



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report PL 20-38

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: June 17, 2020
SUBJECT: Medical Zoning District Draft Ordinance

Requested action: Conduct a public hearing and make a recommendation to the City Council.

Introduction

The Commission was tasked by the City Council in Resolution 19-49(S)(A) to make a recommendation to Council by June 30th on a new medical zoning district. The Commission response was to include a draft ordinance and memo explaining the recommendations and the process used to arrive at them.

Where we have been

The Commission has discussed this proposed zoning district at four work sessions and six regular meetings to date. At the end of this staff report is a list of meeting dates, and staff reports. All of these items are available on the City website under the meeting date, if you need a refresher! A neighborhood meeting was held on February 20, 2020.

Analysis of code and map amendments

There are three main code amendments:

1. Creation of the text and zoning map for the new district
2. Inclusion of the medical district in tall tower regulations
3. Inclusion of the medical district in the sign code

1. Creation for the text and zoning map for the new district

HCC 21.17, Medical District would be enacted by this ordinance. The area included in the new district would be an upzoning of a portion of the Residential Office District, roughly bounded by Main, Hohe and Bartlett Streets, the hospital to the north, and the Central Business district to the south, just shy of Pioneer Ave. The new zone is a commercial zoning district that allows mixed land uses, ranging from single family homes to professional offices and the hospital. The Medical District differs from the Residential Office District in that it allows for parking lots, medical clinics, retail sales of medical supplies and equipment, and allows for taller buildings with an approved

conditional use permit. There are enhanced landscaping and screening requirements for new, nonresidential construction when there is an existing home next door.

2. Inclusion of the medical district in tall tower regulations

Medical district tower heights would be the same as the current Residential Office standard of 85 feet. Taller towers require a conditional use permit.

3. Inclusion of the medical district in the sign code

This amendment includes the new district in the sign code. The signage is similar to what is currently allowed in the Residential Office District along Bartlett Street.

Staff Recommendation:

Consider any new testimony or comments received about the district. Recommend adoption of the draft ordinance to the City Council.

Attachments

1. Planning Department review of text and zoning map amendments
2. Draft Medical District Ordinance REVISED with Exhibit A and B
3. Public Notice
4. Aerial Map

List of PC meeting dates

12/2/2019	SR 19-98
1/2/20	SR 20-04
1/15/20	SR 20-09
2/5/20	SR 20-13
2/19/20	SR 20-15* neighborhood meeting and regular HPC meeting
3/4/20	SR 20-20



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

MEMORANDUM PL-07

TO: Homer Planning Commission
FROM: Rick Abboud, City Planner
DATE: June 17, 2020
SUBJECT: Planning Staff review of text and zoning map amendments

Planning Staff review per 21.95.040

21.95.040 Planning Department review of code amendment. The Planning Department shall evaluate each amendment to this title that is initiated in accordance with HCC 21.95.010 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

a. Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.

Staff response: The general area for consideration of the district is represented on the 2018 Homer Comprehensive Plan Land Use Recommendation Map. Guidance for the district is found in the Appendix of the plan and has been followed by the Planning Commission. Goal 1 Objective B supports revising the zoning map according to the recommendations found in the Land Use Recommendation Map.

b. Will be reasonable to implement and enforce.

Staff response: The proposed district expands some options of the current district, while being in the same format as existing zoning districts. The draft ordinance will be reasonable to implement and enforce

c. Will promote the present and future public health, safety and welfare.

Staff response: This amendment promotes health, safety and welfare by allowing planned limited commercial growth around the hospital and increase in the mixture of land uses in the area.

d. Is consistent with the intent and wording of the other provisions of this title.

Staff response: This amendment has been reviewed by the City Attorney and is consistent with the intent, wording and purpose of HCC Title 21.

21.95.050 Planning Department review of zoning map amendment. The Planning Department shall evaluate each amendment to the official zoning map that is initiated in accordance with HCC 21.95.020 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

a. Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.

Staff response: The general area of the area to be rezoned is represented on the 2018 Homer Comprehensive Plan Land Use Recommendation Map. The zoning map change is consistent with the Comprehensive Plan.

b. Applies a zoning district or districts that are better suited to the area that is the subject of the amendment than the district or districts that the amendment would replace, because either conditions have changed since the adoption of the current district or districts, or the current district or districts were not appropriate to the area initially.

Staff response: Conditions have changed since the current zoning of Residential office was applied to the area. The changing nature of the area with larger medical clinics and more commercial activity was recognized in the 2018 Comprehensive Plan. The new zoning district takes into account the growing health care industry in Homer and the changing land use needs of the area to be rezoned.

c. Is in the best interest of the public, considering the effect of development permitted under the amendment, and the cumulative effect of similar development, on property within and in the vicinity of the area subject to the amendment and on the community, including without limitation effects on the environment, transportation, public services and facilities, and land use patterns.

Analysis: Commercial site development in both the Residential Office and Medical districts is largely regulated by the same section of city code: HCC 21.50.030. Bartlett and Main Streets are classified as collectors in the 2005 Homer Area Transportation Plan, part of the adopted comprehensive plan. Land use patterns in either district require a conditional use permit for uses over 8,000 square feet.

Direct impacts on adjacent lands are analyzed if a proposed development requires a conditional use permit.

Staff response: The rezoning of this area is in the best interests of the public as it supports the concentration of limited commercial land uses within the core area of the community and in proximity to the existing hospital. The environment, transportation, public services, and land use patterns will not be more greatly affected by the development permitted in the Medical District vs the Residential Office District.

STAFF COMMENTS/RECOMMENDATIONS:

Planning staff has reviewed the ordinance per 21.95.040 and 21.95.050 and recommends the Planning Commission conduct a public hearing, and recommend approval to the City Council.

