

Introduced by: Cooper
Date: June 19, 1979
Hearing: July 17, 1979; Postponed
Vote: Unanimous
Action: Enacted August 7, 1979

KENAI PENINSULA BOROUGH

ORDINANCE 79-38

AMENDING THE HOMER ZONING ORDINANCE TO RESTRICT DWELLING
UNIT DENSITY IN RESIDENTIAL ZONES.

WHEREAS, a technical defect in the Homer District
zoning ordinance allows multi-family development to reach
densities of 40 or more dwelling units per acre; and

WHEREAS, public utilities and roads cannot support this
intensive level of residential development; and

WHEREAS, the maximum density permitted for townhouses
under the current Homer District zoning ordinance is
approximately 16 units per acre; and

WHEREAS, it is desirable that this dwelling unit density
not be exceeded in any residential zone; and

WHEREAS, the Homer Advisory Planning Commission and the
Borough Planning Commission have held hearings upon this
ordinance to reduce maximum permissible residential density
and have recommended its passage by the Borough Assembly;

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

Section 1. That Section 21.44.040 of the Borough
Code of ordinances is hereby amended by deleting
21.44.040 (B) and adding a new section to be numbered

21.44.040 (B) which shall read as follows:

21.44.040 (B). Multi-family structures containing three or more (than 5) dwelling units shall meet the following standards:

- (1) The total floor area shall not be more than four-tenths (.4) times the lot area.
- (2) The total open area of the lot shall be at least 1.1 times the total floor area of the structures placed upon the lot. This is an open space ratio of 1.1. An open area is defined as any portion of the lot not covered by a structure or used for parking spaces and automobile maneuvering.

Section 2. That Section 21.44.050 of the Borough Code of ordinances is hereby repealed.

Section 3. That Chapter 21.44 of the Borough Code of ordinances is hereby amended by adding a new section, to be numbered 21.44.050, which shall read as follows:

21.44.050 Building Area. A. Structures containing less than 3 dwelling units and any associated accessory structures shall not cover more than 65% of the lot area.

Section 4. That Section 21.44.060 (a) of the Borough Code of ordinances is hereby amended to read as follows:

A. [1-FAMILY AND 2-FAMILY DWELLINGS:]
Dwellings containing less than 6 units
per lot:

1. Front yard depth: 20 feet,
2. Side yard width: 5 feet on each side of a building; provided where a side yard fronts on a side street, the width of that yard shall not be less than 10 feet, and provided further, that no part of any church or school shall be within 20 feet of any adjoining residential lot,

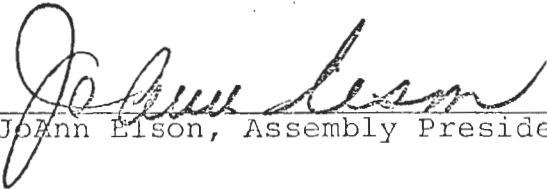
3. Rear yard depth: One-third of the height of the building but not less than ten feet;

B. Multiple-family dwellings containing 6 or more units:

1. Front yard depth: 20 feet;
2. Side yard width: The width of each side yard shall be $\frac{1}{4}$ the height of the building, but not less than 5 feet each, but in no event where a side yard front on a side street shall the width of that yard be less than 10 feet, and no part of any church or school shall be within 20 feet of any adjoining lot,
3. Rear yard depth: $\frac{1}{3}$ of the height of the building but not less than 10 feet.

Section 5. That this ordinance takes effect immediately upon its enactment.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH
ON THIS 7 DAY OF August, 1979.


JoAnn Elson, Assembly President

ATTEST:


Borough Clerk

