Proposed Zoning Map Amendment FAQs

Amending Portions of the Rural Residential District (RR) to Urban Residential (UR)

What?
The City is looking at changing the zoning for some Rural Residential areas in Homer to become Urban Residential.

Why?
The adopted 2018 Comprehensive Plan identifies the proposed areas to be designated as Urban Residential to provide for additional housing units and a variety of housing types. These areas are currently served by water and sewer utilities or are expected to be served in the future.

Why is this being proposed now?
Developers have provided City water and sewer services and made new subdivisions. The zoning change will help address the continuing demand for more housing and to use City infrastructure efficiently.

What will change?
Those yet to develop may take advantage of the opportunities to provide for duplexes or multi-family structures. Developed lots may be able to add an accessory dwelling. For more information about the zoning changes, see Zoning Differences: Rural Residential (RR) and Urban Residential (UR).

What if I have a use that is allowed in RR but prohibited in UR?
If you have established a use or structure that is allowed in RR but not in UR, you will be allowed to legally continue that use according to the standards found in Homer City Code 21.61. Generally, it will be allowed until the use is discontinued for 24 consecutive months. Please call the Planning Office with any concerns.

Will my taxes change?
Likely, your taxes will not be affected by the change in zoning. Many factors about your property help to determine the Borough Assessment, the zoning only plays a very small role when compared with the improvements on and/or services to your property. The largest factor, regardless of zoning designation, is how much someone is willing to pay for your or similar properties nearby.

Do I need to do anything?
No. But, more information may be found on the links. You may call the Planning Office if you have concerns that have not been addressed at 907-235-3106. You will be noticed of opportunities to testify at the Planning Commission.