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**CITY OF HOMER  
HOMER, ALASKA**

Planning  
Commission

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**ORDINANCE 19-41**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE 21.24.020, PERMITTED USES AND STRUCTURES; AND HOMER CITY CODE 21.26.020, PERMITTED USES AND STRUCTURES, TO EXPAND MANUFACTURING ACTIVITIES IN THE GENERAL COMMERCIAL 1 & GENERAL COMMERCIAL 2 ZONING DISTRICTS.

WHEREAS, The 2018 Homer Comprehensive Plan goals include the support of a variety of well-defined commercial/business districts for a range of commercial purposes; and

WHEREAS, The 2018 Homer Comprehensive Plan Chapter 7, Economic Vitality encourages zoning regulations that support new businesses; and

WHEREAS, Manufacturing is supported in the General Commercial 1 and 2 Districts; and

WHEREAS, The current list of items permitted for manufacturing in the General Commercial 1 and 2 Districts unnecessarily limits opportunities; and

WHEREAS, The General Commercial 1 and 2 Districts have adopted nuisance standards; and

WHEREAS, The Planning Commission supports expanded manufacturing activities in the General Commercial 1 and 2 Zoning Districts.

NOW THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.24.020 is hereby adopted to read as follows:

21.24.020 Permitted uses and structures.

The following uses are permitted outright in the General Commercial 1 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. Air charter operations and floatplane tie-up facilities;

b. General business offices and professional offices;

- 43  
44 c. Dwelling units located in buildings primarily devoted to business uses;  
45  
46 d. Auto repair;  
47  
48 e. Auto and trailer sales or rental areas;  
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50 f. Auto fueling stations and drive-in car washes;  
51  
52 g. Building supply and equipment sales and rentals;  
53  
54 h. Restaurants, including drive-in restaurants, clubs and drinking establishments;  
55  
56 i. Garden supplies and greenhouses;  
57  
58 j. Heavy equipment and truck sales, rentals, service and repair;  
59  
60 k. Hotels and motels;  
61  
62 l. Lumberyards;  
63  
64 m. Boat and marine equipment sales, rentals, service and repair;  
65  
66 n. Mortuaries;  
67  
68 o. Open air businesses;  
69  
70 p. Parking lots and parking garages, in accordance with Chapter 21.55 HCC;  
71  
72 q. Manufacturing, **fabrication and assembly** of electronic equipment, electrical devices,  
73 ~~pottery, ceramics, musical instruments, toys, novelties, small molded products and furniture;~~  
74  
75 r. Publishing, printing and bookbinding;  
76  
77 s. Recreation vehicle sales, rental, service and repair;  
78  
79 t. Retail businesses;  
80  
81 u. Trade, skilled or industrial schools;  
82  
83 v. Wholesale businesses, including storage and distribution services incidental to the products  
84 to be sold;

- 85  
86 w. Welding and mechanical repair;  
87  
88 x. Parks and open space;  
89  
90 y. Appliance sales and service;  
91  
92 z. Warehousing, commercial storage and mini-storage;  
93  
94 aa. Banks, savings and loans, credit unions and other financial institutions;  
95  
96 bb. Customary accessory uses to any of the permitted uses listed in the GC1 district; provided,  
97 that no separate permit shall be issued for the construction of any type of accessory building  
98 prior to that of the main building;  
99  
100 cc. Dry cleaning, laundry, and self-service laundries;  
101  
102 dd. Taxi operation;  
103  
104 ee. Mobile food services;  
105  
106 ff. Itinerant merchants, provided all activities shall be limited to uses permitted outright under  
107 this zoning district;  
108  
109 gg. Recreational vehicle parks, provided they shall conform to the standards in Article II of  
110 Chapter 21.54 HCC;  
111  
112 hh. Day care homes; provided, that a conditional use permit was obtained for the dwelling, if  
113 required by HCC 21.24.030; all outdoor play areas must be fenced;  
114  
115 ii. Rooming house and bed and breakfast;  
116  
117 jj. Dormitory;  
118  
119 kk. As an accessory use, one small wind energy system per lot;  
120  
121 ll. Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities  
122 as defined by State law.

