

1 CITY OF HOMER
2 HOMER, ALASKA

3 City Manager/Planning

4 ORDINANCE 14-09(A)
5

6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING HOMER CITY CODE 21.12.020, "PERMITTED USES
8 AND STRUCTURES", TO EXPAND THE PERMITTED USES IN
9 THE RURAL RESIDENTIAL DISTRICT TO INCLUDE THE
10 ADDITION OF A DETACHED DWELLING UNIT AS AN
11 ACCESSORY TO A SINGLE FAMILY DWELLING ON A LOT
12 SERVICED BY CITY WATER AND SEWER SERVICES **AND ON A**
13 **LOT THAT IS OVER ONE ACRE NOT SERVICED BY CITY**
14 **WATER AND SEWER SERVICES.**
15

16 WHEREAS, The City of Homer, Alaska, permits the addition of a detached dwelling unit
17 as an accessory to a single family dwelling in other districts, including but not limited to the
18 urban residential district; and
19

20 WHEREAS, It is in the City's best interest to permit the addition of detached dwelling
21 units as an accessory to a single family dwelling in the rural residential district so long as the
22 property at issue is serviced by the City of Homer water and sewer system.
23

24 **WHEREAS, It is in the city's best interest to permit the addition of detached**
25 **dwelling units as an accessory to a single family dwelling in the rural residential district on**
26 **a lot that is over one acre not serviced by the City of Homer water and sewer system.**
27

28 THE CITY OF HOMER HEREBY ORDAINS:
29

30 Section 1. Homer City Code 21.12.020 is amended to read as follows:
31

32 The following uses are permitted outright in the Rural Residential District:
33

- 34 a. Single-family dwelling;
35 b. Duplex dwelling;
36 c. Multiple-family dwelling, only if the structure conforms to HCC 21.14.040(a)(2);
37 d. Public parks and playgrounds;
38 e. Rooming house, bed and breakfast and hostel;
39 f. Home occupations, provided they conform to the requirements of HCC 21.51.010;
40 g. Agricultural activities, including general farming, truck farming, livestock farming,
41 nurseries, and greenhouses; provided, that:

[Bold and underlined added. Deleted language stricken through.]

- 42 1. Other than normal household pets, no poultry or livestock may be housed and
43 no fenced runs may be located within 100 feet of any residence other than the
44 dwelling on the same lot;
45 2. No retail or wholesale business sales office is maintained on the premises;
46 h. Private stables;
47 i. Private floatplane tie-down as an accessory use incidental to residential use;
48 j. Storage of personal commercial fishing gear in a safe and orderly manner and
49 separated by at least five feet from any property line as an accessory use incidental to
50 residential use;
51 k. As an accessory use incidental to residential use, the private outdoor storage of
52 noncommercial equipment, including noncommercial trucks, boats, and not more than
53 one recreational vehicle in a safe and orderly manner and separated by at least five feet
54 from any property line, provided no stored equipment, boat or vehicle exceeds 36 feet
55 in length;
56 l. Other customary accessory uses incidental to any of the permitted uses listed in the
57 RR district; provided, that no separate permit shall be issued for the construction of any
58 detached accessory building prior to that of the main building;
59 m. Temporary (seasonal) roadside stands for the sale of produce grown on the
60 premises;
61 n. Mobile homes, subject to the requirements of HCC 21.54.100;
62 o. Day care homes; provided, however, that outdoor play areas must be fenced;
63 p. Recreational vehicles, subject to the requirements of HCC 21.54.320;
64 q. Open space, but not including outdoor recreational facilities described in HCC
65 21.12.030;
66 r. As an accessory use, one small wind energy system per lot having a rated capacity not
67 exceeding 10 kilowatts;
68 **s. One detached dwelling unit, excluding mobile homes, as an accessory building to**
69 **a principal single family dwelling on a lot serviced by City water and sewer services**
70 **in compliance with Title 14 of this code.**
71 **t. One detached dwelling unit, excluding mobile homes, as an accessory building to**
72 **a principal single family dwelling on a lot that is over one acre and not serviced by**
73 **City water and sewer services.**
74

75 Section 2. This Ordinance is of a permanent and general character and shall be
76 included in the City Code.

77
78 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of
79 _____, 2014.
80
81
82

[Bold and underlined added. Deleted language stricken through.]

83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

YES:
NO:
ABSTAIN:
ABSENT:

First Reading:
Public Hearing:
Second Reading:
Effective Date:

Reviewed and approved as to form.

Walt Wrede, City Manager

Date: _____

Thomas F. Klinkner, City Attorney

Date: _____

Fiscal Note: N/A