

1 CITY OF HOMER
2 HOMER, ALASKA

Smith/Erickson

3
4 ORDINANCE 19-22

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING HOMER CITY CODE 21.05.030 TO CHANGE HOW
8 BUILDING HEIGHT IS MEASURED WITHIN AREAS OF SPECIAL
9 FLOOD HAZARD.

10
11 WHEREAS, The building height limit is generally 35 feet which usually allows for three
12 stories of construction; and

13
14 WHEREAS, Buildings located within a special flood hazard area are required to be
15 elevated above the regulatory flood plain, which may cause a three-story structure to be
16 taller than 35 feet; and

17
18 WHEREAS, Buildings of three stories can be accommodated by excluding the distance
19 between grade and the required flood plain elevation when calculating building height, and

20
21 WHEREAS, Buildings must be elevated one foot above base flood elevation under HCC
22 21.41.220, 21.41.240 and 21.41.250 ; and

23
24 WHEREAS, Federal Emergency Management Agency guidance offers incentives for
25 higher flood protection, such as buildings two feet above the base flood elevation, and may
26 require this in the future; and

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28 WHEREAS, Amending how building height is calculated within special flood hazard
29 areas, with allowance for increased building elevation above the base flood elevation is in the
30 long term interests of the City and will provide additional protection for structures within
31 flood hazard areas.

32
33 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

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35 Section 1. The Homer City Council hereby amends Homer City Code 21.05.030 to read
36 as follows:

37
38 21.05.030 Measuring heights.

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40 a. When measuring height of a building, the following are included in the
41 measurement: screening, parapets, mansards or similar structures.

[Added language bold and underlined. Deleted language stricken through.]

42 b. When measuring height of a building, the following are excluded from the
43 measurement:

44
45 1. Steeples, spires, belfries, cupolas and domes if not used for
46 human occupancy, chimneys, ventilators, weather vanes, skylights, water
47 tanks, bulkheads, monuments, flagpoles, wind energy systems, television and
48 radio antennas, other similar features, and necessary mechanical
49 appurtenances usually carried above roof level.

50
51 2. Wireless communications equipment that does not extend more than 10 feet
52 above the height of the building.

53
54 **3. For buildings located within an area of special flood hazard, the vertical**
55 **distance between grade and the base flood elevation plus two feet is**
56 **excluded from the calculation of building height.**

57
58 c. When determining building height on a sloping lot, building height shall be
59 calculated as follows: more than 50 percent of the perimeter of
60 the building shall meet the maximum building height requirements; the
61 maximum elevation of the remainder of the building shall not exceed the
62 elevation of the first portion nor add more than 12 feet of building height at
63 any point.

64
65 d. When determining the height of a nonbuilding structure, such as a sign,
66 fence, amateur radio tower, communications tower or wireless
67 communications support structure, the height shall be calculated as the
68 distance from the base of the structure at normal grade to the top of the
69 highest part of the structure, excluding lightning rods. For this calculation,
70 normal grade shall be construed to be the lower of (1) existing grade prior to
71 construction or (2) the newly established grade after construction, exclusive of
72 any fill, berm, mound, or excavation made for the purpose of locating or
73 supporting the structure. In cases in which the normal grade cannot
74 reasonably be determined, structure height shall be calculated on the
75 assumption that the elevation of the normal grade at the base of
76 the structure is equal to the elevation of the nearest point of the crown of a
77 public street or the grade of the land at the principal entrance to the main
78 building on the lot, whichever is lower.

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80 Section 2. This Ordinance is of a permanent and general character and shall be
81 included in the Homer City Code.


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[Added language bold and underlined. Deleted language stricken through.]

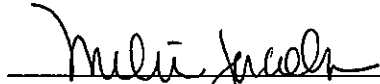
84 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this 28th day of May, 2019.

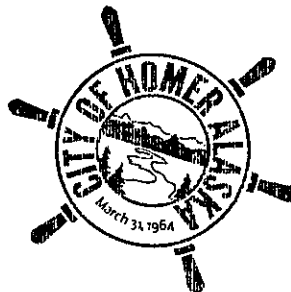
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CITY OF HOMER


KEN CASTNER, MAYOR

92 ATTEST:

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94 _____
95 MELISSA JACOBSEN, MMC, CITY CLERK

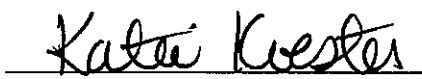



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YES: 6
NO: 0
ABSTAIN: 0
ABSENT: 0

103 First Reading: 5-13-19
104 Public Hearing: 5-28-19
105 Second Reading: 5-28-19
106 Effective Date: 5-29-18

107
108 Reviewed and Approved as to form and content:

109 
110 _____
111 Katie Koester, City Manager



Holly Wells, City Attorney

112
113 Date: 6-4-19

Date: 7-2-19

[Added language bold and underlined. Deleted language stricken through.]