**CITY OF HOMER
HOMER, ALASKA**

Planning Commission

ORDINANCE 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE TO CREATE HOMER CITY CODE 21.17, MEDICAL ZONING DISTRICT; AMENDING HOMER CITY CODE 21.58.030, PERMISSION FOR COMMUNICATIONS TOWERS, ADDING THE MEDICAL ZONING DISTRICT; AMENDING HOMER CITY CODE 21.60.060, SIGNS ON PRIVATE PROPERTY, ADDING THE MEDICAL ZONING DISTRICT; AMENDING HOMER CITY CODE 21.10.020, ZONING DISTRICTS, TO INCLUDE THE MEDICAL DISTRICT; AND AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION OF THE RESIDENTIAL OFFICE (RO) ZONING DISTRICT TO MEDICAL (M) ZONING DISTRICT.

Whereas, The 2018 Homer Comprehensive Plan Goal 1 Objective B states that the zoning map be updated to support the desired pattern of growth; and

Whereas, The Comprehensive Plan Land Use Recommendations Map designated an area for consideration of a Medical District; and

Whereas, The Homer Planning Commission has worked with area residents and business owners to identify desirable characteristics and appropriate performance standards as suggested in the Homer Comprehensive Plan; and

Whereas, The Homer Planning Commission held a neighborhood meeting on February 19, 2020 and held a public hearing on June 17, 2020, as required by HCC 21.95.060(C); and

WHEREAS, The Homer Planning Commission determined there is a public need and justification for the rezone; and

WHEREAS, The Homer Planning Commission determined the rezone would not have a negative effect on the public health, safety and welfare; and

WHEREAS, The Homer Planning Commission considered the effect of the change on the district and surrounding properties; and

WHEREAS, The Homer Planning Commission determined that the rezone was in compliance with the Homer Comprehensive Plan.

NOW THEREFORE, THE CITY OF HOMER ORDAINS:

35

36 Section 1. Homer City Code 21.17 is hereby enacted as follows:

37

Chapter 21.17

38

M MEDICAL DISTRICT

39 Sections:

- 40 21.17.010 Purpose.
- 41 21.17.020 Permitted uses and structures.
- 42 21.17.030 Conditional uses and structures.
- 43 21.17.040 Dimensional requirements.
- 44 21.17.050 Site and access.
- 45 21.17.060 Traffic requirements.
- 46 21.17.070 Site development standards.
- 47 21.17.080 Nuisance standards.
- 48 21.17.090 Lighting standards.

49 **21.17.010 Purpose.**

50 The purpose of the Medical District is to provide an area near the hospital to support medical
51 facilities and other professional office and limited commercial uses. The district is meant to
52 accommodate a mixture of residential and nonresidential uses with conflicts being resolved in
53 favor of nonresidential uses. Pedestrian-friendly designs and amenities are encouraged.

54 **21.17.020 Permitted uses and structures.**

55 The following uses are permitted outright in the Medical District:

- 56 a. Single-family and duplex dwelling, excluding mobile homes;
- 57 b. Multiple-family dwelling, provided the structure conforms to HCC 21.14.040(a)(2) and
58 excluding mobile homes;
- 59 c. Public parks and playgrounds;
- 60 d. Rooming house, bed and breakfast;
- 61 e. Townhouses (compliant w 21.53.010 (g) and (h));
- 62 f. Home occupations; provided they conform to the requirements of HCC 21.51.010;
- 63 g. Professional offices and general business offices;
- 64 h. Clinics;

- 65 i. Day care facilities;
- 66 j. Day care homes;
- 67 k. Personal services;
- 68 l. Museums, libraries and similar institutions;
- 69 m. Nursing facilities, convalescent homes, homes for the aged, assisted living homes;
- 70 n. Religious, cultural and fraternal assembly;
- 71 o. Storage of the occupant's personal commercial fishing gear in a safe and orderly manner
- 72 and separated by at least five feet from any property line as an accessory use incidental to a
- 73 permitted or conditionally permitted principal use;
- 74 p. Private exterior storage of the occupant's personal noncommercial equipment, including
- 75 noncommercial trucks, boats, campers, and not more than one recreational vehicle in a safe
- 76 and orderly manner and separated by at least five feet from any property line as an accessory
- 77 use incidental to a permitted or conditionally permitted principal use;
- 78 q. Other customary accessory uses to any of the permitted uses listed in the Medical District;
- 79 provided, that no separate permit shall be issued for the construction of any detached
- 80 accessory building prior to that of the main building;
- 81 r. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory use in a
- 82 manner consistent with the requirements of the Homer City Code and as long as such animals
- 83 are kept as pets and their numbers are such as not to unreasonably annoy or disturb occupants
- 84 of neighboring property;
- 85 s. Recreational vehicles, subject to the standards set out in HCC 21.54.320;
- 86 t. As an accessory use, one small wind energy system per lot having a rated capacity not
- 87 exceeding 10 kilowatts;
- 88 u. Mobile food services;
- 89 v. Retail as an accessory use to a permitted principle use;
- 90 w. Sale of durable and non-durable medical supplies and equipment;
- 91 x. More than one building containing a permitted principal use on a lot;
- 92 y. Parking lots.

93 **21.17.030 Conditional uses and structures.**

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

- 96 a. Planned unit developments, excluding all industrial uses;
- 97 b. Public or private schools;
- 98 c. Hospitals;
- 99 d. Public utility facilities and structures;
- 100 e. Mortuaries;
- 101 f. Group care homes;
- 102 g. Helipads, but only as an accessory use incidental to a hospital conditional use;
- 103 h. One small wind energy system having a rated capacity exceeding 10 kilowatts; provided,
- 104 that it is the only wind energy system of any capacity on the lot;
- 105 i. Other uses approved pursuant to HCC 21.04.020;
- 106 j. Parking garage.

107 **21.17.040 Dimensional requirements.**

108 The following dimensional requirements shall apply to all structures and uses in the Medical
 109 District:

- 110 a. The minimum lot size is 7,500 square feet.
- 111 b. Building Setbacks.
 - 112 1. Buildings shall be set back 20 feet from all dedicated rights-of-way.
 - 113 2. All buildings shall be set back from all other lot boundary lines according to the number
 - 114 of stories as follows:

Number of Stories	Setback (in feet)
1 story	5 feet
1 1/2 stories	6 feet
2 stories	7 feet
2 1/2 stories	8 feet

- 115 c. Building Height.
 - 116 1. The maximum building height is 35 feet, except as provided in subsection (c)(2) of
 - 117 this section.
 - 118 2. If approved by conditional use permit, the maximum building height for multifamily
 - 119 residential and commercial buildings 65 feet.

