needed for any impact into designated wetlands.
 - o Status of ACOE submission: _____
- State Fire Marshal** approval is needed for structures with more than 3 units and ALL commercial uses.
 - o Status of Fire Marshal submission: _____
- Flood Zone.** ____ If in a flood zone an Elevation Certificate and Flood Development are required. \$200.
- Bridge Creek Watershed Protection District** site plan to include impervious coverage.
- Plat restrictions to consider.
- Development Activity Plan (DAP)** HCC 21.74
- Stormwater Plan (SWP)** HCC 21.75 **\$200.**
- Right-of-way Plan** HCC 21.73.100-130
- Parking Plan. Number of spaces required _____** HCC 21.55
- Site Development Plan: drainage, landscaping** HCC 21.50
- Fill/ Grading Plan** HCC 21.50.150
- Slope development plan** HCC 21.44
- Lighting Plan** HCC 21.59.030
- Conditional Use Permit. Development over 8,000 SF? Y/N Over 30% of the lot area? Y/N?**

More than one structure on the lot? Y/N? _____

- Sign Plan HCC 21.60**

Owner/Applicant's signature _____ Date _____

Contactors signature _____ Date _____

Excavator's signature _____ Date _____

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HOW TO DRAW A SITE PLAN AND BUILDING ELEVATIONS

A site plan is a detailed scaled drawing which depicts the current and proposed improvement and uses of a parcel of land.

Drawing your own site plan is easier than you might expect. With accurate measurements, pencil, paper and a ruler you can draw a site plan right at home. For more complex projects you may need professional expertise for drainage, lighting and landscaping plans.

Below is a checklist of items that should be on your site plan. For items that do not apply to your project simply indicate: Not Applicable (NA).

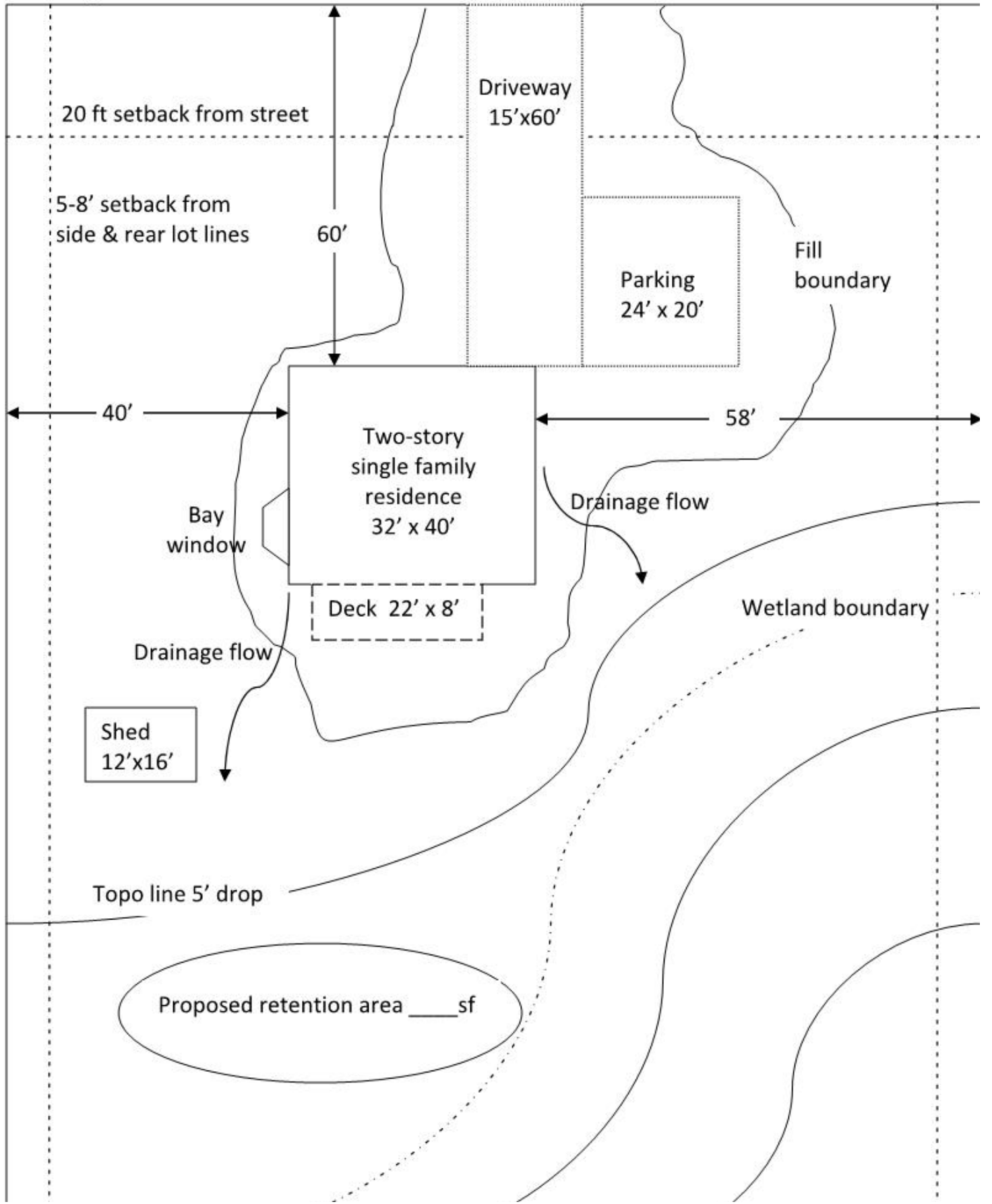
- 1. Scale factor. For example 1" = 20 ft.
- 2. North arrow
- 3. All property lines and their dimensions
- 4. Proposed and existing structures, additions and their distances from the property lines.
- 5. Setbacks: All property lines which abut a road require a 20 ft building setback.
Care should be taken to measure from the property lines, NOT the road. Side and rear setback range from 5 ft – 8 ft depending on the number of stories.
- 6. Fill & grading area from the toe of the slope. Fill to be setback 5' from side and rear property lines.
Include the fill area from the toe of the slope and include fill depth, length and width. (L x W x D)
- 7. Well and septic location
- 8. Topography
- 9. Drainage directional flow arrows
- 10. Building dimensions
- 11. Cantilevers, decks, exterior stairways, bay windows
- 12. Adjacent roads
- 13. Driveway. If a shared driveway submit agreement.
- 14. Parking spaces, 9' x 19' per space.
- 15. Decks, bay windows, cantilevers, exterior stairways
- 16. Wetland boundary

