

Introduced by: Assemblyman
Erle Cooper
June 15, 1971

Hearing Set: July 20, 1971

KENAI PENINSULA BOROUGH

ORDINANCE 71-16

AN ORDINANCE ENTITLED: AN ORDINANCE AMENDING SECTION 20.20.15, USE DISTRICTS, AND SECTION 20.20.20, USE DISTRICT REGULATIONS, OF THE KENAI PENINSULA BOROUGH ORDINANCE NO. 33 RELATING TO INTERIM ZONING IN THE CITY OF HOMER

BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

Section 1. Section 20.20.15, Use Districts, of Chapter 20 of the Kenai Peninsula Borough Code of Ordinances is amended to read:

Section 20.20.15. Use Districts.

(a) Types of Use Districts. The Homer District is hereby divided into the following types of use districts:

1. R-2 District - One and Two Family Residential
2. R-3 District - Multi Family Residential
3. R-4 District - Multi Family Residential & Professional Office
4. C-2 District - Central Commercial
5. M-1 District - Limited Manufacturing
6. M-3 District - Water Oriented Industry
7. CWR District - Commercial Waterfront Residential
8. S-R District - Suburban Residential
9. PLI District - Public Lands & Institutions
10. F District - Flood Damage Control

(b) Zoning Map: The aforesaid Use Districts are bounded as shown on a map entitled "Official Zoning Map, City of Homer, Alaska, Dated: _____", certified copies

of which map are on file in the office of the City Clerk of the City of Homer and in the Borough Office and which map, together with all explanatory matter thereon, is hereby made a part of this chapter as if the matters and information set forth by such map were all fully described herein.

Where uncertainty exists with respect to the boundaries of any of the aforesaid use districts as shown on the said map, the following rules shall apply:

- (1) Where use district boundaries are indicated as approximately following the center lines of streets or alleys, such center lines shall be construed to be such boundaries.
- (2) Where use district boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.
- (3) Where use district boundaries are shown dividing unsubdivided property the location of such boundaries shall be determined by the use of the scale appearing on said map, unless otherwise determined by dimensions thereon.
- (4) Where use district boundaries are indicated as approximately following the center lines of projected streets or highways the scale of said map shall determine such use district boundaries until such time as such streets or highways are constructed, whereupon the center lines thereof shall constitute said use district boundaries.
- (5) Where a use district boundary divides a lot which was in single ownership and of record at the time of the passing of this chapter, the use of and the use district requirements applying to the least restricted portion of such

lot shall be considered as extending to the entire lot, provided the more restricted portion of such lot is entirely within 25 feet of said dividing use district boundary. The use so extended shall be deemed to be conforming.

- (6) All areas within the Homer District which are under water or tidelands and are not shown as included within a use district shall be subject to all of the regulations of the use district which is immediately adjacent to such tideland and under water areas.
- (7) Where property within the Homer District has not been specifically included within a use district, such property and territory shall be classed as lying and being in an R District, until such classification shall be changed by an amendment to this Code of Ordinances.
- (8) Whenever any street, alley, or public place is lawfully vacated, the zoning use district adjoining each side of such street, alley or public street shall be extended to the center of the area vacated and all such area shall thereafter be subject to all of the regulations of the so extended use districts.
- (9) Where use district boundaries are indicated as approximately following section or section subdivision lines such boundaries shall be construed as following such section or section subdivision lines.
- (10) Where use district boundaries are indicated as following shore lines or approximately following the center lines of streams, such boundaries

shall be construed to follow such shore lines or such center lines of streams.

- (11) Where physical or cultural features existing on the ground are at variance with those shown on the Zoning Map or in other circumstances not covered by 1 through 10 above, the Commission shall interpret the district boundaries.

Section 2. Section 20.20.20, Use District Regulations, of Chapter 20 of the Kenai Peninsula Borough Code of Ordinances is amended to read:

Section 20.20.20. Use District Regulations.