120 d. No lot shall contain more than 8,000 square feet of building area (all buildings combined),
121 nor shall any lot contain building area in excess of 30 percent of the lot area, without an
122 approved conditional use permit.

123 **21.17.050 Site and access.**

124 a. A zoning permit for any nonresidential use or structure shall not be issued by the City
125 without an approved site plan and an approved level two right-of-way access plan that
126 conform to the standards of Chapter 21.73 HCC.

127 b. All access points to rights-of-way shall conform to the standards of a level two right-of-way
128 access plan stated in Chapter 21.73 HCC. This applies to all uses and structures.

129 **21.17.060 Traffic requirements.**

130 A conditional use permit is required for every use that:

131 a. Is estimated to generate more than 100 vehicle trips during any hour of the day calculated
132 utilizing the Trip Generation Handbook, Institute of Transportation Engineers, 9th Edition;

133 b. Is estimated to generate more than 500 vehicle trips per day calculated utilizing the Trip
134 Generation Handbook, Institute of Transportation Engineers, 9th Edition;

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

137 d. Is expected to generate traffic that will detract from the safety of, or degrade by one level of
138 service, the highway, road, street, alley or intersection.

139 **21.17.070 Site development standards.**

140 a. All single-family and duplex residential development in the Medical District shall comply
141 with the level one site development standards contained in HCC 21.50.020.

142 b. All residential development of three units or more and all nonresidential development on
143 lands in this district shall conform to the level two site development standards set forth in HCC
144 21.50.030 subsections (a) through (e), and HCC 21.50.030(f)(1)(a) and HCC 21.50.030(f)(2).
145 Parking lots with a minimum of 24 spaces or more shall provide a minimum of 10% landscaped
146 area in dividers, islands or buffers or any combination thereof, adjacent or within the parking
147 area.

148 c. New non-residential construction shall be screened from existing single family or duplex
149 dwellings by a continuous fence or landscaping so as to obscure the view of the parking lot and
150 loading areas from the adjacent dwelling.

151 **21.17.080 Nuisance standards.**

152 The nuisance standards of HCC 21.59.010 apply to all development, uses, and structures in this
153 zoning district.

154 **21.17.090 Lighting standards.**

155 The level one lighting standards of HCC 21.59.030 apply to all development, uses, and
 156 structures in this zoning district.

157

158 Section 2. Homer City Code 21.21.58.030 Permission for communications towers is hereby
 159 amended as follows:

160 a. Except as provided in subsection (b) of this section, a communications tower is permitted as
 161 a principal or accessory use or structure in each zoning district.

162 b. A communications tower that exceeds the following maximum height for the zoning district
 163 in which the communications tower is located is permitted only when authorized by
 164 conditional use permit issued in accordance with Chapter 21.71 HCC.

District	Maximum Height (feet)
CBD	60
TC	60
GBD	60
GC1	120
RO	85
MD	85
UR	60
RR	85
CONS	60
GC2	120
EEMU	120
MI	120
MC	120
OSR	60
BCWPD	120

165

166 Section 3. Homer City Code 21.60.060 Signs on private property is hereby amended as follows:

167

168 a. Signs shall be allowed on private property in the City only in accordance with Table 1. If the
 169 letter "A" appears for a sign type in a column, such sign type is allowed without prior permit
 170 approval in the zoning district represented by that column. If the letter "P" appears for a sign
 171 type in a column, such sign type is allowed only with prior permit approval in the zoning district
 172 represented by that column. Special conditions may apply in some cases. If the letter "N"
 173 appears for a sign type in a column, such sign type is not allowed in the zoning district
 174 represented by that column under any circumstances. If the letters "PH" appear for a sign type
 175 in a column, such sign type is allowed in the zoning district represented by that column only
 176 with prior approval by the Commission after a public hearing.

177 b. Although permitted under subsection (a) of this section, a sign designated by an "A" or "P" in
 178 Table 1 shall be allowed only if:

179 1. The sum of the area of all building and freestanding signs on the lot does not exceed the
 180 maximum permitted sign area for the zoning district in which the lot is located as specified
 181 in Table 2; and

182 2. The characteristics of the sign conform to the limitations of Table 3, Permitted Sign
 183 Characteristics by Zoning District, and with any additional limitations on characteristics
 184 listed in Table 1 or Table 2.

185 c. A sign type that is not listed on the following tables is prohibited.

Key to Tables 1 through 3			
RR	Rural Residential	GBD	Gateway Business District
UR	Urban Residential	GC1	General Commercial 1
RO	Residential Office	GC2	General Commercial 2
INS	Institutional Uses Permitted in Residential Zoning Districts (a)	EEMU	East End Mixed Use
		MC	Marine Commercial
CBD	Central Business District	MI	Marine Industrial
TC	Town Center District	OSR	Open Space Recreation
MD	Medical District	PS	Public Sign Uses Permit

Key to Tables 1 through 3															
A = Allowed without sign permit															
P = Allowed only with sign permit															
N = Not allowed															
PH = Allowed only upon approval by the Planning Commission after a public hearing.															
For parenthetical references, e.g., "(a)," see notes following graphical portion of table.															