Below is a checklist for your building elevation cross section. Your drawing needs to show the exterior view of the building.

- Building height (maximum is 35 ft.)
- Land slope or grade

Anywhere Road

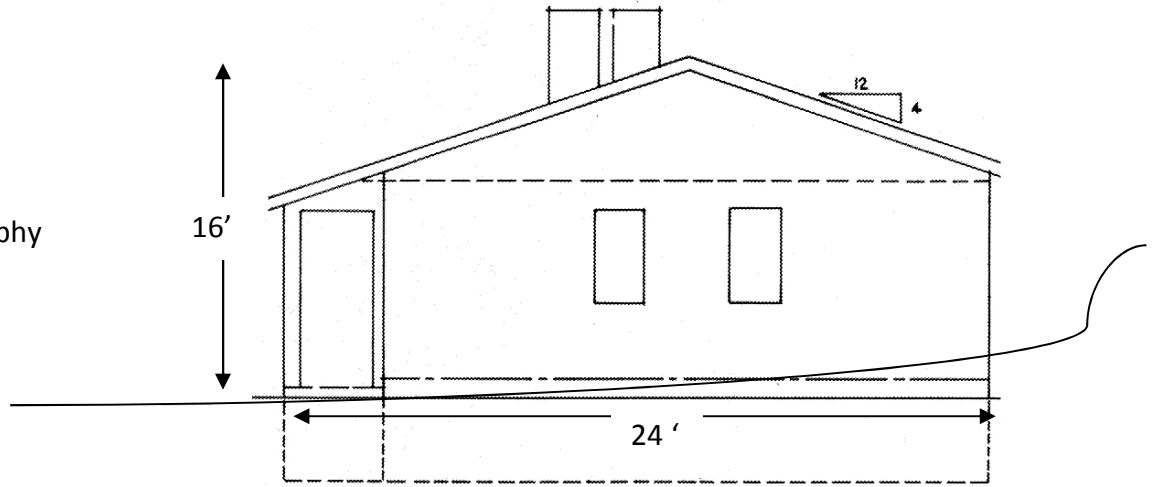
Lot Width = __ ft



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Building elevation drawing

- Building height
- Wall dimensions
- Grade / topography



Your elevation drawing here:

