

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 Planning  
4 Commission

5 **ORDINANCE 19-50**

6  
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
8 AMENDING HOMER CITY CODE 21.30 MARINE INDUSTRIAL  
9 ZONING DISTRICT SECTION 21.30.020 PERMITTED USES AND  
10 STRUCTURES, TO ADD BOAT SALES, RENTALS, SERVICE, REPAIR  
11 AND STORAGE, AND BOAT MANUFACTURING AS A PERMITTED  
12 USES AND; SECTION 21.30.030 CONDITIONAL USES AND  
13 STRUCTURES, TO REMOVE BOAT SALES, RENTALS, SERVICE,  
14 REPAIR AND STORAGE, AND BOAT MANUFACTURING AS  
15 CONDITIONAL USES.

16  
17 WHEREAS, the 2011 Homer Spit Comprehensive Plan encourages development related  
18 to the boating industries; and

19  
20 WHEREAS, 2018 Homer Comprehensive Plan Economic Vitality Chapter objectives  
21 include promoting the marine trades; and

22  
23 WHEREAS, marine equipment sales, rentals, service, repair and storage are permitted  
24 uses in the Marine Industrial District; and

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26 WHEREAS, the Marine Industrial Use District has adopted nuisance standards; and

27  
28 WHEREAS, the Port and Harbor Commission supports adoption of the proposed  
29 ordinance with unanimous consent.

30  
31  
32 NOW THEREFORE, THE CITY OF HOMER ORDAINS:

33  
34 Section 1. Homer City Code 21.30.020, Permitted uses and structures is hereby  
35 adopted to read as follows:

36 The following uses are permitted outright in the Marine Industrial District, except when such  
37 use requires a conditional use permit by reason of size, traffic volumes, or other reasons set  
38 forth in this chapter:

- 39  
40 a. Port and harbor facilities;  
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42 b. Manufacturing, processing and packing of sea products;

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44 c. Cold storage;  
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46 d. Dry docks;  
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48 e. Wharves and docks, marine loading facilities, ferry terminals, marine railways;  
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50 f. Marine equipment sales, rentals, service, repair and storage;  
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52 g. Boat launching or moorage facilities, marinas, boat charter services;  
53  
54 h. Warehouse and marshaling yards for storing goods awaiting transfer to marine vessels or  
55 off-loaded from a marine vessel and awaiting immediate pickup by land-based  
56 transportation;  
57  
58 i. Mobile food services;  
59  
60 j. Itinerant merchants, provided all activities shall be limited to uses permitted outright under  
61 this zoning district;  
62  
63 k. Recreational vehicle parks, provided they shall conform to the standards in Chapter 21.54  
64 HCC;  
65  
66 l. Caretaker, business owner or employee housing as an accessory use to a primary use, and  
67 limited to no more than 50 percent of the floor area of a building and for use by an occupant  
68 for more than 30 consecutive days;  
69  
70 m. More than one building containing a permitted principal use on a lot;  
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72 n. Restaurant as an accessory use;  
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74 o. Parks;  
75  
76 p. As an accessory use, one small wind energy system per lot.  
77  
78 **q. Boat sales, rentals, service, repair and storage, and boat manufacturing;**

80 Section 2: Homer City Code 21.30.030, Conditional uses and structures is hereby  
81 adopted to read as follows:

82  
83 The following uses may be permitted in the Marine Industrial District when authorized by  
84 conditional use permit issued in accordance with Chapter 21.71 HCC:

**[Bold and underlined added.** Deleted language stricken through

- 85  
86 a. Planned unit development, limited to water-dependent or water-related uses and  
87 excluding all dwellings;  
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89 ~~b. Boat sales, rentals, service, repair and storage, and boat manufacturing;~~  
90  
91 eb. Extractive enterprises related to other uses permitted in the district;  
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93 ~~ec.~~ Campgrounds;  
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95 ed. Bulk petroleum storage;  
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97 ~~ee.~~ Helipads;  
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99 ef. Heliports;  
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101 ~~eg.~~ Indoor recreational facilities;  
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103 eh. Outdoor recreational facilities;  
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105 ej. Public utility facilities and structures;  
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107 ek. The location of a building within a setback area required by HCC 21.30.040(b). In addition  
108 to meeting the criteria for a conditional use permit under HCC 21.71.030, the building must  
109 meet the following standards:  
110  
111 1. Not have a greater negative effect on the value of the adjoining property than a building  
112 located outside the setback area; and  
113  
114 2. Have a design that is compatible with that of the structures on the adjoining property.  
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116 Section 3: This ordinance is of a permanent and general character and shall be  
117 included in the City Code.

118  
119 ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER THIS \_\_\_ DAY OF \_\_\_\_\_,  
120 2019.

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122 CITY OF HOMER  
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125 \_\_\_\_\_  
126 KEN CASTNER, MAYOR

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ATTEST:

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MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and approved as to form:

\_\_\_\_\_  
Katie Koester, City Manager

\_\_\_\_\_  
Michael Gatti, City Attorney

Date: \_\_\_\_\_

Date: \_\_\_\_\_