186
187
188

Table 1

Sign Type	RR	UR	RO	INS (a)	MD	CBD	TC	GBD	GC1	GC2	EEMU	MC	MI	OSR	PS
Freestanding															
Residential (b)	A	A	A	A	<u>A</u>	A	A	A	N	N	N	N	N	A	PH
Other (b)	N	N	N	P	<u>P</u>	P	P	P (i)	A	A	A	P	P	N	PH
Incidental (c)	N	N	A (d)	A (d)	<u>A</u>	A	A	A	A	A	A	A	A	N	N
Building															
Banner	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N	N	N	N
Building Marker (e)	A	A	A	A	<u>A</u>	A	A	A	A	A	A	A	A	A	N
Identification (d)	A	A	A	A	<u>A</u>	A	A	A	A	A	A	A	A	A	N
Incidental (c)	N	N	A (f)	A	<u>A</u>	A	A	A	A	A	A	A	A	N	N
Marquee	N	N	N	N	<u>P</u>	P	P	P	P	P	P	P	P	N	N
Projecting	N	N	N	N	<u>P</u>	P	P	P	P	P	P	P	P	N	N
Residential (b)	A	A	A	N	<u>A</u>	A	A	A	N	N	N	N	N	A	N
Roof, Integral	N	N	N	P	<u>P</u>	P	P	P	P	P	P	P	P	N	N
Suspended	N	N	N	P	<u>P</u>	P	P	P	P	P	P	P	P	N	N
Temporary (g)	P	P	P	N	<u>P</u>		P	P	P	P	P	P	P	N	N
Wall	A	A	A	A	<u>P</u>	P	P	P	P	P	P	P	P	A	A
Window	N	N	A	N	<u>P</u>	P	P	P	P	P	P	P	P	N	N

Sign Type	RR	UR	RO	INS (a)	MD	CBD	TC	GBD	GC1	GC2	EEMU	MC	MI	OSR	PS
Miscellaneous															
Flag (h)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

189

190 Notes to Table 1:

- 191 a. This column does not represent a zoning district. It applies to institutional uses
- 192 permitted under the zoning code in the RR, UR and RO zoning districts. Institutional is defined
- 193 as an established organization or corporation of a public, nonprofit, or public safety/benefit
- 194 nature, i.e., schools, churches, and hospitals.
- 195 b. No commercial message allowed on sign, except for a commercial message drawing
- 196 attention to goods or services legally offered on the lot.
- 197 c. No commercial message of any kind allowed on sign if such message is legible from any
- 198 location off the lot on which the sign is located.
- 199 d. Only address and name of occupant allowed on sign.
- 200 e. May include only building name, date of construction, or historical data on historic site;
- 201 must be cut or etched into masonry, bronze, or similar material.
- 202 f. No commercial message of any kind allowed on sign.
- 203 g. The conditions of HCC 21.60.130 apply.
- 204 h. Flags of the United States, the State, the City, foreign nations having diplomatic
- 205 relations with the United States and any other flag adopted or sanctioned by an elected
- 206 legislative body of competent jurisdiction. These flags must be flown in accordance with
- 207 protocol established by the Congress of the United States for the Stars and Stripes. Any flag
- 208 not meeting any one or more of these conditions shall be considered a banner sign and shall be
- 209 subject to regulations as such.
- 210 i. The main entrance to a development in GBD may include one ground sign announcing
- 211 the name of the development. Such sign shall consist of natural materials. Around the sign
- 212 grass, flowers and shrubs shall be placed to provide color and visual interest. The sign must
- 213 comply with applicable sign code requirements.

214

Table 2. Maximum Total Sign Area Per Lot by Zoning District

215

216

Table 2 Part A

The maximum combined total area of all signs, in square feet, except incidental, building marker, and flags (b), shall not exceed the following according to district:

RR	UR	RO	RO (e)	INS (a)	OSR	PS (d)	MD
4	4	6	50	20	4	32	50

Table 2 Part B

In all other districts not described in Table 2 Part A, the maximum combined total area of all signs, in square feet, except incidental, building marker and flags, shall not exceed the following:

Square feet of wall frontage (c):	Maximum allowed sign area per principal building:
750 s.f. and over	150 s.f.
650 to 749	130 s.f.
550 to 649	110 s.f.
450 to 549	90 s.f.
350 to 449	70 s.f.
200 to 349	50 s.f.
0 to 199	30 s.f.

In all districts covered by Table 2 Part B, on any lot with multiple principal buildings or with multiple independent businesses or occupancies in one or more buildings, the total allowed sign area may be increased beyond the maximum allowed signage as shown in Table 2 Part B, by 20%. This additional sign area can only be used to promote or identify the building or complex of buildings.

In all districts covered by Table 2 Part B, freestanding signs, when otherwise allowed, shall not exceed the following limitations:

Only one freestanding sign is allowed per lot, except one freestanding public sign may be additionally allowed. A freestanding sign may not exceed 10 feet in height. The sign area on a freestanding sign (excluding a public sign) shall be included in the calculation of maximum allowed sign area per lot and shall not exceed the following:

One business or occupancy in one building – 36 sq ft.

Two independent businesses or occupancies or principal buildings in any combination – 54 sq ft.

Three independent businesses or occupancies or principal buildings in any combination – 63 sq ft.

Four or more independent businesses or occupancies or principal buildings in any combination – 72 sq ft.

217

218 Notes to Table 2, Parts A and B

- 219 a. The INS column does not represent a zoning district. It applies to institutional uses
- 220 permitted under the zoning code in the RR, UR and RO zoning districts. Institutional is defined
- 221 as an established organization or corporation of a public, nonprofit, or public safety or benefit
- 222 nature, e.g., schools churches, and hospitals.
- 223 b. Flags of the United States, the State, the City, foreign nations having diplomatic
- 224 relations with the United States, and any other flag adopted or sanctioned by an elected
- 225 legislative body of competent jurisdiction. These flags must be flown in accordance with
- 226 protocol established by the Congress of the United States for the Stars and Stripes. Any flag
- 227 not meeting any one or more of these conditions shall be considered a banner sign and shall be
- 228 subject to regulation as such.
- 229 c. Square feet of wall frontage is defined as total square footage of wall surface, under the
- 230 roof, that faces the major access or right-of-way of the business. In the case of a business
- 231 located on a corner lot, square footage of wall frontage is the total square footage of wall
- 232 surface, under the roof, on the side of the business with the most square footage.
- 233 d. The PS column does not represent a zoning district. It applies to public signs permitted
- 234 under the zoning code, in all zoning districts.
- 235 e. This RO column applies only to lots in that portion of the RO district that abuts East End
- 236 Road, ~~Bartlett Street~~, Hohe Street, and Pennock Street. Within this area, there is allowed a
- 237 maximum of 50 square feet total area of all signs (including the ground sign referred to below),
- 238 except incidental, building marker, and flags (see note (b) above). One ground sign, with a
- 239 maximum total area of 16 square feet, will be permitted per lot. Each ground sign shall not
- 240 exceed six feet in height, measured from the base to the highest portion of any part of the sign
- 241 or supporting structure.
- 242 f. **In the Medical District, only one freestanding sign is allowed per lot, except one**
- 243 **freestanding public sign may be additionally allowed. A freestanding sign may not exceed**
- 244 **10 feet in height or 36 square feet in area.**

