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**CITY OF HOMER  
HOMER, ALASKA**

Planning

**ORDINANCE 11-44(S)**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE 21.14.020, PERMITTED USES AND STRUCTURES; 21.16.020, PERMITTED USES AND STRUCTURES; AND 21.18.020, PERMITTED USES AND STRUCTURES; TO ADD ONE DETACHED DWELLING UNIT AS A PERMITTED ACCESSORY BUILDING TO A PRINCIPAL SINGLE FAMILY DWELLING IN THE URBAN RESIDENTIAL, RESIDENTIAL OFFICE, AND CENTRAL BUSINESS ZONING DISTRICTS.

WHEREAS, Homer City Code 21.14.030, 21.16.030 and 21.18.030 each requires an approved conditional use permit for the placement of “more than one building containing a principal use on a lot” in the Urban Residential, Residential Office and Central Business zoning districts; and

WHEREAS, The Homer Advisory Planning Commission wishes to allow the placement of an accessory dwelling unit on a lot in the Urban Residential, Residential Office and Central Business zoning districts without the burden of obtaining a conditional use permit if no other regulation requires such; and

WHEREAS, The 2008 Comprehensive Plan Chapter 4 Land Use Goal 1 states: “Guide Homer’s growth with a focus on increasing the supply and diversity of housing, protect community character, encourage infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions; and

WHEREAS, The 2008 Comprehensive Plan Chapter 4 Land Use Goal 5 states: “Maintain high-quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.14.020, Urban Residential District Permitted uses and structures, is amended to include:

q. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single family dwelling on a lot.

Section 2. Homer City Code 21.16.020, Residential Office District Permitted uses and structures, is amended to include:

r. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single family dwelling on a lot.

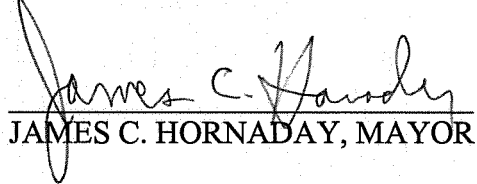
Section 3. Homer City Code 21.18.020, Central Business District Permitted uses and

47 structures, is amended to include:  
48 ii. One detached dwelling unit, excluding mobile homes, as an accessory building to a  
49 principal single family dwelling on a lot.

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51 Section 4. This Ordinance is of a permanent and general character and shall be included  
52 in the City Code.

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54 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 12<sup>th</sup> day of  
55 December, 2011.

56  
57 CITY OF HOMER

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60 JAMES C. HORNADAY, MAYOR

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62 ATTEST:

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65 JO JOHNSON, CMC, CITY CLERK

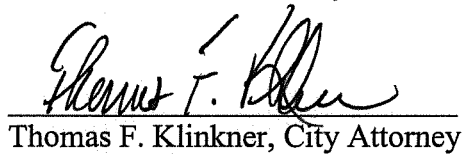
66  
67  
68 YES: 4  
69 NO: 3  
70 ABSTAIN: 0  
71 ABSENT: 0 *Mayor broke tie.*

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74 First Reading: 11/28/11  
75 Public Hearing: 12/12/11  
76 Second Reading: 12/12/11  
77 Effective Date: 12/13/11

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79 Reviewed and approved as to form:

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82  
83 Walt E. Wrede, City Manager

84  
85 Date: \_\_\_\_\_

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81  
82  
83   
84 Thomas F. Klinkner, City Attorney

85 Date: 12-19-11 \_\_\_\_\_

**ORDINANCE REFERENCE SHEET**  
**2011 ORDINANCE**  
**ORDINANCE 11-44**

An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.14.020, Permitted Uses and Structures; 21.16.020, Permitted Uses and Structures; and 21.18.020, Permitted Uses and Structures; to Add One Detached Dwelling Unit as a Permitted Accessory Building to a Principal Single Family Dwelling in the Urban Residential, Residential Office, and Central Business Zoning Districts.

Sponsor: Planning

1. City Council Regular Meeting November 28, 2011 Introduction
  - a. Memorandum 11-154 from City Planner
  - b. Draft Ordinance 11-XX
  - c. Staff Reports 11-84, 104, 109 and associated minutes
  
2. City Council Regular Meeting December 12, 2011 Public Hearing and Second Reading
  - a. Substitute Ordinance 11-44(S)
  - b. Memorandum 11-154 from City Planner
  - c. Draft Ordinance 11-XX
  - d. Staff Reports 11-84, 104, 109 and associated minutes