

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 Planning  
4 Commission

5 **ORDINANCE 20-29**

6  
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
8 AMENDING HOMER CITY CODE 21.46 SMALL BOAT HARBOR  
9 OVERLAY ZONING DISTRICT, SECTION 21.46.060 ARCHITECTURAL  
10 STANDARDS, TO REMOVE THE REQUIREMENT FOR GABLED  
11 ROOFS.

12  
13 WHEREAS, The 2011 Homer Spit Comprehensive Plan suggests looking into developing  
14 appropriate guidelines for new development to maintain the character of the Homer Spit; and  
15

16 WHEREAS, Structures located outside of the Small Boat Harbor Overlay Zoning  
17 District(Overlay District) have been developed without incorporating a gabled roof; and  
18

19 WHEREAS, A gabled roof requirement challenges the ability to design a two-story  
20 structure that does not exceed the 25 foot height restriction in the Overlay District; and  
21

22 WHEREAS, The Port and Harbor Advisory Commission and Planning Commission  
23 approve of the use of alternate roof designs.

24  
25 NOW THEREFORE, THE CITY OF HOMER ORDAINS:

26  
27 Section 1. Homer City Code 21.46.060, Architectural standards is hereby amended  
28 to read as follows:

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30 Overslope development shall conform to the following architectural standards:

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32 a. All buildings on the same overslope platform shall receive a common architectural  
33 treatment. The main color of the exterior walls of all buildings on an overslope platform  
34 shall be one or more earth or seascape tones.

35  
36 b. Not less than five percent of the area of an overslope platform area shall be outdoor  
37 public open space.

38  
39 c. Overslope development shall include pedestrian walkways that provide direct access  
40 between common areas in the overslope development and public rights-of-way.  
41

42 d. Opaque walls, fences or planter boxes, or any combination of them, shall be used to  
43 screen mechanical equipment and trash containers from view in adjacent public areas.  
44

45 e. The design of structures and outdoor pedestrian areas shall take into consideration  
46 environmental factors such as prevailing wind, salt spray, solar exposure, snow and  
47 heavy rains.  
48

49 f. Along the length of a building, the roofline shall not be continuous for more than 60  
50 feet. ~~Roofs shall be gabled.~~  
51

52 g. The maximum height of a building measured from the overslope platform or the  
53 adjacent grade to the highest roof peak shall not exceed 25 feet.  
54

55 h. A public access not less than eight feet wide to an area overlooking the harbor shall  
56 be provided at each end of an overslope platform and at intervals not greater than 150  
57 feet on the overslope platform.  
58

59 i. A continuous pedestrian corridor at least eight feet wide must extend the length of  
60 the overslope development, on either the harbor or the uplands side, or some  
61 combination thereof. The corridor must be clear of obstructions, but may be covered  
62 by an awning or roof overhang. The minimum eight-foot width of the corridor may not  
63 be counted to meet landscaping or public open space requirements.  
64

65 Section 2: This ordinance is of a permanent and general character and shall be included in  
66 the City Code.  
67

68 ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER THIS 27<sup>th</sup> DAY OF JULY, 2020.  
69

70 CITY OF HOMER



71  
72  
73 KEN CASTNER, MAYOR

74 ATTEST:



75  
76  
77 MELISSA JACOBSEN, MMC, CITY CLERK

78  
79 YES: 5

80 NO: 0

81 ABSTAIN: 0

82 ABSENT: 1

83

84 First Reading: 6-22-20  
85 Public Hearing: 7-27-20  
86 Second Reading: 7-27-20  
87 Effective Date: 7-28-20  
88

89 Reviewed and approved as to form:  
90

91   
92 Rick Abboud, Interim City Manager  
93

94  
95 Date: 7/28/2020

s/Michael Gatti/  
Michael Gatti, City Attorney

Date: 8/20/2020