



Phase 2: Title 21 Update
Homer Planning Commission Meeting
FOCUS: Draft Code Highlights
October 15, 2025

Facilitated by Project Team Members: Shelly Wade, Agnew::Beck Consulting & Erin Perdu, Stantec

What We'll Cover

- Process updates
- Areas of focus:
 - Reorganization and development process
 - District consolidations
 - Housing changes
- Next Steps & Closing Comments

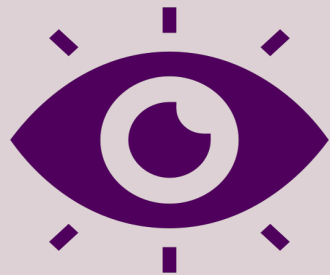


Process Updates

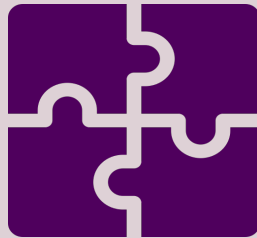
Reminder: Code Revision Goals



Streamline development processes and increase predictability



Increase code clarity and flexibility



Better align the code with community plans



Consider natural hazards and preserve natural features



Simplify, reorganize, and add visuals to make the code more user friendly

Project Schedule & Progress to Date



***We are
here***

January – March 2025

- Launch Phase 2
- Compile background and gather initial feedback from City staff and Planning Commission
- Review existing code and identify updates

April – June 2025

- Meet with key stakeholders, partners, and Planning Commission to gather input
- Develop proposed code type and structure

July – September 2025

- Gather input from public on potential changes
- Draft preliminary revisions to Title 21

October 2025 – January 2026

- Share code for public review
- Consider and incorporate revisions based on feedback
- *Code adoption process starts early 2026*

Ongoing: Monthly updates and/or work sessions with the Planning Commission and City Council

Stakeholder Engagement To Date



Planning Commission Meetings

- Regular Meeting: Schedule, Roles, Examples, and Priority Areas for Code Update (March 2025)
- Work Session: Code Audit Review and PC/Staff Decisions (April 2025)
- Regular Meeting: Brief Stakeholder Engagement Update (May 2025)
- Work Session: Emerging Stakeholder Engagement Themes and Land Uses Discussion (May 2025)
- Regular Meeting: Conditional Use Permits, Land Uses, Housing Types, Zoning Districts (June 2025)
- Regular Meeting: Use Standards, Sign Code, Administrative Flexibility (July 2025)

Staff and City Commission/Advisory Board Conversations

- City staff listening session (February 2025)
- Port and Harbor Advisory Commission (August 2025)
- Monthly progress reports submitted to City Council (included in City Manager packet)

Stakeholder Dialogues, Interviews

- Dialogue with Builders and developers (April 2025)
- Dialogue with Realtors (April 2025)
- Dialogue with Business Owners (April 2025)
- Interviews with City Council members (April 2025)
- Dialogue with representatives from Guiding Growth & Mobilizing for Action through Planning and Partnerships (June 2025)
- Interviews to fill in gaps/missing perspectives from those who work most closely with the zoning code (July 2025)

Community Open House

- Rescheduled for **November 6, 2025**.
- Objective: A chance for residents to weigh in on proposed changes ahead of the official launch of the public review draft.



The open house will feature:

- An introductory presentation
- Interactive stations covering topics such as:
 - District changes
 - Housing
 - Development process

Code Revision Highlight: Reorganization

How to review the draft code...



*Consolidate topics
so they are easily
found*

Reorganization

- Administration, Procedures and Enforcement (Division II, page 27)
 - Permits
 - Planning Applications and Procedures
 - Decision-Making Bodies and Responsibilities
 - [Review matrix](#)
- [Use and Dimensional Standards Tables](#)
- Specific Use Standards (Division IV, page 146)
 - Regulations that apply to specific uses
 - Home occupations, wireless towers, etc.
- Site Development Standards (Division V, page 178)
 - Regulations that apply to all uses
 - Parking, landscaping, lighting, etc.