Table 3. Permitted Sign Characteristics by Zoning District

Sign Type	RR	UR	RO	INS (a)	MD	CBD	TC	GBD	GC1	GC2	EEMU	MC	MI	OSR	PS (e)
Animated (b)	N	N	N	N	N	P	P	N	P	N	P	P	N	N	N
Changeable Copy (c)	N	N	N	P	P	P	P	P	P	P	P	P	P	N	PH
Illumination Internal	N	N	N	P	P	P	P	P	P	P	P	P	P	N	N
Illumination External	N	N	N	P	P	P	P	P	P	P	P	P	P	N	PH
Neon (d)	N	N	N	N	N	P	P	N	P	P	P	P	P	N	N

248
249 Notes to Table 3:

- 250 a. The INS column does not represent a zoning district. It applies to institutional uses
- 251 permitted under the zoning code, in the RR, UR and RO zoning districts. Institutional is defined
- 252 as an established organization or corporation of a public, nonprofit, or public safety/benefit
- 253 nature, i.e., schools, churches, and hospitals.
- 254 b. Animated signs may not be neon or change colors or exceed three square feet in area.
- 255 c. Changeable copy signs must be wall- or pole-mounted, and may not be flashing.
- 256 d. Neon signs may not be flashing and may not exceed 32 square feet.
- 257 e. The PS column does not represent a zoning district. It applies to public signs permitted
- 258 under the zoning code, in all zoning districts.
- 259

260

261 Section 4. HCC 21.10.020 Zoning District is hereby amended as follows:

- 262 a. The City is divided into zoning districts. Within each zoning district only uses and structures
- 263 authorized by this title are allowed.

264

- 265 b. The following zoning districts are hereby established:

Zone	Abbreviated Designation
Residential Office	RO
Rural Residential	RR
Urban Residential	UR
Central Business District	CBD
Town Center District	TCD
Gateway Business District	GBD
General Commercial 1	GC1
General Commercial 2	GC2
East End Mixed Use	EEMU
Marine Commercial	MC
Marine Industrial	MI
Medical	M
Open Space – Recreational	OSR

Zone	Abbreviated Designation
Conservation District	CO

266 c. The zoning district boundaries shall be as shown on the official Homer zoning map. [Ord. 12-
 267 10 § 2, 2012; Ord. 08-29, 2008].

268

269 Section 5. The Homer Zoning Map is amended to transfer the parcels listed on the attached
 270 Exhibit A from RO zoning district to the M zoning district as shown on the attached Exhibit B.

271

272 Section 6. The City Planner is authorized to note on the Homer Zoning Map the amendments
 273 enacted by this ordinance as required by Homer City Code 21.10.030(b).

274

275 Section 7. Sections 1-4 of this Ordinance are of a permanent nature and general character and
 276 shall be included in the City Code. Section 5 is a non-Code ordinance of a permanent nature and
 277 shall be noted in the ordinance history of Homer City Code 21.10.030.

278

279 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this XX day of XXX, 2020.

280

CITY OF HOMER

281

282

283

 KEN CASTNER, MAYOR

284

285 ATTEST:

286

287

 MELISSA JACOBSEN, MMC, CITY CLERK

289

290 YES:

291 NO:

292 ABSTAIN:

293 ABSENT:

294

295 First Reading:

296 Public Hearing:
297 Second Reading:
298 Effective Date:

299
300

301 Reviewed and approved as to form.

302

303 _____

City Manager

Michael Gatti, City Attorney

304
305 Date: _____

Date: _____

306

Exhibit A

Parcel ID	Legal Description
17505303	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 3 BLK 7
17505306	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 6 BLK 7
17505307	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 7 BLK 7
17505610	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 10 BLK 6
17505612	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2005061 FAIRVIEW SUB FLYUM ADDN LOT 2A BLK 6
17505614	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2010027 FAIRVIEW SUB NO 16 2010 REPLAT LOT 6-A2 BLOCK 6
17506106	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 6 BLK 10
17506205	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 5
17506504	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 10 BLK 4
17505304	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 4 BLK 7
17505305	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 5 BLK 7
17506102	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 BLK 10
17506103	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 3 BLK 10
17506105	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 5 BLK 10
17506402	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 15 BLK 4
17506403	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 14 BLK 4
17506505	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 9 BLK 4
17506512	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 BLK 4
17506513	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 4
17513307	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 29-A
17513311	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 26-A1
17513323	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 7-A
17513324	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 8-A
17513329	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 12-A
17513347	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2009018 BUNNELL'S SUB NO 22 LOT 22-A2
17506508	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 6 BLK 4
17506516	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB THE WEST 18 FT 7 IN OF LOT 7 & ALL OF LOT 8 BLK 4
17513223	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 45 THE EAST PORTION THEREOF
17513225	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0780044 BUNNELL'S SUB REPLAT LOTS 27 & 28 LOT 27B
17513226	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0780044 BUNNELL'S SUB REPLAT LOTS 27 & 28 LOT 28B
17513313	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 24-A1
17513314	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 23-A1
17513319	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 3-A-1

