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**CITY OF HOMER
HOMER, ALASKA**

City Manager/Planning

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ORDINANCE 08-12(S)(A-2)

6 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
7 HOMER, ALASKA, AMENDING HOMER CITY CODE TITLE
8 21 (ZONING) ADDING CHAPTER 21.57 TO THE HOMER
9 CITY CODE CREATING THE SCENIC GATEWAY
10 CORRIDOR OVERLAY DISTRICT TO FURTHER REGULATE
11 DEVELOPMENT ALONG THE STERLING HIGHWAY FROM
12 ROGERS LOOP ON THE BAYCREST HILL TO THE
13 INTERSECTION OF THE STERLING HIGHWAY AND
14 PIONEER AVENUE.

15 WHEREAS, The concept of a Gateway District has been discussed and preliminarily
16 researched in the Planning Department as far back as 2002, and

17 WHEREAS, A drive down the Sterling Highway from the Scenic Overlook parking area
18 to Central Business District defines the unique image and feel of Homer and the view itself is a
19 valuable natural resource deserving of protection, and

20 WHEREAS, The ordinance establishing the Scenic Gateway Corridor Overlay furthers
21 the goals and objectives of the Homer Comprehensive Plan in that it guides the use and future
22 development of this area in a manner that maintains these desirable natural features by managing
23 growth in this unique area in a responsible and restricted manner while preserving the essential
24 beauty and character of this neighborhood as well as the community as a whole; and

25 WHEREAS, The Sterling Highway from Anchor Point through Homer to the end of the
26 Homer Spit has been designated as a State Scenic Byway.

27 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

28 Section 1. A new chapter HCC 21.57 is hereby added to the Homer City Code
29 consisting of the following sections:

30 Chapter 21.57

31
32 SCENIC GATEWAY CORRIDOR OVERLAY DISTRICT

- 33
34 21.57.010 Purpose and Intent.
35 21.57.020 Overlay District Boundaries.
36 21.57.030 Applicability.
37 21.57.040 Prohibited Uses.
38 21.57.050 Signs.

39 21.57.010 Purpose and Intent. a. The primary purpose of the Scenic Gateway
40 Corridor Overlay District is to make additional provisions for preservation of scenic vistas, to
41 enhance the compatibility of development and to minimize future traffic congestion and maintain
42 safety along the Sterling Highway corridor.

43 b. The Scenic Gateway Corridor Overlay District shall overlap and overlay existing
44 zoning districts. The intent of this district is to have development that is sensitive to the
45 “Gateway” of Homer and provide an additional layer of protection for the panoramic views of
46 the Gateway while furthering the primary purposes of the district.

47
48 21.57.020 Overlay District Boundaries. a. The Scenic Gateway Corridor Overlay
49 District will include 150 feet of land from the center line on either side of the Sterling Highway
50 from the intersection of the Sterling Highway and the west end of Rogers Loop Road to the
51 intersection of the Sterling Highway and Pioneer Avenue.

52
53 21.57.030 Applicability. a. Unless otherwise noted, the requirements of the Scenic
54 Gateway Corridor Overlay District apply to all development and are in addition to the
55 requirements of the underlying zoning district. Where the requirements of the underlying district
56 and the overlay district conflict, the more restrictive will apply.

57 b. All non-residential development activity in the Gateway Corridor Overlay District will
58 comply with the applicable sections of the Community Design Manual.

59 c. All development activities, uses, and structures in the Gateway Corridor Overlay
60 District that require a conditional use permit according to the requirements of an underlying
61 residential district (i.e., RR, UR, and RO) will comply with applicable sections of the
62 Community Design Manual.

63
64 21.57.040 Prohibited Uses. The following uses shall not be allowed in the Scenic
65 Gateway Corridor Overlay District.

- 66 a. Asphalt manufacture or refining; Paving mixture (batch) plant;
- 67 b. Automobile and vehicle sales, showrooms and sales lots; vehicle repair or auto
68 repair; vehicle maintenance; public garage;
- 69 c. Short and long term commercial storage facilities warehousing and mini-storage;
- 70 d. Junkyards; impound yards; automobile wrecking; recycling yards; and similar
71 uses;
- 72 e. Recreational vehicle sales, storage, repair;
- 73 f. Mobile home parks;
- 74 g. Service stations;
- 75 h. Car washes, truck washes, and other vehicle washes;
- 76 i. Heavy equipment sales, service, and storage;
- 77 j. Taxi operation, dispatch office and vehicle fleet parking, storage and
78 maintenance;
- 79 k. Itinerant merchants;
- 80 l. Mobile food service.

81
82 21.57.050 Signs. All signs in the Scenic Gateway Corridor Overlay District must
83 comply with the sign code as it applies to the Gateway Business District.

85 Section 2. The Scenic Gateway Corridor Overlay District may be illustrated on the
86 official zoning map or other maps, but the official description of the district is set forth in section
87 21.57.020, which shall prevail over any inconsistent illustration on a map.

88
89 Section 3. This Ordinance is general ordinance of a permanent nature and shall be
90 codified in the City Code.

91 ENACTED by the City Council of the City of Homer, Alaska this 13th day of
92 October, 2008.

93 CITY OF HOMER

94 James C. Hornaday
95 JAMES C. HORNADAY, MAYOR
96
97

98 ATTEST.

99 Jo Johnson
100
101 JO JOHNSON, CMC, CITY CLERK
102

103
104 YES:

105 NO:

106 ABSTAIN:

107 ABSENT:

108
109 First Reading:

110 Public Hearing:

111 Second Reading:

112 Effective Date:

113
114 Reviewed and Approved as to form and content:

115 Walt E. Wrede
116
117 Walt E. Wrede, City Manager

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119 Date: 10/22/08
120

121 Fiscal information: N/A

Thomas F. Klinkner
Gordon Tans, City Attorney
THOMAS F. KLINKNER
Date: 10-23-08