(a) General Regulations.

- (1) Unless otherwise provided for in this chapter no building or land shall be used or occupied and no building or any part thereof shall be erected, moved, or structurally altered unless in conformity with the regulations herein specified for the district in which such building or land is located. For Non-Conforming Uses, see Section VII.
- (2) Unless otherwise provided for in this ordinance, no building shall hereafter be erected or altered:
 - A. to exceed the height
 - B. to accomodate or house a greater number of families or lodgers
 - C. to occupy a greater percentage of lot area
 - D. or to have a smaller front, side, or rear yard than is herein specified for the district in which such building or land is located.
- (3) Every building hereafter erected, enlarged, or converted to a use which

requires off-street parking shall provide garage space or parking space in compliance with all of the regulations established by this chapter for use district in which the building is located. See Section 20.20.25.

- (4) Every building hereafter erected, enlarged or converted for commercial purposes shall provide reasonable facilities for the loading and unloading of goods in compliance with all of the regulations established by this chapter according to the use of such building. See Section 20.20.25
- (5) Not more than one principal building shall be permitted on a lot.
- (6) No yard or other open space required about any building by this Ordinance shall be considered as providing a yard or open space on any other lot.

Unless otherwise provided for in this chapter the following regulations shall respectively apply to each of the said use districts.

(b) Regulations for R-2 Two Family Residential District.

(1) Purpose.

The regulations for this district are intended to promote and protect the residential character of the district, to promote and encourage a suitable environment for family life.

(2) Uses Permitted Outright.

One family dwellings.
Two family dwellings.
Public parks and public playgrounds.
Home occupations.
Accessory buildings and uses incidental to a permitted use.

1021

(3) Uses Permitted Subject to First Securing a Use Permit in Each Case.

Three, four, five and six family dwellings.
Schools, churches, public utility structures and public and quasi public uses.
Golf courses with standard length fairways and country clubs.
Mobile home on one lot.

(4) Maximum Building Height Limit.

Thirty-five feet for the main building, provided that additional height may be permitted if a use permit is first secured.
Fifteen feet for accessory building.

(5) Minimum Lot Area Required.

Seven thousand, two hundred square feet.

(6) Minimum Lot Width Required.

Sixty feet.

(7) Maximum Percentage of Lot Coverage Permitted.

Forty per cent.

(8) Minimum Yards Required.

Front: Not less than twenty feet provided that no structure shall be located closer than forty-five feet to the center line of any public street or unless otherwise indicated by building lines on the Official Zoning Map.
Side: Five feet.
Rear: Twenty feet.

(c) Regulations for R-3 Multi Family Residential District.

(1) Purpose.

The regulations for this district are intended to stabilize protect and encourage a suitable environment for high density, multi family residential living.

(2) Uses Permitted.

One and two family dwellings.
Multi family dwellings containing up to twenty dwelling units.
Public parks and playgrounds.
Accessory buildings and uses incidental to a permitted use.

(3) Uses Permitted Subject to First Securing a Use Permit in Each Case.

Motels, hotels, multi family dwellings containing more than twenty dwelling units, rooming and board houses, and dwelling groups of one, two or more dwelling units.
Professional offices.
Schools, churches, public and quasi public buildings, public utility structures, social halls, lodges, club houses.
Mobile home parks and a mobile home on one lot.
Accessory buildings and uses normally incidental to any of the above.

(4) Maximum Building Height Limit.

Forty-five feet provided that additional height may be permitted if a use permit is first secured.

(5) Minimum Lot Area Required.

One, two, three and four family dwellings:
7,200 square feet.
Other multi family dwellings:

<u>Number of Stories</u>	<u>Lot Area Per Dwelling Unit</u>
One	1,500 square feet

Number of Stories Lot Area Per Dwelling Unit

Two 1,000 square feet
Three-Six 800 square feet

In those cases where legal lots of record exist which comprise less than 7,200 square feet but not less than 4,500 square feet, multiple dwelling units may be constructed at a standard of 1,800 square feet per dwelling unit provided the required yards off street parking spaces are met.

