

City of Homer Title 21 Code Update | Public Hearing Draft, August 5, 2026
Land Use Standards Table HCC 21.31.a

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<i>Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)</i>	Residential			Mixed Use				Commercial/Industrial			Open Space / Conservation		
<i>Uses</i>	RR - Rural Residential	NF - Neighborhood Flex	UR - Urban Residential	M ¹ - Medical Mixed Use	RO ¹ - Residential Office	DMU ¹ - Downtown Mixed Use	GBD ¹ - Gateway Business District	LIMU ¹ - Light Industrial Mixed Use	MC ¹ - Marine Commercial	MI ¹ - Marine Industrial	OSR - Open Space Recreation	CO - Conservation	Specific Use Standards (y = yes applicable)
Residential													
Detached Dwelling	P	P	P	P	P	P	P						
Dormitory				P		P		P					
Duplex Dwelling	P	P	P	P	P	P	P	A					
Mixed-use building containing both residential and commercial uses				P	P	P	P	P	P	C ²			
Factory-Built or Manufactured Dwelling	P	P	P	P		P	P						
Group care home	C	C	P	P	P	P							
Mobile homes	P												
Mobile home parks	C							C					y
Multi-unit dwelling	P	P	P	P	P	P	P						
Planned Unit Development	C	C	C	C		C		C					
Tiny house	P	P	P	P	P	P							
Townhouses		P	P	P	P	P	P	P					
Worker Housing								A		A			y
Accessory Dwelling Unit	A	A	A	A	A	A	A						y
Lodging													
Hotels and motels						P	P	P	P				
Rooming house, bed and breakfast and hostel	P	P	P	P	P	P	P	P					
Commercial													
Auto fueling stations						C	P	P					y
Auto, marine, and RV sales, rental, repair and storage						C	C	P	P	P			y
Building supply and equipment sales and rentals								P					
Commercial greenhouses and tree nurseries offering sale of plants or trees grown on premises	P												
Sale of durable and nondurable medical supplies and equipment				P									
Drive-in car washes						C		P					
Drive-through establishments						P	P	P					y
Dry cleaning and laundry						P		P					
Entertainment establishments						P	P	P					
Garden supplies and greenhouses						P		P					
Heavy equipment and truck sales, rentals, service and repair								P					
Itinerant or transient merchants						P	P	P	P	P			
Kennels	C							P					

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Large Retail and Wholesale Stores						C	C	C					y
Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities						P	P	P	P	P			y
Mobile Commercial structures								P					
Outdoor harboring or keeping of livestock ³	P		A		A								
Outdoor harboring or keeping of fowl ³	P	A	A		A			A					
Open air businesses						P		P					
Planned unit developments, limited to water-dependent and water-related uses									C	C			
Plumbing, heating and appliance services						P	P	P					
Retail businesses				A		P	P	P					
Retail businesses limited to the sale of seafood products, sporting goods, curios, and arts and crafts									P				
Retail and wholesale sales of building supplies and materials						P	P	P					
Self-service laundries						P	P	P					
Wholesale businesses, including storage and distribution services incidental to the products to be sold								P					
Eating and Drinking													
Mobile food services				P		P	P	P	P	P			
Restaurants and clubs						P	P	P	P	A			
Office and Services													
Assisted living home	C	C	P	P	P	P							
Business offices for water-dependent and water-related activities such as fish brokers, off-shore oil and gas service companies, and stevedores									P	P			
Cemeteries	C												
Crematoriums								C					
Day care facilities	C	P	P	P	P	P	P	P					
Day care homes	P	P	P	P	P	P	P						
Financial institutions						P	P	P					
Home occupations	A	A	A	A	A	A	A	A					y
Hospitals				P									
Medical clinics				P	C	P							
Mortuaries				C				P					
Offices				P	P	P	P	P					
Offices for tourism-related charter and tour businesses, such as fishing, flightseeing, day excursions and boat charters and tours									P				
Personal Services				P	P	P	P	P					