123  
124 Section 2: Homer City Code 21.26.020 is hereby adopted to read as follows:

125  
126 21.26.020 Permitted uses and structures.

127 The following uses are permitted outright in the General Commercial 2 District, except when  
128 such use requires a conditional use permit by reason of size, traffic volumes, or other reasons  
129 set forth in this chapter:

130

131 a. Production, processing, assembly and packaging of fish, shellfish and seafood products;

132

133 b. Construction, assembly and storage of boats and boat equipment;

134

135 c. **Manufacturing, fabrication and assembly** ~~and assembly of pottery and ceramics, musical~~  
136 ~~instruments, toys, novelties, small molded products, electronic instruments and equipment~~  
137 ~~and electrical devices;~~

138

139 d. Research and development laboratories;

140

141 e. Trade, skills or industrial schools;

142

143 f. Publishing, printing and bookbinding facilities;

144

145 g. Auto, trailer, truck, recreational vehicle and heavy equipment sales, rentals, service and  
146 repair, excluding storage of vehicles or equipment that is inoperable or in need of repair;

147

148 h. Storage and distribution services and facilities, including truck terminals, warehouses and  
149 storage buildings and yards, contractors' establishments, lumberyards and sales, or similar  
150 uses;

151

152 i. Airports and air charter operations;

153

154 j. Underground bulk petroleum storage;

155

156 k. Cold storage facilities;

157

158 l. Parking lots and parking garages, in accordance with Chapter 21.55 HCC;

159

160 m. Mobile commercial structures;

161

162 n. Accessory uses to the uses permitted in the GC2 district that are clearly subordinate to the  
163 main use of the lot or building, such as wharves, docks, restaurant or cafeteria facilities for  
164 employees; or caretaker or dormitory residence if situated on a portion of the principal lot;  
165 provided, that separate permits shall not be issued for the construction of any type of  
166 accessory building prior to that of the main building;

167


168 o. Taxi operation;

- 169
- 170 p. Mobile food services;
- 171
- 172 q. Itinerant merchants, provided all activities shall be limited to uses permitted outright under
- 173 this zoning district;
- 174
- 175 r. Recreational vehicle parks, provided they shall conform to the standards in Chapter 21.54
- 176 HCC;
- 177
- 178 s. Hotels and motels;
- 179
- 180 t. Dormitory;
- 181
- 182 u. As an accessory use, one small wind energy system per lot;
- 183
- 184 v. Open air business;
- 185
- 186 w. Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities
- 187 as defined by State law.
- 188

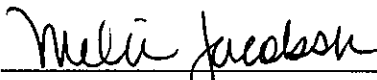
189 Section 3: This ordinance is of a permanent and general character and shall be included  
190 in the City Code.

191  
192 ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER THIS 23<sup>rd</sup> DAY OF SEPTEMBER  
193 2019.

194  
195 CITY OF HOMER

196  
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198  
199 KEN CASTNER, MAYOR

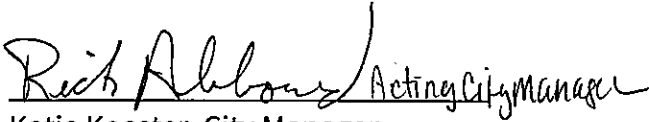
200  
201 ATTEST:

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203  
204 MELISSA JACOBSEN, MMC, CITY CLERK

205  
206  
207 YES: 6  
208 NO: 0  
209 ABSTAIN: 0  
210 ABSENT: 0

211 First Reading: 9/19/19  
212 Public Hearing: 9/23/19  
213 Second Reading: 9/23/19  
214 Effective Date: 9/24/19  
215

216 Reviewed and approved as to form:

217  
218  Acting City Manager  
219

220 Katie Koester, City Manager

221

222 Date: 9/26/19

  
\_\_\_\_\_  
Holly Wells, City Attorney

Date: 9.30.19