(6) Minimum Lot Width Required.

Sixty feet.

(7) Maximum Percentage of Lot Coverage Permitted.

Fifty per cent.

(8) Minimum Yards Required.

Front: Not less than ten feet provided that no structure shall be located closer than fifty feet to the center line of any public street or unless otherwise indicated by building lines on the Official Zoning Map.

Side: Five feet.

Rear: Ten feet.

(9) Special Yards Required for Dwelling Groups.

In case the building of the group are so located on the lot that the rear of the building which faces the street is faced by the front of a building to the rear (i.e. in a "front to back" series) no such building shall be closer than twenty feet to any other such building or the side yard providing access shall be not less than eight feet.

In case the buildings of the group are so

located on the lot that the rears thereof abut upon one side yard and the fronts thereof abut upon the other side (i.e. in a single row "side to side" series), the side yard providing access shall have a width of not less than twelve feet.

In no case shall any separate building of the group be closer to any other building of the group than a distance of ten feet.

No building shall be so located on the lot that the rear thereof abuts on any street line.

Distances required between buildings on the same lot and as yards and courts for dwelling groups shall be increased by two feet for each story that the height of any building or dwelling group exceeds two stories.

(d) Regulations for R-4 Multi Family Residential and Professional Office District

(1) Purpose.

The regulations for this District are intended to stabilize and protect the residential character of the district while providing for the orderly integration of professional offices in the district.

(2) Uses Permitted Outright.

Uses permitted in the R-3 District without a use permit are permitted in the R-4 District without a use permit.
Motels, hotels, multi family dwellings, rooming and boarding houses.
Professional offices and clinics provided that there are no sales of goods

or inventory of merchandise on the premises. Accessory buildings and uses normally incidental to any of the above. This shall not be construed as permitting any commercial use or occupation other than those specifically permitted.

(3) Uses Permitted Subject of First Securing a Use Permit in Each Case.

Building groups of single family dwellings and duplexes.

Barber shops, beauty parlors, tea rooms, tourist homes and dancing schools.

Any business office provided that there is no inventory of merchandise maintained on the premises for sale or storage or transit and there is no fabrication, manufacture, or handling of any commercial product.

Mobile home parks and a mobile home on one lot.

Schools, churches, public buildings, public utility, structures, social halls, lodges and club houses.

Hospitals, sanitoriums, rest homes, mortuaries, nursery schools, dancing and music schools.

Accessory buildings and uses normally incidental to any of the above. This shall not be construed as permitting any commercial use or occupation other than those specifically permitted.

(4) Maximum Building Height Limit.

Forty five feet provided that additional height may be permitted if a use permit is first secured.

(5) Minimum Lot Area Required.

One, two, three and four family dwellings:
7,200 square feet.

Other multi family dwellings:

<u>Number of Stories</u>	<u>Lot Area Per Dwelling Unit</u>
One	1,500 square feet

<u>Number of Stories</u>	<u>Lot Area Per Dwelling Unit</u>
Two	1,000 square feet
Three-Six	800 square feet

In those cases where legal lots or record exist which comprise less than 7,200 square feet but not less than 4,500 square feet, multiple dwelling units may be constructed at a standard of 1,800 square feet per dwelling unit provided the required yards and off street parking spaces are met.

(6) Minimum Lot Width Required.

Sixty feet.

(7) Maximum Percentage of Lot Coverage Permitted.

Fifty per cent.

(8) Minimum Yards Required.

Front: Not less than ten feet provided that no structure shall be located closer than fifty feet to the center line of any public street or unless otherwise indicated by building lines on the Official Zoning Map.

Side: Five feet.

Rear: Ten feet.

(9) Special Yards Required for Dwelling Groups.

