

Introduced by: Mayor
Date: April 5, 1977
Hearing: May 3, 1977; Referred back to
Vote: 76.5 to 56.83 Kenai Advisory P.C.
Action:

KENAI PENINSULA BOROUGH

ORDINANCE 77-18

AN ORDINANCE AMENDING CHAPTER 21.76 OF THE KENAI PENINSULA BOROUGH CODE OF ORDINANCES PERTAINING TO THE KENAI MUNICIPAL DISTRICT ZONING CODE.

WHEREAS, the Kenai Municipal District Zoning Code has not been updated since 1965; and

WHEREAS, the Advisory Planning and Zoning Commission of the City of Kenai has recommended certain amendments to the Kenai Municipal District Zoning Code; and

WHEREAS, the Council of the City of Kenai has adopted Resolution No. 77-27 requesting that the Borough Planning Commission recommend to the assembly the proposed amendments to the Kenai Municipal District Zoning Code in accordance with the recommendations of the Advisory Planning and Zoning Commission of the City of Kenai.

NOW THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

Section 1. That Chapter 21.76 of the Kenai Peninsula Borough Code is amended as follows:

Section 21.76.070 B.1.a. is amended to read:

Single [1 AND 2 AND UP TO 4] family dwellings;

Section 21.76.070 C.1. is amended to read:

Minimum lot area - 20,000 [12,000] square feet;

Section 21.76.070 C.4. is amended to read:

Maximum lot coverage [:] [a.] for single family dwelling [BUILDING] - 30%;

[b.] [DUPLEX - 35%.]

Section 21.76.070 C.6. is added to read in its entirety as follows:

Maximum height - 2-1/2 stories, or 35 feet, whichever is less;

Section 21.76.080 B.1. is amended to read as follows:

(a) Single [1 AND 2] family dwellings

[(b) MULTI-FAMILY DWELLINGS WITH 6 OR LESS UNITS;]

Change existing paragraph designation from c to b.
Change existing paragraph designation from d to c.
Delete paragraph designation (d).

Section 21.76.080 C.1. is amended to read as follows:

Minimum lot area - 7,200 square feet; [, PROVIDED THAT MULTI-FAMILY DWELLINGS SHALL MEET THE FOLLOWING REQUIREMENTS:]

Section 21.76.080 C.4. is amended to read as follows:

Maximum lot coverage[:] [a.] single family dwelling - 30%

[b. DUPLEX 30%.]

Section 21.76.080 C.7. is added to read in its entirety as follows:

Maximum height 2-1/2 stories or 35 feet, whichever is less;

Section 21.76.090 B.2. is amended to read as follows:

Secondary uses same as secondary uses permitted in the RR Zone;

That the first sentence of Section 21.76.140 D.1. is amended to read as follows:

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Elementary schools, [AND] high schools, [AND] colleges, day-care centers, [AND] hospitals, and sanitariums may be permitted provided that the following conditions are met:

That the first sentence of Section 21.76.140 E.1. is amended to read as follows:

Governmental buildings, public libraries, public off-street parking lots, [AND] day-care centers, and other public facilities serving the entire community may be permitted provided that the following conditions are met:

That sub-paragraphs F.1. and F.1.a. of Section 21.76.140 are amended to read in their entirety as follows:

a. Maximum lot coverage -30% with minimum lot size as follows:

- (1) Duplex- 7,200 square feet
- (2) Tri-plex -8,400 square feet
- (3) Four-plex -9,600 square feet

The existing sub-paragraphs F.1. and F.1.a. of Section 21.76.140 are repealed.

Section 21.76.140 K. is added to read in its entirety as follows:

K. Conditional use in RU Zone restaurants, provided that the proposed location of the use and the size and characteristics of the site will not destroy the character of the neighborhood;

Section 21.76.190 F.4. and F.5. are amended to read as follows:

4. Multiple family dwellings and other places containing dwelling units must have two [1] spaces [SPACE] per dwelling unit up to 150 units; [,] 1/2 [1] space per unit thereafter

5. Single family dwellings, two family dwellings, and parish houses must have two parking spaces per each dwelling unit;

Introduced by: Mayor
Date: April 5, 1977
Hearing: May 3, 1977
Vote: Unanimous
Action: Enacted

KENAI PENINSULA BOROUGH

ORDINANCE 77-19

AN ORDINANCE TO PROVIDE AN UPDATED ZONING MAP OF THE HOMER DISTRICT AS A PART OF THE KENAI PENINSULA BOROUGH CODE.

WHEREAS, the Homer District Zoning Maps currently on file in the offices of the City of Homer and the Kenai Peninsula Borough were incorporated in Section 21.36.020 of the Kenai Peninsula Borough Code-Homer District; and

WHEREAS, the original map is not easily reproduced to be legible and a certified reproducible copy of the current zoning map is needed to facilitate administration of the zoning ordinance; and

WHEREAS, the map prepared for this ordinance is identical to the map on file in the office of the Homer City Clerk and signed by members of the Homer Advisory Planning Commission and Homer City Council dated May 19, 1971; and

WHEREAS, this map is a current rendition, as amended from time to time, of the Homer District Map referred to in Section 21.36.020 of the borough code;

NOW THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

Section 1. The map known as the Homer District Zoning Map with amendments to-date as noted on it, is made a part of Chapter 21.36 through Chapter 21.68 of the Kenai Peninsula Borough Code.

The Homer District Zoning Map is specifically identified by the following title and accompanying description contained in the right-hand corner as follows:

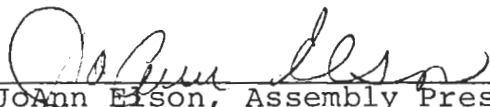
This zoning map adopted by Kenai Peninsula Borough Ordinance 77-19 on May 3, 1977, supersedes the Homer District Zoning Map adopted May 2, 1967, and as amended from time to time.

Assembly President

Borough Clerk

Section 2. This ordinance becomes effective on the date of its enactment.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 3rd DAY OF May, 1977.



JoAnn Eison, Assembly President

ATTEST:



Frances Brayner
Borough Clerk

Kenai Peninsula Borough
Ordinance 77-19
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