1 2	CITY OF HOMER ORDINANCE 14-56(A)
3	Planning
4	
5	AN ORDINANCE OF THE HOMER CITY COUNCIL AMENDING
6	HOMER CITY CODE 21.70.010, ZONING PERMIT REQUIRED, AND
7	21.90.030, INVALID LAND USE PERMITS, REGARDING THE
8	REQUIREMENT FOR A ZONING PERMIT AND THE RELATIONSHIP
9	OF ZONING VIOLATIONS TO PERMIT ISSUANCE.
10	
11	THE CITY OF HOMER ORDAINS:
12	
13	Section 1. Homer City Code 21.70.010, Zoning permit required, is amended to read as
14	follows:
15	
16	21.70.010 Zoning permit required. a. Except as provided in subsection (c) of this
17	section, a zoning permit shall be obtained from the City Planner for the following:
18	1. Erection, construction or moving expansion of any building or structure.
19	2. Site development activities that trigger other review or approval
20	requirements under the Homer Zoning Code, such as, but not limited to, the
21	requirement of a site plan, development activity plan or stormwater protection plan.
22	3. An increase in the height, or an exterior dimension of any floor, of an
23	existing building, or an increase in the height, or the footprint area, A change or
24	expansion of an existing any building, structure or lot .
25	4. A change or expansion of the use of a lot.
26	b. The zoning permit required by this section shall be obtained prior to the
27	commencement of any work, change or expansion of a building, structure, lot or use, or other
28	activity for which the permit is required. Failure to do so is a violation.
29	c. The following are exempt from the requirement to obtain a zoning permit, but not
30	from compliance with applicable requirements of the Homer Zoning Code, such as, but not
31	limited to, the development activity plan or stormwater protection plan:
32	1. Any change to an existing building that does not increase the height, or
33	exterior dimension of any floor, of the building, and any change to an existing
34	structure that does not increase the height, or footprint area, of the structure.
35	2. Erection or construction of a one-story detached accessory building used as
36	a tool and storage shed, playhouse, or other accessory use, provided the building area
37	does not exceed 200 square feet; and further provided, that there is already a main
38	building on the same lot.
39	3 2. Fences or walls used as fences, unless otherwise regulated by the Homer
40	City Code.
41	43. Removal of any building or structure.
•	15. Kemovat of any baltaning of structure.

Page 2 of 3 ORDINANCE 14-56(A) CITY OF HOMER

43 follows: 44 45 21.90.030 Invalid land use permits; correction of violations. No permit may be issued 46 under the Homer Zoning Code unless all structures on and uses permitted under the permit 47 of the property conform to the Homer Zoning Code, the regulations promulgated under the 48 Homer Zoning Code, and the terms and conditions of any previously issued permits issued 49 under the Homer Zoning Code that apply to the use or structure are applicable to the 50 property and remain in effect. Any permit issued in violation of this section title is voidable 51 upon written notice from the City Planner or City Manager. The issuance of a permit under 52 the Homer Zoning Code may be conditioned upon the correction of any or all other 53 violations of the Homer Zoning Code, the regulations promulgated under the Homer 54 Zoning Code, and the terms and conditions of any previously issued permits issued 55 under the Homer Zoning Code on the property that is the subject of the permit. 56 57 Section 3. This Ordinance is of a permanent and general character and shall be 58 included in the City Code. 59 60 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____ 61 2015. 62 63 64 CITY OF HOMER 65 66 67 68 MARY E. WYTHE, MAYOR 69 ATTEST: 70 71 72 73 JO JOHNSON, MMC, CITY CLERK 74 75 76 77 78 AYES: 79 80 NOES: 81 ABSTAIN: ABSENT: 82 83 84

Section 2. Homer City Code 21.90.030, Invalid land use permits, is amended to read as

85 First Reading: 86 Public Hearing: Second Reading: 87 88 Effective Date: 89 90 Reviewed and approved as to form: 91 92 93 94 Marvin Yoder, City Manager Thomas F. Klinkner, City Attorney 95 96 Date: _____ Date: _____ 97

Page 3 of 3 ORDINANCE 14-56(A) CITY OF HOMER