In case the buildings of the group are so located on the lot that the rear of the building which faces the street is faced by the front of a building to the rear (i.e. in a "front to back" series) no such building shall be closer than twenty feet to any other building and the side yard providing access shall be not less than eight feet.

In case the buildings of the group are so

located on the lot that fronts thereof abut upon one side yard and the fronts thereof abut the other side (i.e. in a single row "side to side" series), the side yard providing access shall have a width of not less than twelve feet.

In case the buildings of a group are so located on the lot that the rears thereof abut upon each side yard and the fronts thereof face a court (i.e. in a double row "side to side" series) the court shall have a width of not less than twenty feet.

In no case shall any separate building of the group be closer to any other building of the group than a distance of ten feet.

No building shall be so located on the lot that the rear thereof abuts on any street line.

Distances required between buildings on the same lot and has yards and courts for dwelling groups shall be increased by five feet for each story that the height of any building or dwelling group exceeds two stories.

(e) Regulations for C-2 Central Commercial District.

(1) Purpose.

The C-2 District is designed to protect and enhance central business district cores for efficient performance of its primary function as an urban center for retail, commercial, financial and service facilities and to discourage uses not requiring a prime central location.

(2) Uses Permitted Outright.

With the exception of public parks and off street vehicular parking lots, all of

the uses listed below shall be conducted within fully enclosed buildings. There shall be no sales, service, storage or display on open lots or outside of buildings.

Commercial-Wholesale:

Wholesaling from sample stocks only provided that no manufacturing or storage for distribution shall be permitted in connection with such wholesaling.
Business offices of mercantile establishments.

Commercial-Retail:

Department stores, general merchandise and dry goods stores.
Men's, women's and children's clothing apparel and shoe stores.
Miscellaneous apparel and accessory shops.
Furriers.
Jewelry stores.
Furniture and home furnishing stores.
Radio, television and music stores.
Household appliance stores.
Sporting goods stores and bicycle shops.
Drug stores and proprietary stores.
Book stores and stationery stores.
Retail food stores and liquor stores.
Restaurants, tea rooms, cafes and other places serving food and beverages.
Merchandise vending machine stores.
Mail order or catalog sales stores.
Florists.
Tobacco stores.
News dealers and news stands.
Camera and photographic supply stores.
Gift, novelty and souvenir shops.
Art studios, art supplies and picture framing shops.
Laundry and dry cleaning pick up stations.
Beauty Shops and barber shops.
Shoe repair shops and tailors.
Funeral services, provided however that

crematoriums are specifically prohibited.

Small appliance repair shops.

Travel agencies, ticket brokers and auto rental agencies.

Auditoriums, libraries, museums, historical and cultural exhibits, and the like.

Motion picture theaters.

Insurance and real estate offices.

Banking and financial institutions.

Business and professional offices.

Legal offices.

Clinics.

Off street parking lots, garages.

Taxi cab dispatching offices.

Hotels and motels.

Radio and television studios.

Employment agencies.

Retail sales and show rooms.

On-premises dry cleaning establishments, using a perchlorethylene process or similar nonflammable, nonaqueous solvent, provided, however, that large commercial and industrial laundry and dry cleaning plants shall be prohibited.

Laboratories and establishments for production, fitting and repair of eyeglasses, hearing aids, prosthetic appliances, and the like.

Pet shops.

Gasoline service stations.

Other Uses:

Multiple family dwelling subject to the lot area and yard requirements of Section 20.20.20 (c) (9).

Private clubs and lodges.

Public parks and buildings.

Incidental storage and accessory uses and buildings including processing and repair operations and services, provided such uses shall be clearly

incidental and to the sale of products at retail on the premises, and shall be so placed and constructed as not to be offensive or objectionable because of odor, dust, smoke, noise or vibration.

(3) Uses Permitted Provided a Use Permit is First Secured in Each Case.

