

**CITY OF HOMER
HOMER, ALASKA**

Planning Commission

ORDINANCE 19-31

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING HOMER CITY CODE CHAPTER 21.18 CENTRAL
BUSINESS DISTRICT, SECTION 21.18.020, PERMITTED USES AND
STRUCTURES, TO ADD MEDICAL CLINICS AS A PERMITTED USE.

WHEREAS, the 2018 Homer Comprehensive Plan promotes a pattern of growth characterized by a concentrated mixed-use center; and

WHEREAS, the Central Business District is a centrally located area for the provision of professional services,

NOW THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.18.020, Permitted uses and structures, is hereby amended to read as follows:

21.18.020 Permitted uses and structures.

The following uses are permitted outright in the Central Business District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reasons set forth in this chapter:

- a. Retail business where the principal activity is the sale of merchandise and incidental services in an enclosed building;
- b. Personal service establishments;
- c. Professional offices and general business offices;
- d. Restaurants, clubs and drinking establishments that provide food or drink for consumption on the premises;
- e. Parking lots and parking garages, in accordance with Chapter 21.55 HCC;
- f. Hotels and motels;
- g. Mortuaries;

- 43 h. Single-family, duplex, and multiple-family dwellings, including townhouses, but not
44 including mobile homes;
45
- 46 i. Floatplane tie-up facilities and air charter services;
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- 48 j. Parks;
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- 50 k. Retail and wholesale sales of building supplies and materials, only if such use, including
51 storage of materials, is wholly contained within one or more enclosed buildings;
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- 53 l. Customary accessory uses to any of the permitted uses listed in the CBD district; provided,
54 that a separate permit shall not be issued for the construction of any detached accessory
55 building prior to that of the main building;
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- 57 m. Mobile homes, provided they conform to the requirements set forth in HCC 21.54.100;
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- 59 n. Home occupations, provided they conform to the requirements of HCC 21.51.010;
60
- 61 o. Ministorage;
62
- 63 p. Apartment units located in buildings primarily devoted to business or commercial uses;
64
- 65 q. Religious, cultural, and fraternal assembly;
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- 67 r. Entertainment establishments;
68
- 69 s. Public, private and commercial schools;
70
- 71 t. Museums and libraries;
72
- 73 u. Studios;
74
- 75 v. Plumbing, heating and appliance service shops, only if such use, including the storage of
76 materials, is wholly within an enclosed building;
77
- 78 w. Publishing, printing and bookbinding;
79
- 80 x. Recreational vehicle parks only if located south of the Sterling Highway (Homer Bypass) from
81 Lake Street west to the boundary of the Central Business District abutting Webber Subdivision,
82 and from Heath Street to the west side of Lakeside Village Subdivision, provided they shall
83 conform to the standards in HCC 21.54.200 and following sections;
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- 85 y. Taxi operation limited to a dispatch office and fleet parking of no more than five vehicles;
86 maintenance of taxis must be conducted within an enclosed structure, and requires prior
87 approval by the City Planner of a site, access and parking plan;
88
- 89 z. Mobile food services;
90
- 91 aa. Itinerant merchants, provided all activities shall be limited to uses permitted outright
92 under this zoning district;
93
- 94 bb. Day care homes and facilities; provided, however, that outdoor play areas must be fenced;
95
- 96 cc. Rooming house, bed and breakfast and hostel;
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- 98 dd. Auto repair and auto and trailer sales or rental areas, but only on Main Street from Pioneer
99 Avenue to the Sterling Highway, excluding lots with frontage on Pioneer Avenue or the Sterling
100 Highway, subject to the following additional requirements: Vehicles awaiting repair or service,
101 inoperable vehicles, vehicles for parts, and vehicles awaiting customer pickup shall be parked
102 indoors or inside a fenced enclosure so as to be concealed from view, on all sides. The fence
103 shall be a minimum height of eight feet and constructed to prohibit visibility of anything inside
104 of the enclosure. The portion of any vehicle exceeding eight feet in height may be visible
105 outside of the fence. Vehicle parts (usable or unusable), vehicle service supplies, and any other
106 debris created in the repair or servicing of vehicles shall also be stored indoors or inside the
107 fenced enclosure out of view of the public;
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- 109 ee. Farmers' market;
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- 111 ff. Dormitory;
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- 113 gg. Financial institutions;
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- 115 hh. As an accessory use, one small wind energy system per lot having a rated capacity not
116 exceeding 10 kilowatts;
117
- 118 ii. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal
119 single-family dwelling on a lot;
120
- 121 jj. Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities
122 as defined by State law;
123
- 124 **kk. Medical clinics.**
125

126 Section 2: This ordinance is of a permanent and general character and shall be included in
127 the City Code.

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129 ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER THIS 22 DAY OF July,
130 2019.

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CITY OF HOMER

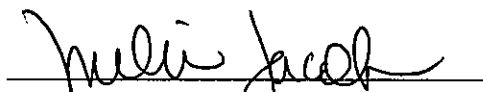


KEN CASTNER, MAYOR

137 ATTEST:

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MELISSA JACOBSEN, MMC, CITY CLERK

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143 YES:

144 NO:

145 ABSTAIN:

146 ABSENT:

147

148

149 First Reading: 6-24-19

150 Public Hearing: 7-22-19

151 Second Reading: 7-22-19

152 Effective Date: 7-23-19

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154 Reviewed and approved as to form:

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157 
Katie Koester, City Manager

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159 Date: 7-26-19




Holly Wells, City Attorney

Date: 7-31-19