*Title 21 Goal:
Increase code
clarity and
flexibility*

Changes to Development Process

- Remove CUP requirement for some common requests:
 - More than one principal structure on a lot
 - Building coverage over 30% or over 8,000 sf. (increased maximum coverage in many districts, removed 8,000 sf. cap)
- Administrative adjustments (Chapter 21.10, page 36):
 - Up to 2 ft. reduction in setbacks
 - Up to 10% more lot or building coverage
 - Up to 10% of required landscaping
 - Up to 10% of accessory structure size
 - Expansions of legal nonconforming uses
 - Building height in LIMU (for boat building)
 - Lighting standards
 - Off-street parking



Discussion questions:

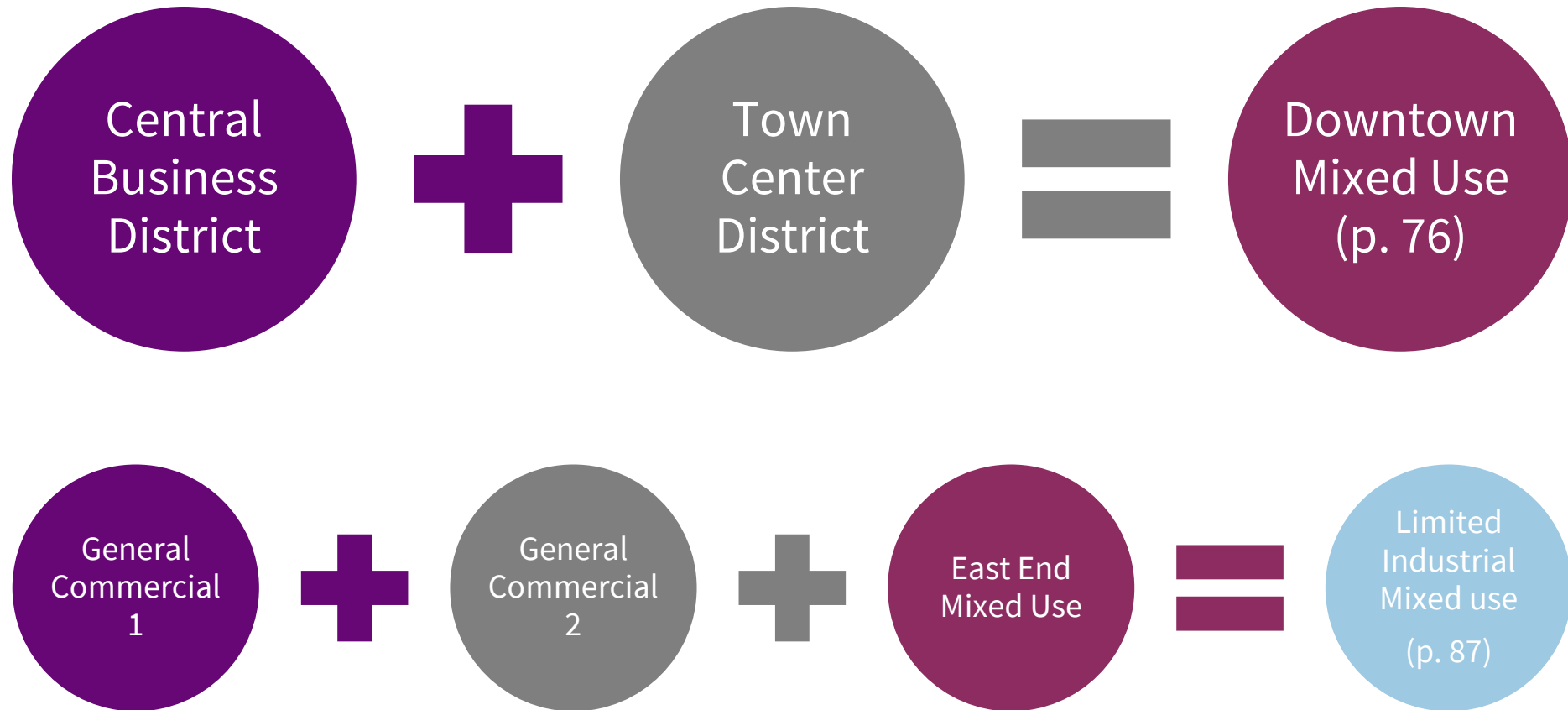
- What is your level of support for these changes?
- What areas of concern do you have?
- Are there other changes we should consider?