- Automobile repair shops and commercial garages when conducted entirely within a building.
- Automobile sales.
- Utility substations.
- Automobile storage garages.
- Heliports.
- Bus terminals, air passenger terminals with sufficient off street area for maneuvering, waiting and loading vehicles.
- Newspaper and commercial printing shops, blueprinting shops.
- Nursery and garden stores.
- Bowling alleys, billiard parlors, dance halls, skating rinks, athletic clubs, gymnasiums, swimming pools, shooting galleries, facilities for coin-operated amusement devices, auditoriums, exhibition halls, sports arenas, miniature golf courses, amusement rides, court games, and similar places of recreation.
- Pawnshops, second hand shops and auction rooms.
- Drive-in banks with sufficient off street area for maneuvering and waiting automobiles.
- Public service facilities, nursery schools, churches.
- Other uses similar to the above.

(4) Maximum Building Height.

Forty-five feet provided that additional height may be permitted if a use permit is first secured.

(5) Minimum Lot Area Required.

None, except that any building used wholly or partly for dwelling purposes shall com-

ply with the lot area requirements of the R-3 District.

(6) Minimum Yards Required.

Front: None, except where the frontage in a block is partially in an R District in which case the front yard shall be the same as required in such R District, or unless otherwise indicated by building lines on the Official Zoning Map.

Side: None, except where the side of a lot abuts upon the side of a lot in an R District in which case the abutting side yard shall be not less than five feet, and except where the side yard of a corner lot abuts on a street where the frontage of the block is partially in an R District, in which case the side yard shall be ten feet adjacent to the street.

(f) Regulations for M-1 Limited Manufacturing District.

(1) Purpose.

The M-1 District is designed to provide for light manufacturing processing, storage, wholesaling, distribution operations, large scale administrative facilities and research institutions. Regulations in the M-1 Districts are intended to allow different heavy commercial and light industrial uses to exist compatibly and to protect neighboring residential areas.

(2) Uses Permitted Outright.

Cleaning, laundry or dyeing plants.
Wholesale stores, storage, warehouses, laundries, and cleaning plants, mobile home and trailer sales and rentals, vehicle and farm implement sales, animal hospitals, cabinet shops, bakeries, soft drink bottling plants, contractors equipment storage or rental and other heavy commercial uses for which storage

wholesale sales, large or heavy merchandise or commercial transportation facilities are necessary and usual to the operation.

Airplane, automobile, or truck assembly, remodeling or repair.

Building materials, sales and storage.

Administrative, executive, and financial offices.

Machine shops.

Experimental or testing laboratories.

Manufacture service, or repair of light consumer goods such as appliances, batteries, furniture, garments, or tires.

Manufacture, assembly or packaging of products from previously prepared materials such as cloth, plastic, paper, leather, precious or semi-precious metals or stones, but not including such operations as saw and planing mills, any manufacturing uses involving primary production of wood, metal or chemical products.

Metal working or welding shops.

Manufacture of precision instruments and equipment such as watches, electronics equipment, photographic equipment and optical goods.

Motor freight terminals.

Any other light manufacturing use which the Commission finds to be consistent with the purpose of this section.

Airports and heliports.

Steel fabrication shops or yards.

Paint shops.

Production of crops and animals including poultry.

Accessory uses and buildings customarily appurtenant to a permitted use and that do not alter the character of the premises.

Automobile parking lot.

Other uses similar to the above.

(3) Uses Permitted Subject to First Securing a Use Permit in Each Case.

Public and quasi public uses of an educational or recreational nature.

Public Utility buildings and service yards. Retail commercial and service uses such as restaurants and service stations appropriate to and necessary to serve the M-1 District.

(4) Maximum Building Height.

Fifty feet provided that additional height may be permitted if the required yards are increased by one foot for each one foot of building height over the height limit.

(5) Minimum Lot Area Required.

Five thousand square feet except for parking lots and as may otherwise be specified for any use for which a Use Permit is required by this section.

(6) Minimum Yards Required.

