

CITY OF HOMER
HOMER, ALASKA

ORDINANCE 86-20

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF HOMER, ALASKA, AMENDING SECTION 21.61.060, STANDARDS FOR PLANNED UNIT DEVELOPMENTS, AND SECTION 21.61.070, STANDARDS FOR TOWNHOUSES

WHEREAS, amendments should be made to the Homer Municipal Code in order to conform to Alaska state statutes and to legalize and outline regulations for the creation, sales and administration of condominiums, townhouses and other, commonly owned property within the city of Homer; and

WHEREAS, the Horizontal Regimes Act is a model ordinance adopted by the State of Alaska and throughout the nation to insure proper legal sales and administration of condominium complexes and planned unit developments; and

WHEREAS, the Uniform Common Interest Ownership Act is a model ordinance adopted by the State of Alaska and throughout the nation to insure proper legal administration of commonly owned and/or maintained developments such as townhouses and subdivisions that are part of a home owners association or like body; and

WHEREAS, it is in the best interest of public welfare to insure conformance with State law and proper administration of commonly owned properties.

NOW THEREFORE, THE CITY OF HOMER ORDAINS THAT Homer Municipal Code, Section 21.61.060, Standards for Planned Unit Developments, and Section 21.61.070, Standards for Townhouses, is hereby amended as follows:

Section 21.61.060 Standards for Planned Unit Developments

A. Purpose. Planned unit developments are intended to encourage the development of large parcels of land as integrated unit to allow for flexibility in design. Planned unit developments are allowed as conditional uses within a number of zoning districts and are applicable to either residential or non-residential uses or a combination thereof. All planned unit developments are subject to the conditions set forth in the Horizontal Regimes Act and/or Uniform Common Interest Ownership Act.

Section 21.61.070 Standards for Townhouses

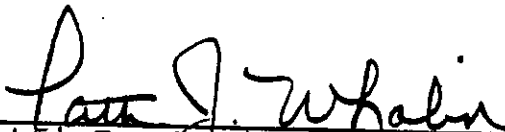
R. The standards set forth in the section shall compliment the general standards set forth in this chapter and shall not be construed as superceding any general standard. In the event of conflict, the stricter standard shall control. All townhouse developments are subject to the conditions set forth in the Horizontal Regimes Act and/or the Uniform Common Interest Ownership Act.

DATED AT HOMER, ALASKA on this 24 day of June, 1986.

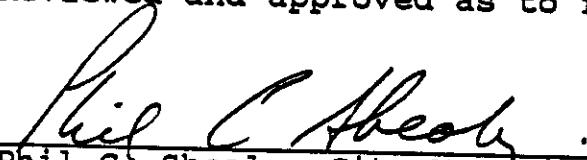
CITY OF HOMER


John P. Calhoun, Mayor

ATTEST:


Patti J. Whalin, City Clerk

Reviewed and approved as to form and content.


Phil C. Shealy, City Manager

Date: 6/24/86

A. Robert Hahn, City Attorney

Date: _____

First reading:
Public hearing:
Second reading:
Effective date: 6/24/86