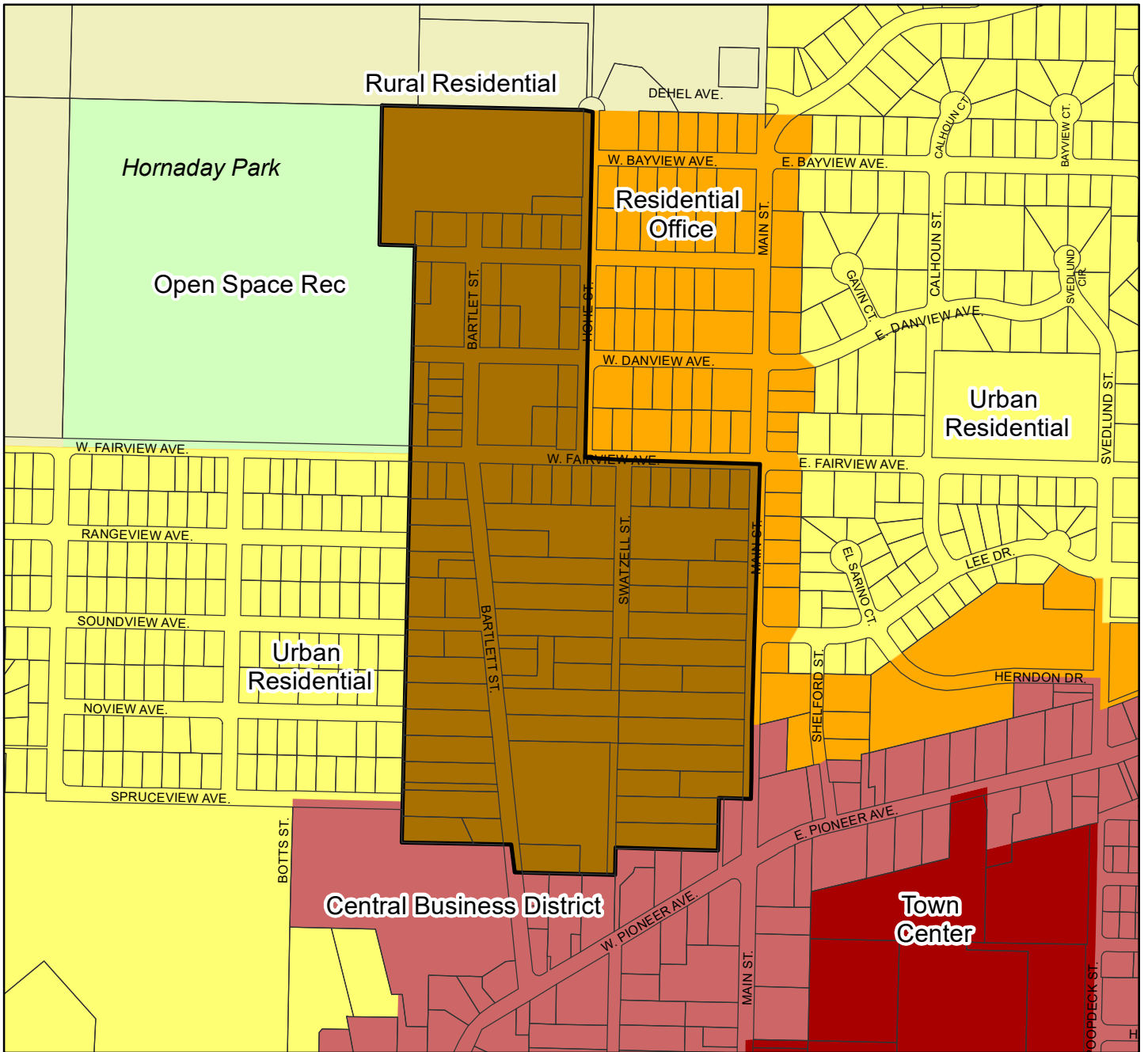
Exhibit A

Parcel ID	Legal Description
17513321	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 5-A-1
17513339	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0970075 BUNNELLS SUB MASTOLIER ADDN LOT 6-A-2
17513342	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2006065 BUNNELL'S SUB FORTIN REPLAT LOT 27-C1
17513348	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2013010 BUNNELL'S SUB NO 23 LOT A-1
17514222	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 50
17514223	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 51
17504024	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2008092 SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2
17505205	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2009043 FAIRVIEW SUB HALPIN ADDN LOT 2A BLK 8
17505509	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2004101 FAIRVIEW SUB 2003 ADDN LOT 1-A BLK 9
17505601	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 5 BLK 6
17505613	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2010027 FARIVIEW SUB NO 16 2010 REPLAT LOT 6-A1 BLOCK 6
17506104	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 4 BLK 10
17506107	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 7 BLK 10
17506212	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0850028 FAIRVIEW SUB NO 11 LOT 2-A BLK 5
17506401	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 16 BLK 4
17506510	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 4 BLK 4
17506511	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 3 BLK 4
17513222	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 45 THE WEST PORTION THEREOF
17513312	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 25-A1
17513318	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 2-A
17513325	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 9-A
17513326	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 10-A
17513327	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-A
17513330	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 13-B
17513338	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0970075 BUNNELLS SUB MASTOLIER ADDN LOT 6-A-1
17514122	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB PTN OF LT 13 BEGINNING @SW CORNER OF LOT; TH N100 FT; TH E230 FT TO CTR OF STREAM BED BISECTING LOT; TH SE TO POINT WHERE STREAM CTR INTERSECTS SOUTH LINE OF LOT; TH W 283 FT TO POB
17531003	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 41-B
17531005	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 43-A
17531007	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 41-A
17531021	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0790131 HARBOR RIDGE SUB LOT 5 EXCLUDING SLOPE EASEMENT
17513217	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 44








