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**CITY OF HOMER
HOMER, ALASKA**

Planning Commission

ORDINANCE 23-08

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING HOMER CITY CODE SECTION 21.20, TOWN CENTER
DISTRICT.

WHEREAS, It is in the interests of the City to make allowances for uses in districts according to the guidance set forth in the 2018 Homer Comprehensive Plan and the purpose of the district described in Homer City Code; and

WHEREAS, The Homer Planning Commission, using the guidance of the 2018 Homer Comprehensive Plan and the Purpose statement in code for the zoning district, has identified conditional uses and structures that would be more appropriately listed as permitted uses; and

WHEREAS, The Town Center District has adopted extensive regulations including architectural standards and site development standards which provides adequate measures applicable to all developments; and

WHEREAS, The proposed ordinance clears up unintended conflict of uses.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code Chapter 21.20, Town Center District is amended to read as follows:

21.20.030 Conditional uses and structures.

The following uses may be permitted in the Town Center District when authorized by conditional use permit issued in accordance with Chapter 21.71 HCC:

a. Planned unit developments, limited only to uses otherwise permitted in this district;

~~b. Indoor recreational facilities;~~

~~b.~~ Light or custom manufacturing, repair, fabricating, and assembly, provided such use, including storage of materials, is wholly within an enclosed building;

~~d.~~ Other uses approved pursuant to HCC 21.04.020;

~~e. Outdoor recreational facilities;~~

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

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fd. Customary accessory uses to any of the permitted uses listed in the TCD district; provided, that a separate permit shall not be issued for the construction of any type of accessory building prior to that of the main building;

ge. One wind energy system having a rated capacity exceeding 10 kilowatts; provided, that it is the only wind energy system on any capacity of the lot.

Section 3. This ordinance shall take effect upon its adoption by the Homer City Council.

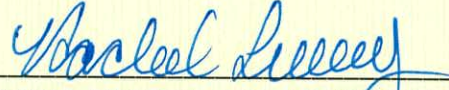
Section 4. This ordinance is of a permanent and general character and shall be included in the City code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 27th day of February, 2023.

CITY OF HOMER


KEN CASTNER, MAYOR

ATTEST:



RACHEL TUSSEY, CMC, ACTING CITY CLERK

YES: 6
NO: 0
ABSTAIN: 0
ABSENT: 0



First Reading: 2/13/2023
Public Reading: 2/27/2023
Second Reading: 2/27/2023
Effective Date: 2/28/2023