1 2	CITY OF HOMER HOMER, ALASKA
3	Planning
4	Commission
5	ORDINANCE 19-50
6	
7	AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8	AMENDING HOMER CITY CODE 21.30 MARINE INDUSTRIAL
9	ZONING DISTRICT SECTION 21.30.020 PERMITTED USES AND
10	STRUCTURES, TO ADD BOAT SALES, RENTALS, SERVICE, REPAIR
11	AND STORAGE, AND BOAT MANUFACTURING AS A PERMITTED
12	USES AND; SECTION 21.30.030 CONDITIONAL USES AND
13	STRUCTURES, TO REMOVE BOAT SALES, RENTALS, SERVICE,
14	REPAIR AND STORAGE, AND BOAT MANUFACTURING AS
15	CONDITIONAL USES.
16	MULTIPEAC No. 2011 No. 2012 Communication Plantage and development and standard
17	WHEREAS, the 2011 Homer Spit Comprehensive Plan encourages development related
18 19	to the boating industries; and
20	WHEREAS, 2018 Homer Comprehensive Plan Economic Vitality Chapter objectives
21	include promoting the marine trades; and
22	metade promoting the marme trades, and
23	WHEREAS, marine equipment sales, rentals, service, repair and storage are permitted
24	uses in the Marine Industrial District; and
25	·
26	WHEREAS, the Marine Industrial Use District has adopted nuisance standards; and
27	
28	WHEREAS, the Port and Harbor Commission supports adoption of the proposed
29	ordinance with unanimous consent.
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31	
32	NOW THEREFORE, THE CITY OF HOMER ORDAINS:
33	
34	Section 1. Homer City Code 21.30.020, Permitted uses and structures is hereby
35	adopted to read as follows:
36	The following uses are permitted outright in the Marine Industrial District, except when such
37	use requires a conditional use permit by reason of size, traffic volumes, or other reasons set
38 20	forth in this chapter:
39 40	a. Port and harbor facilities;
40 41	a. For cand harbor facilities,
42	b. Manufacturing, processing and packing of sea products;
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	Ordinance 19-50 City of Homer
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44	c. Cold storage;
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46	d. Dry docks;
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48	e. Wharves and docks, marine loading facilities, ferry terminals, marine railways;
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50	f. Marine equipment sales, rentals, service, repair and storage;
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52	g. Boat launching or moorage facilities, marinas, boat charter services;
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54	h. Warehouse and marshaling yards for storing goods awaiting transfer to marine vessels or
55	off-loaded from a marine vessel and awaiting immediate pickup by land-based
56	transportation;
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58	i. Mobile food services;
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60	j. Itinerant merchants, provided all activities shall be limited to uses permitted outright under
61	this zoning district;
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63	k. Recreational vehicle parks, provided they shall conform to the standards in Chapter 21.54
64	HCC;
65	L Carotakar husinass awaar ar amalaysa haysind as an assassanyysa ta a arimanyysa and
66 67	l. Caretaker, business owner or employee housing as an accessory use to a primary use, and limited to no more than 50 percent of the floor area of a building and for use by an occupant
68	for more than 30 consecutive days;
69	for more than 50 consecutive days,
70	m. More than one building containing a permitted principal use on a lot;
71	m. More than one ballaning containing a permitted principal use on a lot,
72	n. Restaurant as an accessory use;
73	m restaurant as an accessory ase,
74	o. Parks;
75	
76	p. As an accessory use, one small wind energy system per lot.
77	
78	q. Boat sales, rentals, service, repair and storage, and boat manufacturing;
79	· · · · · · · · · · · · · · · · · · ·
80	Section 2: Homer City Code 21.30.030, Conditional uses and structures is hereby
81	adopted to read as follows:

Page 2 of 4

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The following uses may be permitted in the Marine Industrial District when authorized by

conditional use permit issued in accordance with Chapter 21.71 HCC:

	Page 3 of 4 Ordinance 19-50 City of Homer
85	
86	a. Planned unit development, limited to water-dependent or water-related uses and
87	excluding all dwellings;
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89	b. Boat sales, rentals, service, repair and storage, and boat manufacturing;
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91	€ <u>b</u> . Extractive enterprises related to other uses permitted in the district;
92	
93	d <u>c</u> . Campgrounds;
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95	e <u>d</u> . Bulk petroleum storage;
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97	f <u>e</u> . Helipads;
98	
99	gf. Heliports;
100	handa a result of the
101	hg. Indoor recreational facilities;
102 103	ih Outdoor regrestienel feeilities.
103	ih. Outdoor recreational facilities;
105	<u>ii</u> . Public utility facilities and structures;
106	je. i ablic dutity factities and structures,
107	kj. The location of a building within a setback area required by HCC 21.30.040(b). In addition
108	to meeting the criteria for a conditional use permit under HCC 21.71.030, the building must
109	meet the following standards:
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111	1. Not have a greater negative effect on the value of the adjoining property than a building
112	located outside the setback area; and
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114	2. Have a design that is compatible with that of the structures on the adjoining property.
115	
116	Section 3: This ordinance is of a permanent and general character and shall be
117	included in the City Code.
118	
119	ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER THIS 25 DAY OF November
120	2019.
121	
122	CITY OF HOMER
123	
124 125	X . (Att
125	WEN CACTNED MAYOR
120	KEN CASTNER, MAYOR

City of Homer 127 128 ATTEST: 129 130 131 MELISSA JACOBSEN, MMC, CITY CLERK 132 YES: 6 133 NO: 0 134 ABSTAIN:0 135 ABSENT: D 136 137 138 First Reading: 10.28-19 139 Public Hearing: (1.25.15 140 Second Reading: 11-25-19 141 Effective Date: 11-26-19 142 143 Reviewed and approved as to form: 144 145 146 147 Katie Koester, City Manager 148 Michael Gatti, City Attorney

Page 4 of 4 Ordinance 19-50

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Date: 12.4.19