Code Revision Highlight: District Changes

District Consolidations

Consolidate districts that have similar standards and intent

(Division III Zoning Districts begins on page 60)



District Renames & New Districts

*Rename districts
to match intent
and standards*

*Create new
districts to match
comprehensive
plan guidance
where needed*

Gateway Business



**Community Mixed
Use (p.82)**

**Neighborhood
Flex (p.65)**

- Bridge between RR and UR
- Residential uses depending on service connectivity
- Medium to high-density residential uses
- Other compatible uses if environmental constraints allow

District Eliminations

Remove obsolete districts

Residential Office (p. 71)

- Similar uses to Urban Residential
- Eliminate – distribute to UR or Medical

Scenic Gateway Corridor (p. 106)

- Prohibited uses regulated through underlying zoning districts
- Design of development covered by Community Design Manual



Discussion questions:

- What is your level of support for these changes?
- What areas of concern do you have?

Code Revision Highlight: Housing

*Top 3 Challenge Living in
Homer (from Comp Plan):
Lack of affordable
housing*

*Land Use Strategy:
Implement zoning
reforms to support
sustainable growth and
attainable housing
development for young
people, families, seniors,
and seasonal workers*

*(from Land Use & Environment chapter on
page 21, and Housing chapter on page 34
of the Comp Plan Public Hearing Draft)*

Changes related to housing

- Simplify density calculations for multi-unit dwellings (page 70)
7,500 sf. for first dwelling unit, then 1,200 sf. for each additional dwelling unit
- Remove CUP requirement for townhomes
- Make worker housing a permitted accessory use in industrial and commercial districts (use table)

More Housing Types in More Places

Uses	Current Status	Proposed Change	Purpose
Residential Uses			
Townhouses	Permitted in UR, RO, M, CBD, TCD, GBC Conditional in GC-1	Permitted in Downtown MU, Community MU, Neighborhood Flex, Light Industrial Mixed Use	Expand areas where townhouses are allowed.
Multi-Unit Dwelling	P in RR, UR, CBD, TCD, GBD	P in Commercial, Mixed Use and Industrial districts	Allow multi-family projects in commercial and industrial districts.
Mixed use buildings	C in GC-2 and EEMU	P in CMU, LIMU	Apartments/condos above commercial or office uses
Tiny houses	Not addressed	Defined (p.21) and allowed in Neighborhood Flex and Urban Residential	Allow more housing options



Discussion questions:

- What is your level of support for these changes?
- What areas of concern do you have?
- What other housing types should we consider?

Next Steps & Closing Comments

What's Up Next?

November 5th, 2025

Regular Planning Commission Meeting

- Part two of the discussion today.
- Planning commissioners invited to do a more detailed review of the code and bring any questions, concerns.

November 6th, 2025

Community Open House

- A chance for residents to weigh in on proposed changes ahead of the official launch of the public review draft.
- Will feature topics such as proposed district changes, housing, development process.

November – December 2025

Prepare and Release Public Review Draft

- Potential special meeting with Planning Commission to share open house feedback and confirm major revisions.
- Refine draft code based on input from Planning Commission, Open House participants, City Staff, and legal review.
- Release draft code for a minimum 30-day public comment period.

- *Code adoption process will begin in early 2026*

Thank you! Questions, Comments?

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