Exhibit A

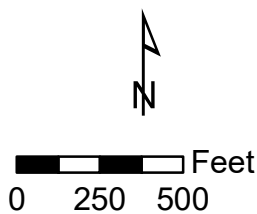
Parcel ID	Legal Description
17505202	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 4 BLK 8
17505302	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 7
17505501	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 6 BLK 9
17505605	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 6
17506101	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 10
17506210	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 10 BLK 5
17506211	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0850028 FAIRVIEW SUB NO 11 LOT 9-A BLK 5
17506502	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 12 BLK 4
17506503	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 11 BLK 4
17506509	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 5 BLK 4
17513219	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 46
17513220	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 47
17513221	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 48 EXCLUDING SLOPE ESMT
17513306	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 30-A
17513316	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 13-C
17513317	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 1-A
17513320	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 3-B-1
17513328	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-B
17513343	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2006065 BUNNELL'S SUB FORTIN REPLAT LOT 27-C2
17513344	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2006065 BUNNELL'S SUB FORTIN REPLAT LOT 27-C3
17513349	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2013010 BUNNELL'S SUB NO 23 LOT A-2
17514220	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 49 THE EAST PTN THEREOF EXCL SLOPE EASEMENT
17514221	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000258 BUNNELLS SUB LOT 49 THE WEST PTN THEREOF
17513114	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0780121 BUNNELLS REPLAT LOT 4 & N1/2 LOT 5 LOT 4-A
17531004	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 42-B
17531006	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 42-A
17531024	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0840094 HARBOR RIDGE SUB NO 2 LOT 1-A

Exhibit B



Legend Zoning Districts

-  Central Business District
-  Town Center
-  Rural Residential
-  Urban Residential
-  Residential Office
-  Open Space Rec
-  Medical District



City of Homer
 Planning and Zoning Department

5/20/2020

Disclaimer:
 It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.

PUBLIC HEARING NOTICE

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Planning Commission on Wednesday, June 17, 2020 at 6:30 p.m. via a virtual meeting webinar, on the following matters:

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE TO CREATE HOMER CITY CODE 21.17, MEDICAL ZONING DISTRICT; AMENDING HOMER CITY CODE 21.58.030, PERMISSION FOR COMMUNICATIONS TOWERS, ADDING THE MEDICAL ZONING DISTRICT; AMENDING HOMER CITY CODE 21.60.060, SIGNS ON PRIVATE PROPERTY, ADDING THE MEDICAL ZONING DISTRICT; AMENDING HOMER CITY CODE 21.10.020, ZONING DISTRICTS, TO INCLUDE THE MEDICAL DISTRICT; AND AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION OF THE RESIDENTIAL OFFICE (RO) ZONING DISTRICT TO MEDICAL (M) ZONING DISTRICT.

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE 21.05.030, MEASURING HEIGHTS, TO EXCLUDE ELEVATOR SHAFTS WHEN MEASURING THE HEIGHT OF A BUILDING.

The proposed ordinances are available for review at the Planning and Zoning Office webpage: www.cityofhomer-ak.gov/planning/medical-district-planning.

The virtual public hearing can be viewed online by visiting the Planning Commission Regular Meeting page on the City's online calendar: www.cityofhomer-ak.gov/calendar.

To provide verbal testimony during the public hearing, you may submit an online form by visiting the Planning Commission Regular Meeting page at the link above OR by calling the City Clerk's Office at the number below, prior to 4:30 p.m. on the day of the meeting.

To provide written testimony, you may: 1) submit it via email to planning@ci.homer.ak.us, 2) slip it in the 24/7 drop box at the upstairs entrance to Homer City Hall, or 3) mail it to Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603, (must be received) prior to 4 p.m. on the day of the meeting.

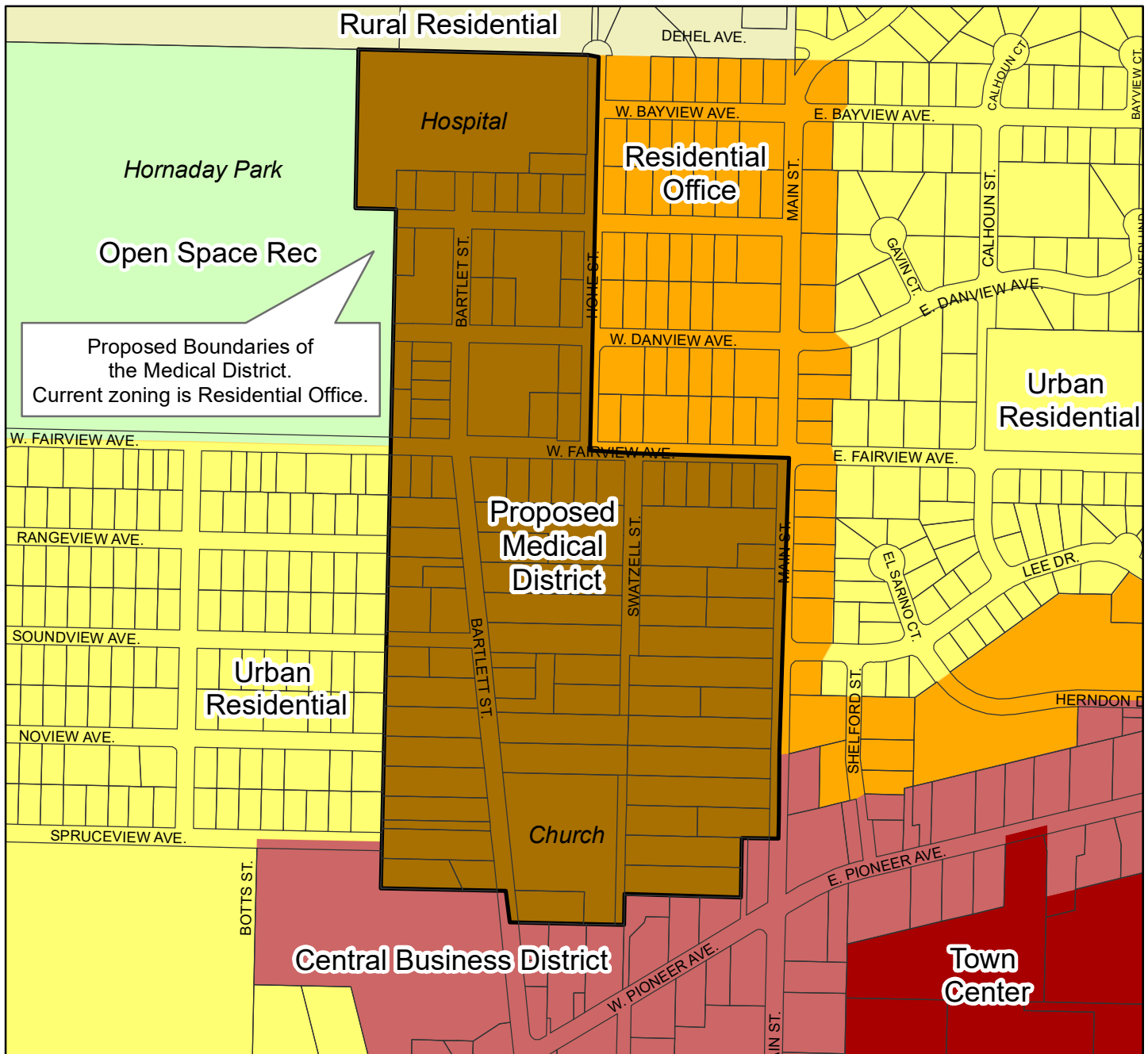
If you have questions about the ordinances, need additional information, or have questions about how to participate in the virtual public hearing, please contact the Planning and Zoning Office at 235-3106 or the Clerk's Office at 235-3130.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF THE PROPOSED MEDICAL DISTRICT BOUNDARIES & PROPERTIES WITHIN 300 FEET OF MAIN STREET

