

Revised Homer City Code | Title 21 Zoning and Planning | Public Review Draft, March 2026
Table 21.30a Dimensional and Intensity Standards

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		RR - Rural Residential	NF - Neighborhood Flex	UR - Urban Residential	M - Medical	DMU - Downtown Mixed Use	GBD - Gateway Business District	LIMU - Light Industrial Mixed Use	MC - Marine Commercial	MI - Marine Industrial	OSR - Open Space Recreation	CO - Conservation	
Structure Height (maximum)		35-ft	35-ft.	35-ft	40-ft	40-ft	50-ft	55-ft ⁸	35-ft	35-ft	--	--	
Building Orientation		--	--	--	--	Primary entrances shall face the street; parking located to the side or rear	--	--	--	--	--	--	
Building Coverage (maximum)		30%	50%	50%	30%	70%	50%	30%	--	--	--	--	
Impervious Coverage (maximum)		50%	70%	80%	--	80%	70%	70%	--	70%	--	--	
Lot Size (minimum)				7,500-sf	7,500-sf	6,000-sf ³	20,000-sf ³	40,000-sf.	10,000-sf ⁶	6,000-sf	--	--	
Served by both water and sewer		10,000-sf. ^{1,3}	7,500-sf. ¹	--	--	--	--	10,000-sf	--	--	--	--	
Served by either water or sewer		20,000-sf. ^{1,3}	15,000-sf. ¹	--	--	--	--	--	--	--	--	--	
Not served by water or sewer		40,000-sf. ^{1,3}	30,000-sf. ¹	--	--	--	--	40,000-sf	--	--	--	--	
Lot area per additional dwelling unit	Dwelling -- up to 2 units per building	same as above	same as above	no additional area	--	no additional area	no additional area	--	--	--	--	--	
	Dwelling, Multi-Unit -- Three or more units per building	1,200-sf.	1,200-sf.	1,200-sf	--	1,200-sf	1,200-sf	--	--	--	--	--	
	Townhouses		2,000-sf.	2,000-sf.		2,000-sf.							
Lot Width (minimum)		--	--	--	--	--	--	--	80-ft ⁶	--	--	--	
Setback (minimum)	Front	20-ft ²	20-ft ²	20-ft ²	20-ft	Build-to Line: 0 to 10-ft	Build-to Line: 5-15-ft	20-ft	0-ft	20-ft ⁷	--	--	
	Side / rear	5-ft	5-ft.	5-ft	5-ft	5-ft. ⁴	5-ft ⁴	5-ft ⁵	5-ft	5-ft	--	--	
Accessory - Detached	Size (maximum)	25 percent of a rear or side yard and no portion of a required front yard	Lesser of 1,200-sf and 25-percent of the rear/side yard	Lesser of 1,200-sf and 25-percent of the rear/side yard	--	Lesser of 1,200-sf and 25-percent of the rear/side yard	--	--	--	--	--	--	
	Setback ^{4,5} (minimum)	Front	Same as principal structure	Same as principal structure	Same as principal structure	--	--	Same as principal structure	Same as principal structure	--	--	--	--
		Side				--	5-ft			--	--	--	--
		Rear				--	10-ft			--	--	--	--
Location	Side or rear yard; minimum 5 feet from principal structure	Side or rear yard; minimum 5 feet from principal structure	Side or rear yard; minimum 5 feet from principal structure	--	Side or rear yard; minimum 5-ft from principal structure	Side or rear yard; minimum 5-ft from principal structure	Side or rear yard; minimum 5-ft from principal structure	--	--	--	--		
Frontage		--	--	--	--	At least 60% of the lot frontage within the build-to line shall be occupied by a building facade.	--	--	--	--	--	--	
Drainage and Erosion Control Standards		Level 1	Level 1	Level 1	Level 1 - Residential less than 5 units Level 2 - nonresidential development and multi-family 5 units or more	Level 1 - Residential less than 5 units Level 2 - nonresidential, mixed-use development and multi-family 5 units or more	Level 2	Level 2	Level 3	Level 3	Level 1	Level 1	
Site Plan		--	--	--	Level 1	Level 1	Level 1	Level 2	Level 1	Level 2	Level 1	--	
ROW Access Plan		--	--	--	Level 2 - non-residential development	Level 2	Level 3	Level 2	Level 1	Level 2	--	--	

Footnotes

1. Plus same minimum lot size per dwelling unit in excess of one unit.
2. Adjacent to those rights-of-way that lead to Kachemak Bay and have been determined to be unsuitable for road construction as set forth by resolution of the City Council, all buildings shall be set back from the boundary of the right-of-way 5 feet.
3. Lawful nonconforming lots of smaller size may be newly developed and used if off-site parking is provided in accordance with the City parking code
4. No side setback required for attached buildings on separate lots. A two-foot setback may be approved when firewalls are provided and access to the rear of the building is otherwise provided (e.g., alleyways) as defined by the State Fire Code and enforced by the State Fire Marshall
5. Unless adequate firewalls are provided and adequate access to the rear of the building is otherwise provided (e.g., alleyways) as defined by the State Fire Code and enforced by the State Fire Marshall.
6. Except for lots lawfully platted before December 12, 2006.
7. Setbacks from any lot line abutting an alley shall be 5 feet.
8. Administrative flexibility for buildings up to 75 feet in height may be granted for boat storage or construction purposes.