

**CITY OF HOMER  
HOMER, ALASKA**

Planning Commission

**ORDINANCE 25-20**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
AMENDING HOMER CITY CODE 21.16 RESIDENTIAL OFFICE  
DISTRICT, 21.24 GENERAL COMMERCIAL 1 DISTRICT, AND 21.26  
GENERAL COMMERCIAL 2 DISTRICT, ADDING STUDIOS AS A  
PERMITTED USE IN EACH DISTRICT.

WHEREAS, On November 6, 2024, Per HCC 21.95.010, an amendment to this title was  
initiated by a member of the Planning Commission, Planning Commissioner Heath Smith; and

WHEREAS, A Public Hearing was held by the Planning Commission on January 2, 2025;  
and

WHEREAS, It was brought to the attention of the City Planner that the review criteria  
per HCC 21.95.040 was missing from staff report 25-02; and

WHEREAS, A Public Hearing was held by the Planning Commission on February 5, 2025  
with the review criteria per HCC 21.95.040; and

WHEREAS, The Planning Commission, by a vote of 4-1, recommended approval of the  
code amendment to City Council to permit Studio as a permitted use in the General  
Commercial 1, General Commercial 2, and Residential Office zoning districts; and

WHEREAS, It is in the City's best interest to permit the studio use in the General  
Commercial 1, General Commercial 2, and Residential Office zoning districts.

NOW THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code Chapter 21.24, General Commercial 1 District is amended  
as follows:

21.24.020 Permitted Uses and Structures.

The following uses are permitted outright in the General Commercial 1 District, except when  
such use requires a conditional use permit by reason of size, traffic volumes, or other reason  
set forth in this chapter:

**oo. Studio.**

Section 2. Homer City Code Chapter 21.26, General Commercial 2 District is amended as follows:

21.24.020 Permitted Uses and Structures.

The following uses are permitted outright in the General Commercial 2 District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reason set forth in this chapter:

**aa. Studio.**

Section 3. Homer City Code Chapter 21.16, Residential Office District is amended as follows:

21.16.020 Permitted Uses and Structures.

The following uses are permitted outright in the Residential Office District:

**x. Studio.**

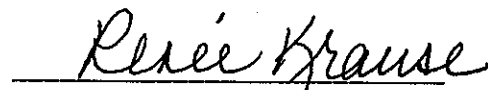
Section 4. This ordinance is of a permanent and general character and shall be included in Homer City Code.

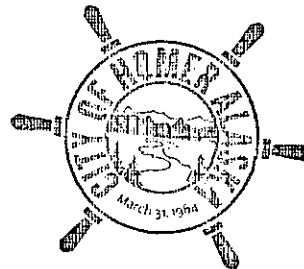
ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 10<sup>th</sup> day of March, 2025.

CITY OF HOMER

  
RACHEL LORD, MAYOR

ATTEST:

  
RENEE KRAUSE, MMC, CITY CLERK



Introduction: 2/24/25  
Public Hearing: 3/10/25  
Second Reading: 3/10/25  
Effective Date: 3/11/25

85 YES: 5  
86 NO: 0  
87 ABSTAIN: 0  
88 ABSENT: 1