.....

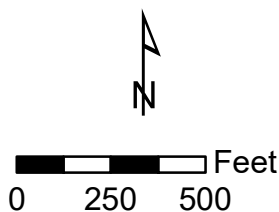
**MAP OF PROPOSED MEDICAL DISTRICT BOUNDARIES AND
CURRENT ZONING ON REVERSE**

Proposed Medical District Boundaries and Current Zoning



Legend

- Current Zones**
- Central Business District
 - Town Center
 - Rural Residential
 - Urban Residential
 - Residential Office
 - Open Space Rec
 - Medical District Boundary (up for public hearing)

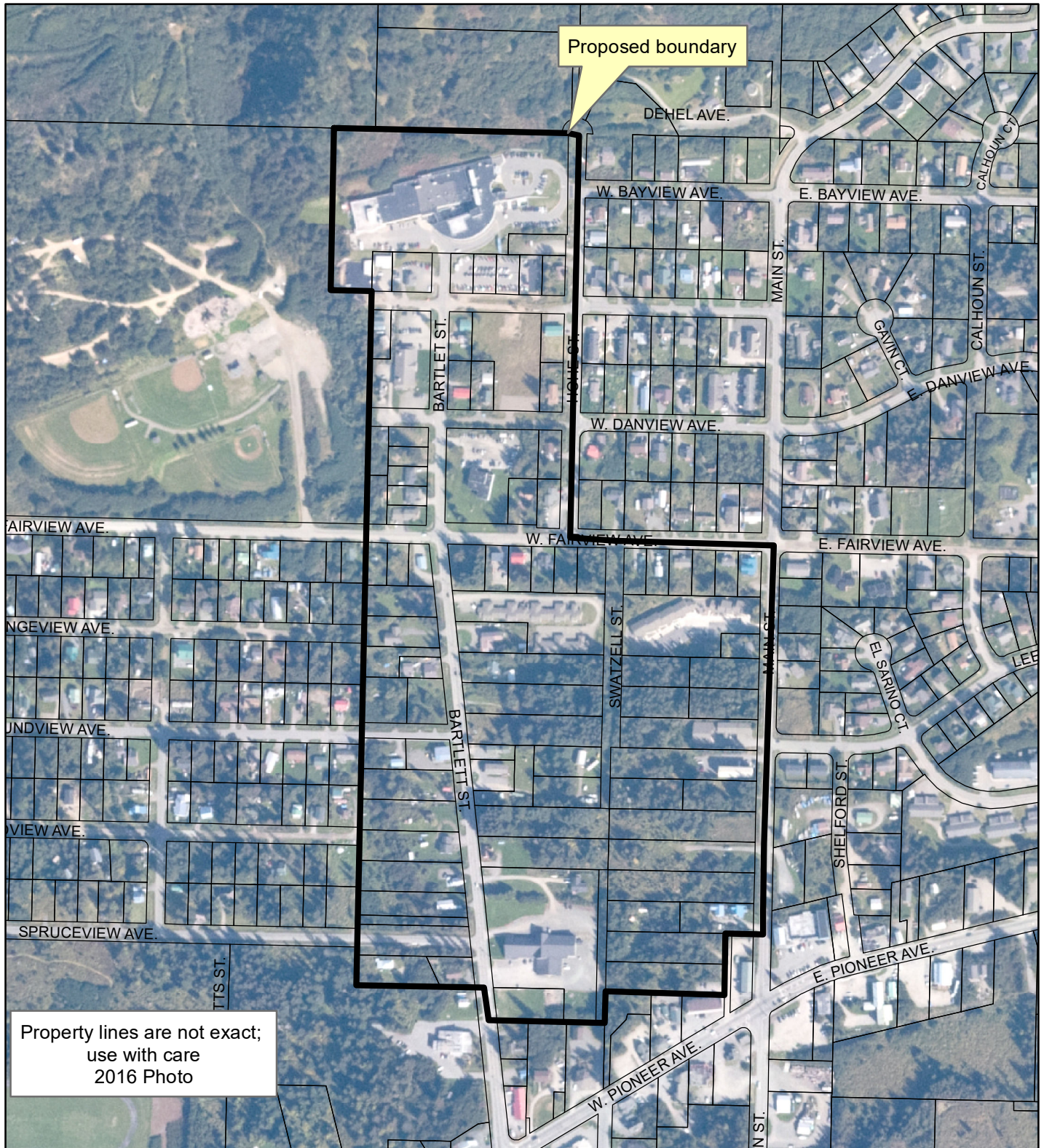


City of Homer
Planning and Zoning Department

6/3/20

Disclaimer:
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.

Aerial Map



Property lines are not exact;
use with care
2016 Photo



City of Homer
Planning and Zoning Department

6/10/2020



Disclaimer:
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.