Front: Twenty five feet unless otherwise indicated by building lines on the Official Zoning Map.
Side: Fifteen feet except that twenty five feet shall be required when adjacent to an R District.
Rear: Twenty feet except that thirty feet shall be required when adjacent to an R District.

(7) Other Required Conditions.

Any open storage or repair yard excluding yards for orderly display of new or reconditioned heavy equipment shall be entirely enclosed within a fence at least eight feet high. The fence shall be of chain link, concrete block or other appropriate construction approved by the Administrative Officials. The fence shall be maintained in a sound and orderly condition and shall be kept free of any advertising matter other than signs permitted by this Ordinance.

No use shall be constructed or operated so as to cause excessive noise, vibration, smoke, dust or other particulate matter, toxic, or noxious matter, humidity, heat glare, at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that caused in their customary manner of operation by uses permitted in the district or a degree injurious to the public health, safety or welfare.

(g) Regulations for M-3 Water Oriented Industrial District.

(1) Purpose.

The M-3 District is intended primarily for industrial and transport operations which require locations abutting a dock or the waterfront. The intent is to reserve such areas for appropriate industries which can function in no other location.

(2) Uses Permitted Outright.

Seafood processing plants.
Docks, wharves, shipping terminals, small boat harbors and the like.
Electric generation facilities.
Shipyards, boat repair yards, drydocks and the like.
Wholesale distribution centers and the like.
Other manufacturing and processing facilities requiring locations abutting a dock or waterfront.
Accessory uses appurtenant to any permitted use.

(3) Uses Permitted Subject to First Securing a Use Permit in Each Case.

Construction of docks, wharves, filling along the waterfront, subject to adequate provision for the safe and efficient operation of sea transportation and commerce.

Bulk plants, subject to the provision of dikes and the adequate spacing of facilities and structures in conformance with the Uniform Fire Code, enclosed within a fence at least eight feet high. The fence shall be of chain link, concrete block, or other appropriate construction approved by the authorized official.

Other uses similar to the above.

(4) Maximum Building Height.

Fifty feet provided that additional height may be permitted if the required yards are increased by one foot for each one foot of building height over the height limits.

(5) Minimum Lot Area Required.

Excepting as may otherwise be specified for any use of which a Use Permit is required by this section and excepting for farm dwellings on twenty acres or more minimum lots areas in the district shall be 6,000 square feet.

(6) Minimum Yards Required.

Front: Twenty-five feet except that buildings shall be not less than fifty feet from the centerline of the public road or unless otherwise indicated by building lines on the Official Zoning Map.

Side: Fifteen feet except that forty feet shall be required for any building over one story or twenty-five feet in height when adjacent to any R District.

Rear: Twenty feet except that forty feet shall be required for any building over one story or twenty feet in height when adjacent to any R District.

(h) Regulations for CWR Commercial Waterfront Residential District.

(1) Purpose.

This district is primarily for waterfront apartments and service commercial uses oriented to the marine element of a community. This district is designed to be located in close proximity to residential districts.

(2) Uses Permitted Outright.

One family dwellings and duplexes.
Multi family dwellings subject to the lot, area and yard requirements of Section 20.20 (c) (9).
Boat charter service and rental.
Retail sales of commercial or sport fishing supplies.
Retail sales of marine fuel.
Marine equipment, supply, sales and repair.
Marine and moorage facilities.
Tourist oriented gift shops.
Art and photo shops.
Uses customarily accessory and incidental to a permitted use.

(3) Uses Permitted Subject to First Securing a Use Permit in Each Case.

Churches, schools, public utility structures and public and quasi public uses.
Air charter service, flying schools and related facilities.
Airplane storage facilities.
Marine related experimental or research facilities.
Boat storage facilities in conjunction with marina or as primary use.
Custom fish processing.
Eating and drinking establishments.
Electronic towers and related facilities.
Ferry terminals.
Heliports and helistops.
Motels may include bars and restaurants.
Recreational uses.
Other uses similar to the above.

