

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

3 Planning Commission

4 **ORDINANCE 20-53**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOMER,
7 ALASKA, AMENDING HOMER CITY CODE 21.05.030 MEASURING
8 HEIGHTS TO EXCLUDE ELEVATOR SHAFTS WHEN MEASURING
9 THE HEIGHT OF A BUILDING

10
11 WHEREAS, The 2018 Homer Comprehensive Plan, chapter 4 Land Use, Goal 3, Objective
12 B states. "Encourage high quality site design and buildings;" and

13
14 WHEREAS, Elevators may help structures comply with the Americans with Disabilities
15 Act; and

16
17 WHEREAS, An elevator may be a requirement of some types of new or remodeled
18 commercial buildings, and an elevator shaft may extended above the remainder of the roofline
19 of a structure; and

20
21 WHEREAS, HCC 21.02.030(b) Title and Purpose of the Homer Zoning Code, states
22 "Regulate the height, number of stories, and size of buildings and other characteristics of
23 structures;" and

24
25 WHEREAS, Elevator shafts typically extend above the roofline of the building and are a
26 necessary mechanical feature for the design and operation of an elevator, and

27
28 WHEREAS, Amending HCC 21.05.030 to allow elevator shafts to extend above a roof line
29 but not be considered in the overall height of a building will allow more latitude when
30 incorporating an elevator in new or existing structures.

31
32 NOW THEREFORE, THE CITY OF HOMER ORDAINS:

33
34 Section 1. Homer City Code 21.053.030 Measuring heights is hereby amended as
35 follows:

36
37 21.05.030 Measuring heights

38
39 a. When measuring height of a building, the following are included in the measurement:
40 screening, parapets, mansards or similar structures.
41

42 b. When measuring height of a building, the following are excluded from the
43 measurement:

44 1. Steeples, spires, belfries, cupolas and domes if not used for human
45 occupancy, chimneys, ventilators, weather vanes, skylights, water tanks,
46 **elevator shafts**, bulkheads, monuments, flagpoles, wind energy systems,
47 television and radio antennas, other similar features, and necessary mechanical
48 appurtenances usually carried above roof level.

49
50 2. Wireless communications equipment that does not extend more than 10 feet
51 above the height of the building.

52
53 3. For buildings located within an area of special flood hazard, the vertical
54 distance between grade and the base flood elevation plus two feet is excluded
55 from the calculation of building height.

56
57 Section 2. This ordinance is permanent in nature and shall be codified.

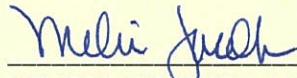
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59 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 14th day of September, 2020.

60
61 CITY OF HOMER

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64
65 KEN CASTNER, MAYOR

66 ATTEST:

67 

68 MELISSA JACOBSEN, MMC, CITY CLERK

69
70
71 YES: 5

72 NO: 0

73 ABSTAIN: 0

74 ABSENT: 1

75
76
77 First Reading: 8.24.20

78 Public Hearing: 9.14.20

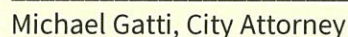
79 Second Reading: 9.14.20

80 Effective Date: 9.15.20

81
82 Reviewed and approved as to form:

83 

84 Robert Dumouchel, City Manager

85 
Michael Gatti, City Attorney



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87
88

Date: 15 SEPT 20

Date: _____