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**CITY OF HOMER
ORDINANCE 14-56(A)**

Planning

AN ORDINANCE OF THE HOMER CITY COUNCIL AMENDING HOMER CITY CODE 21.70.010, ZONING PERMIT REQUIRED, AND 21.90.030, INVALID LAND USE PERMITS, REGARDING THE REQUIREMENT FOR A ZONING PERMIT AND THE RELATIONSHIP OF ZONING VIOLATIONS TO PERMIT ISSUANCE.

THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.70.010, Zoning permit required, is amended to read as follows:

21.70.010 Zoning permit required. a. Except as provided in subsection (c) of this section, a zoning permit shall be obtained from the City Planner for the following:

1. Erection, construction or ~~moving~~ **expansion** of any building or structure.

2. Site development activities that trigger other review or approval requirements under the Homer Zoning Code, such as, but not limited to, the requirement of a site plan, development activity plan or stormwater protection plan.

3. **An increase in the height, or an exterior dimension of any floor, of an existing building, or an increase in the height, or the footprint area,** ~~A change or expansion of **an existing** any building, structure or lot.~~

4. A change or expansion of the use of a lot.

b. The zoning permit required by this section shall be obtained prior to the commencement of any ~~work, change or expansion of a building, structure, lot or use, or other~~ activity for which the permit is required. Failure to do so is a violation.

c. The following are exempt from the requirement to obtain a zoning permit, but not from compliance with applicable requirements of the Homer Zoning Code, such as, but not limited to, the development activity plan or stormwater protection plan:

1. **Any change to an existing building that does not increase the height, or exterior dimension of any floor, of the building, and any change to an existing structure that does not increase the height, or footprint area, of the structure.**

2. Erection or construction of a one-story detached accessory building used as a tool and storage shed, playhouse, or other accessory use, provided the building area does not exceed 200 square feet; and further provided, that there is already a main building on the same lot.

~~3.~~ Fences or walls used as fences, unless otherwise regulated by the Homer City Code.

~~4.~~ Removal of any building or structure.

~~5.~~ Termination of any type of use.

[**Bold and underlined added.** Deleted language stricken through.]

85 First Reading:
86 Public Hearing:
87 Second Reading:
88 Effective Date:

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91 Reviewed and approved as to form:

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94 _____
95 Marvin Yoder, City Manager

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Date: _____

Thomas F. Klinkner, City Attorney

Date: _____