(4) Maximum Building Height Limit.

Forty-five feet provided that additional height may be permitted if a use permit is first secured.

(5) Minimum Lot Area Required.

Four thousand square feet.

(6) Minimum Lot Width Required.

Forty feet.

(7) Maximum Percentage of Lot Coverage Permitted.

Fifty per cent.

(8) Minimum Yards Required.

Front: Not less than fifteen feet provided no structure shall be located closer than forty five feet to the center line of any street or as otherwise indicated by building lines on the Official Zoning Map.

Side: Five feet.

Rear: Fifteen feet.

(9) Special Yards Required for Dwelling Groups.

In case the building of the group are so located on the lot that the rear of the building which faces the street is faced by the front of a building to the rear (i.e. in a "front to back" series) no such building shall be closer than twenty feet to any other such building and the side yard providing access shall be not less than eight feet.

In case the buildings of the group are so located on the lot that fronts thereof abut upon one side yard and the fronts thereof abut upon the other side (i.e. in a single row "side to side" series)

the side yard providing access shall have a width of not less than twelve feet.

In case the buildings of a group are so located on the lot that the rears thereof abut upon each side yard and the fronts thereof face a court (i.e. in a double row "side to side" series) the court shall have a width of not less than twenty feet.

In no case shall any separate buildings of the group be closer to any other building of the group than a distance of ten feet.

No building shall be so located on the lot that the rear thereof abuts on any street line.

Distances required between buildings on the same lot and as yards and courts for dwelling groups shall be increased by five feet for each story that the height of any building or dwelling group exceeds two stories.

(i) Regulations for SR Suburban Residential District.

(1) Purpose.

The purpose of the SR District is to provide a land use district for a low density rural environment where development on smaller lots would prove detrimental to the amenities of such low density residential setting.

(2) Uses Permitted Outright.

One, two, three and four family dwellings.
Home occupations.

Animal husbandry and livestock farming, other than hog farms, provided that not more than one horse, mule, cow, or steer nor more than three goats, sheep or similar livestock may be kept for each 30,000 square feet of area.

Crop and tree farming.

Accessory buildings and uses incidental to the permitted use.

(3) Uses Permitted Subject to First Securing a Use Permit in Each Case.

Five and six family dwellings.
A mobile home.
Mobile home parks.
Retail sales of agricultural products produced on the premises.
Quarters for farm labor employed on the premises.
Golf courses with standard length fairways and country clubs.
Circuses and carnivals.
Churches, schools, utility structures and public and quasi public uses.

(4) Maximum Building Height Limit.

Thirty-five feet provided that additional height may be permitted if a use permit is first secured excepting non-dwelling structures including windmills, silos, private water tanks.

(5) Minimum Lot Area Required.

Twenty thousand square feet provided an additional five thousand square feet per dwelling unit will be required for two or more family dwelling units.

(6) Minimum Lot Width Required.

One hundred feet.

(7) Maximum Percentage of Lot Coverage Permitted.

Thirty five per cent.

(8) Minimum Yards Required.

Front: Not less than twenty feet provided that no structure shall be located closer than fifty feet to the center line of any public street or unless otherwise indicated by building lines on the Official Zoning Map.

1040

Side: Minimum ten feet.
Rear: Twenty feet.

(9) Special Yards.

Barns, stables, chicken houses, or similar accessory structures shall not be less than fifty feet from any property line, nor thirty feet from any dwelling on the property.

(j) Regulations for PLI Public Lands and Institutions District.

(1) Purpose.

PLI Districts are intended to include major open lands and major public and quasi public institutional uses including existing land reserves for future public and institutional use.

(2) Uses Permitted Outright.

Airports and heliports.

Parks, parkways, land reserves and related facilities.

Golf courses, playgrounds, playfields and the like.

Zoos, museums, historic and cultural exhibits and the like.

Water conservation and flood control installations.

Churches, schools, public utility structures and public and quasi public uses.