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Studios					P	P	P	P					
Public and Quasi-Public													
Libraries and similar institutions				P		P	P						
Museums						P	P						
Parking garages				C		P		P					
Parking lots				P		P		P	P	P	C	A	
Pedestrian trails, including boardwalks and viewing platforms												C	
Public utility facilities and structures	P	P	P	P	P	P	P	P	P	P	P	C	
Schools	P	P	P	C	C	P	P	P					
Places of Assembly	C	C	C	P	P	P	P	P					y
Shelter for the homeless						C		C					
One small wind energy system per lot having a rated capacity not exceeding 10 kilowatts	A	A	A	A	A	A	A	A	A	A			y
One small wind energy system exceeding 10 kW; provided that it is the only wind energy system of any capacity on the lot	C	P	P	C	C	C	C	P		P			y
Recreation													
Campgrounds								C	P	C	C		
Indoor recreational facilities	C	C	C			P	P	P	C	C	C		
Marine-life and wildlife sanctuary or preserve											P	P	
Marine recreation activities such as fishing and boating											P		
Other open space and recreation uses											C		
Outdoor recreational facilities	C	C	C			C		P	C	C	C		
Open space	P	P	P		P	P	P	P			P	P	
Parks	P	P	P	P	P	P	P	P	P	P	P		
Educational and interpretive displays and signs												P	
Recreational vehicles	A	A			A								
Recreational vehicle parks								P	P	P	P		y
Industrial, Production and Storage													
Boat storage and boat manufacturing.								P		P			
Boat and fishing gear storage								P		P	C		
Bulk petroleum storage (above or underground)								C		C			
Cold storage facilities								P	P	P			
Extractive enterprises								C		C			
Private exterior storage of occupant's personal noncommercial equipment				A	A	A							
Exterior storage of noncommercial equipment	A	A	A		A								y
Impound Yards								P					

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Junkyard								C					
Light or custom manufacturing, fabricating, and assembly						C	C						
Lumberyard								P					
Manufacturing, fabrication and assembly								P					
Manufacturing, production, processing, cooking, and packing of fish, shellfish, and seafood products;								P	P	P			
Research and development								P		P			
Storage and distribution services and facilities								P					
Storage of heavy equipment, vehicles or boats	A	A	A					P					
Storage of heavy equipment, vehicles or boats over 36 feet in length	C	C	C										
Storage of personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line	A	A	A	A	A	A							
Warehousing, commercial storage, mini-storage								P					
Warehouse and marshaling yards for storing goods awaiting transfer to marine vessels or off-loaded from a marine vessel and awaiting immediate pickup by land-based transportation										P			
Welding and mechanical repair								P					
Transportation and Aviation													
Air charter and airport operations						P		P					
Boat launching or moorage facilities, marinas, boat charter services									P	P			
Dry docks										P			
Floatplane tie-up facilities and air charter services						P		P					
Helipads				C						C			
Heliports										C			
Pipelines	C	C	C			C		C			C		
Port and Harbor Facilities									P	P			
Private floatplane tie-down	A	A	A										
Wharves and docks, marine loading facilities, ferry terminals, marine railways										P			
Agriculture													
Temporary (seasonal) roadside stands for the sale of produce grown on the premises	P												
Agricultural activity								P					y
Agricultural activity, including general farming, truck farming, livestock farming, nurseries, and greenhouses	P												y

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Fish and wildlife habitat protection and enhancement												P	
Marine-life raising or production for recreational purposes, but not for commercial fishing purposes											P		
Keeping of larger animals not usually considered pets		C	C										
Private stables	P	C	C					P					
Other													
Other customary accessory uses incidental to any of the permitted uses listed	A	A	A	A	A	A	A	A	A				
More than one building containing a permitted principal use on a lot;	P	P	P	P	P	P	P	P	P	P			
Other conservation uses that will enhance the Conservation District												C	

Footnotes:

1: Conditional use: Any uses with the following traffic impacts:

Is estimated to generate more than 100 vehicle trips during any hour of the day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, Ninth Edition;

Is estimated to generate more than 500 vehicle trips per day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, Ninth Edition;

Is estimated to generate an increase in traffic to more than 100 vehicle trips during any hour of the day due to a change in land use or intensity of use; or

Is expected to generate traffic that will detract from the safety of, or degrade by one level of service, the highway, road, street, alley or intersection. [Ord. 20-59(A) § 1, 2020].

2: Limited to water-dependent and water-related uses.

3: Must comply with standards in HCC 21.39.020.