Chapter 21.14
UR URBAN RESIDENTIAL DISTRICT

Sections:
21.14.040 Dimensional requirements.


The Urban Residential District is primarily intended to provide a sound environment for medium-density residential occupancy including single-family, duplex and low-rise multiple-family dwellings of various types and designs and other compatible uses as provided in this chapter. [Ord. 08-29, 2008].


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

a. Single-family dwelling, excluding mobile home;

b. Duplex dwelling, excluding mobile home;

c. Multiple-family dwelling, only if the structure conforms to HCC 21.14.040(a)(2) and excluding mobile home;

d. Public parks and playgrounds;

e. Home occupations, provided they conform to the requirements of HCC 21.51.010;

f. Rooming house, bed and breakfast and hostel;

g. Private floatplane tie-up facility as an accessory use incidental to residential use;
h. As an accessory use incidental to residential use, storage of personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line;

i. As an accessory use incidental to residential use, the private outdoor storage of noncommercial equipment, including noncommercial trucks, boats, and not more than one recreational vehicle in a safe and orderly manner and separated by at least five feet from any property line, provided no stored equipment, boat or vehicle exceeds 36 feet in length;

j. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory to a residential use in a manner consistent with the requirements of all other provisions of the Homer City Code and as long as such animals are pets of the residents of the dwelling and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property;

k. Customary accessory uses to any of the permitted uses listed in the UR district; provided, that no separate permit shall be issued for the construction of any detached accessory building prior to that of the main building;

l. Day care homes; provided, however, that outdoor play areas must be fenced;

m. Recreational vehicles, subject to the standards set out in HCC 21.54.320;

n. Open space, not including outdoor recreational facilities;

o. Public schools and private schools;

p. As an accessory use, one small wind energy system per lot having a rated capacity not exceeding 10 kilowatts;

q. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single-family dwelling on a lot. [Ord. 11-44(S) § 1, 2011; Ord. 11-23(A) § 2, 2011; Ord. 09-34(A) § 6, 2009; Ord. 08-29, 2008].


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

a. Planned unit development, excluding all industrial uses;

b. Townhouse developments;

c. Day care facilities; provided, however, that outdoor play areas must be fenced;
d. Religious, cultural and fraternal assembly;

e. Hospitals;

f. Pipelines and railroads;

g. Storage of heavy equipment or boats over 36 feet in length as an accessory use incidental to a permitted or conditionally permitted principal use;

h. Private stables and the keeping of larger animals not usually considered pets, including paddocks or similar structures or enclosures utilized for keeping of such animals as an accessory use incidental to a primary residential use; such use shall be conditioned on not causing unreasonable disturbance or annoyances to occupants of neighboring property, and on sufficient land to harbor such animals;

i. Group care home;

j. Assisted living home;

k. More than one building containing a permitted principal use on a lot;

l. Indoor recreational facilities;

m. Outdoor recreational facilities;

n. One small wind energy system having a rated capacity exceeding 10 kilowatts; provided, that it is the only wind energy system of any capacity on the lot. [Ord. 14-49(A) § 3, 2014; Ord. 09-34(A) § 7, 2009; Ord. 08-29, 2008].

**21.14.040 Dimensional requirements.**

The following dimensional requirements shall apply to all structures and uses in the Urban Residential District:

a. Lot Size.

1. For single-family and duplex dwelling structures, there shall be a minimum lot area of 7,500 square feet.

2. Multiple-family dwelling containing three or more units shall meet the following standards:
   a. The total floor area shall not be more than four-tenths the lot area;
b. The total open area shall be at least 1.1 times the total floor area. Open area is any portion of the lot not covered or used for parking spaces and maneuvering.

b. Building Setbacks.

1. Buildings shall be set back 20 feet from all dedicated rights-of-way, except as allowed by subsection (b)(3) of this section;

2. Buildings shall be set back from all other lot boundary lines according to the number of stories as follows:

<table>
<thead>
<tr>
<th>Number of Stories</th>
<th>Setback (in feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>5</td>
</tr>
<tr>
<td>1 1/2</td>
<td>6</td>
</tr>
<tr>
<td>2</td>
<td>7</td>
</tr>
<tr>
<td>2 1/2</td>
<td>8</td>
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</tbody>
</table>

3. Adjacent to those rights-of-way that lead to Kachemak Bay and have been determined to be unsuitable for road construction as set forth by resolution of the City Council, all buildings shall be set back from the boundary of the right-of-way according to the number of stories as provided in subsection (b)(2) of this section.

c. Building Height. The building height shall be a maximum of 35 feet.

d. Detached accessory buildings may occupy not more than 25 percent of a required rear or side yard and no portion of a required front yard, shall not be more than 1,200 square feet in area, and shall be located at least five feet from the nearest part of a main building. [Ord. 08-29, 2008].


All development in the Urban Residential District shall comply with the level one site development standards contained in HCC 21.50.020. [Ord. 08-29, 2008].


The level one lighting standards of HCC 21.59.030 apply to all developments in this district. [Ord. 19-26(S) § 2, 2019].