Cemeteries.

Sewer installations and water supply installations.

Utilities installations.

Uses and structures which are necessary or desirable adjuncts to permitted principal uses and structures where such accessory uses and structures are under the management or control of the public or quasi public agency responsible for the permitted principal use or structure.

(3) Uses Permitted Subject to First Securing a Use Permit in Each Case.

Radio and television transmission towers.
Vocational schools, trade schools, manual training centers and the like.
Public and commercial dumping, disposal, incineration or reduction of refuse.

(4) Minimum Lot Area Required.

One hundred feet.

(5) Minimum Lot Width Required.

One hundred feet.

(6) Maximum Percentage of Lot Coverage Permitted.

Thirty per cent.

(7) Minimum Yards Required.

Front: Twenty five feet provided that no structure shall be located closer than fifty feet to the center line of any public street or unless otherwise indicated by building lines of the Official Zoning Map.

Side: Ten feet.

Rear: Twenty five feet.

(k) Regulations for F Flood Damage Control District.

(1) Purpose.

The purpose of the F Flood Damage Control District is to provide regulations for known flood hazard area thus eliminating unnecessary public expenditures for disaster, clean up, preventive flood control projects and to protect the public health, safety, and welfare. In any case, where a structure is intended for human occupancy the first floor elevations of such structure

shall be above the safe level determined by the Planning and Zoning Commission.

(2) Uses Permitted Outright.

Parks, playgrounds, boat launching and landing facilities.

(3) Uses Permitted Subject to First Securing a Use Permit in Each Case.

Single family dwellings and accessory buildings.

Gravel pits and/or gravel processing plants, concrete and bituminous batch plants, gold dredging, oil or gas wells and appurtenant buildings and structures.

Any other uses which the Planning and Zoning Commission feels will not prove to be incompatible with surrounding land uses.

In any case when a use permit is applied for in the F District the applicant shall submit a detailed proposed development plan including but not limited to topographic and construction data. In each case, said data will be submitted to the U. S. Army Corps of Engineers for their review and comment.

(4) Maximum Building Height Limit.

No building or structure nor the enlargement of any building or structure shall be hereafter erected to exceed two and one half stories or thirty five feet in height, except a building or structure of a gravel dredging plant or similar structure.

(5) Minimum Lot Area Required.

One acre.

(6) Minimum Lot Width Required.

One hundred and fifty feet.

(7) Minimum Yards Required.

Front: Twenty feet except as otherwise
indicated by building lines on
the Official Zoning Map.
Side: Twenty feet.
Rear: Thirty five feet.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA
BOROUGH THIS _____ DAY OF _____, 1971.

Assembly President

ATTEST:

Borough Clerk

KENAI PENINSULA BOROUGH

ORDINANCE 71-16

AN ORDINANCE ENTITLED: AN ORDINANCE AMENDING SECTION 20.20.15, USE DISTRICTS, AND SECTION 20.20.20, USE DISTRICT REGULATIONS, OF THE KENAI PENINSULA BOROUGH ORDINANCE NO. 33 RELATING TO INTERIM ZONING IN THE CITY OF HOMER

KENAI PENINSULA BOROUGH

ORDINANCE 71-16

WITHDRAWN BY CITY OF HOMER BEFORE INTRODUCTION; THEREFORE
NOT INCLUDED HERE.

AN ORDINANCE ENTITLED: "AN ORDINANCE AMENDING SECTION
20.20.15, USE DISTRICTS, AND SECTION 20.20.20, USE
DISTRICT REGULATIONS, OF THE KENAI PENINSULA BOROUGH
ORDINANCE NO. 33 RELATING TO INTERIM ZONING IN THE
CITY OF HOMER"

Ord. 71-16 "An Ordinance Relating to Zoning
within the City of Homer."

Ord. was requested withdrawn by the City
of Homer prior to hearing.

7-20-71

Frances Byrnes
Borough Clerk

