



City of Homer

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Planning

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Memorandum Pl 20-08

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
THROUGH: ROB DUMOUCHEL, CITY MANAGER
FROM: RICK ABBOD, AICP, CITY PLANNER
DATE: AUGUST 18, 2020
SUBJECT: PROPOSED ZONING MAP AMENDMENT UR TO RO PENNOCK ST

The Homer Planning Commission has recommended that the City Council approve a request to rezone a lot currently found in the Urban Residential (UR) District to the Residential Office (RO) District.

The City Council has requested to see the districts zoning codes for comparison. I have included both of the districts with yellow highlighted areas calling out the differences. Unfortunately the code was not written in a fashion that conformed all the wording between each district. Slight variations in wording are present.

The basic difference can be found in the Purpose Statements, generally that professional offices may be found in the RO District. In this particular case, the lot in question is bounded by a school and large apartment complex on two sides with residential across the street and to the south. It is the third lot in depth from East End Road and in most cases would be expected to be accessed from East End Road.

There are, of course, some differences. Most are related to the opportunity to provide for more business opportunities. Some uses may be permitted, which might be conditionally permitted in the other district. It's somewhat intuitive until you find that schools are permitted by right in UR and conditionally permitted in RO. The UR code has not been updated in a while and has some uncommon legacy uses (railroads and pipelines).

Other differences include that traffics requirements and nuisance standards apply to developments in the RO District and are not found in the UR District.

Attachments:

UR and RO Code