

Revised Homer City Code | Title 21 Zoning and Planning | Public Review Draft, March 2026
Proposed Table of Allowed Uses by Zoning District

| Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank) | Residential | | | Mixed Use | | | Commercial/Industrial | | | Open Space / Conservation | | Specific Use Standards (y = yes applicable) |
|--|------------------------|------------------------|------------------------|--------------------------|---------------------------------------|--|--|-------------------------------------|-------------------------------------|-----------------------------|-------------------|---|
| | RR - Rural Residential | NF - Neighborhood Flex | UR - Urban Residential | M ¹ - Medical | DMU ¹ - Downtown Mixed Use | GBD ¹ - Gateway Business District | LIMU ¹ - Light Industrial Mixed Use | MC ¹ - Marine Commercial | MI ¹ - Marine Industrial | OSR - Open Space Recreation | CO - Conservation | |
| Residential | | | | | | | | | | | | |
| Detached Dwelling | P | P | P | P | P | P | | | | | | |
| Dormitory | | | | | | | P | | | | | |
| Duplex Dwelling | P | P | P | P | P | P | A | | | | | |
| Mixed-use building containing both residential and commercial uses | | | | | P | P | P | | C ² | | | |
| Factory-Built or Manufactured Dwelling | P | P | P | P | P | P | | | | | | |
| Group care home | C | C | P | P | P | | | | | | | |
| Mobile homes | P | | | | P | | | | | | | |
| Mobile home parks | C | | | | | | C | | | | | y |
| Multi-unit dwelling | P | P | P | C | P | P | | | | | | |
| Planned Unit Development | C | C | C | C | C | | C | | | | | |
| Tiny home | P | P | P | | | | | | | | | |
| Townhouses | | P | P | P | P | P | P | | | | | |
| Worker Housing | | | | | | | A | | A | | | y |
| Accessory Dwelling Unit | A | A | A | | A | A | | | | | | y |
| Lodging | | | | | | | | | | | | |
| Hotels and motels | | | | | | P | P | P | | | | |
| Rooming house, bed and breakfast and hostel | P | P | P | P | P | P | P | | | | | |
| Commercial | | | | | | | | | | | | |
| Auto fueling stations | | | | | C | P | P | | | | | y |
| Auto, marine, and RV sales, rental, repair and storage | | | | | C | C | P | P | P | | | y |
| Building supply and equipment sales and rentals | | | | | | | P | | | | | |
| Commercial greenhouses and tree nurseries offering sale of plants or trees grown on premises | P | | | | | | | | | | | |
| Sale of durable and nondurable medical supplies and equipment | | | | P | | | | | | | | |
| Drive-in car washes | | | | | C | | P | | | | | |
| Drive-through establishments | | | | | P | P | P | | | | | y |
| Dry cleaning and laundry | | | | | | | P | | | | | |
| Entertainment establishments | | | | | P | P | P | | | | | |
| Farmer's market | | | | | P | | | | | | | |
| Garden supplies and greenhouses | | | | | P | | P | | | | | |

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| Heavy equipment and truck sales, rentals, service and repair | | | | | | | P | | | | | |
| Itinerant or transient merchants | | | | | P | P | P | P | P | | | |
| Kennels | C | | | | | | P | | | | | |
| Large Format Development | | | | | | C | C | | | | | y |
| Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities | | | | | P | | P | | | | | y |
| Mobile Commercial structures | | | | | | | P | | | | | |
| Outdoor harboring or keeping of livestock | | A | | | | | | | | | | |
| Outdoor harboring or keeping of fowl | | A | A | | | | A | | | | | |
| Planned unit developments, limited to water-dependent and water-related uses | | | | | | | | C | C | | | |
| Plumbing, heating and appliance services | | | | | P | P | P | | | | | |
| Private Stables | P | C | C | | | | P | | | | | |
| Printing, publishing, and bookbinding | | | | | P | | P | | | | | |
| Retail businesses | | | | A | P | P | P | | | | | |
| Retail businesses limited to the sale of seafood products, sporting goods, curios, and arts and crafts | | | | | | | | P | | | | |
| Retail and wholesale sales of building supplies and materials | | | | | P | P | | | | | | |
| Self-service laundries | | | | | P | P | P | | | | | |
| Temporary (seasonal) roadside stands for the sale of produce grown on the premises | P | | | | | | | | | | | |
| Wholesale businesses, including storage and distribution services incidental to the products to be sold | | | | | | | P | | | | | |
| Eating and Drinking | | | | | | | | | | | | |
| Mobile food services | | | | P | P | P | P | P | P | | | |
| Restaurants and clubs | | | | | P | P | P | P | A | | | |
| Office and Services | | | | | | | | | | | | |
| Assisted living home | C | C | P | P | P | | | | | | | |
| Business offices for water-dependent and water-related activities such as fish brokers, off-shore oil and gas service companies, and stevedores | | | | | | | | P | P | | | |
| Cemeteries | C | | | | | | | | | | | |
| Crematoriums | | | | | | | C | | | | | |
| Day care facilities | C | P | P | P | P | P | P | | | | | |
| Day care homes | P | P | P | P | P | P | | | | | | |
| Financial institutions | | | | | P | P | P | | | | | |
| Home occupations | A | A | A | A | A | A | A | | | | | y |
| Hospitals | | | | P | | | | | | | | |

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| Medical clinics | | | | P | P | | | | | | | |
| Mortuaries | | | | C | | | P | | | | | |
| Offices | | | | P | P | P | P | | | | | |
| Offices for tourism-related charter and tour businesses, such as fishing, flightseeing, day excursions and boat charters and tours | | | | | | | | P | | | | |
| Personal Services | | | | P | P | P | | | | | | |
| Studios | | | | | P | P | P | | | | | |
| Public and Quasi-Public | | | | | | | | | | | | |
| Libraries and similar institutions | | | | P | P | P | | | | | | |
| Museums | | | | | P | P | | | | | | |
| Parking garages | | | | C | P | | P | | | | | |
| Parking lots | | | | P | P | | P | P | P | C | A | |
| Pedestrian trails, including boardwalks and viewing platforms | | | | | | | | | | | C | |
| Public utility facilities and structures | P | P | P | P | P | P | P | | P | | C | |
| Schools | P | P | P | C | | P | P | | | | | |
| Places of Assembly | C | C | C | P | P | P | P | | | | | |
| Shelter for the homeless | | | | | C | | C | | | | | |
| One small wind energy system per lot having a rated capacity not exceeding 10 kilowatts | A | A | A | A | A | A | A | A | A | | | |
| One small wind energy system exceeding 10 kW; provided that it is the only wind energy system of any capacity on the lot | C | P | P | C | C | C | P | | P | | | |
| Recreation | | | | | | | | | | | | |
| Campgrounds | | | | | | | C | P | C | C | | |
| Indoor recreational facilities | C | C | C | | | | P | C | C | C | | |
| Marine-life and wildlife sanctuary or preserve | | | | | | | | | | P | P | |
| Marine recreation activities such as fishing and boating | | | | | | | | | | P | | |
| Open air businesses | | | | | | | P | | | | | |
| Other open space and recreation uses | | | | | | | | | | C | | |
| Outdoor recreational facilities | C | C | C | | | | P | C | C | C | | |
| Open space | P | P | P | | P | P | P | | | P | P | |
| Parks | P | P | P | P | P | P | P | P | P | P | | |
| Educational and interpretive displays and signs | | | | | | | | | | | C | |
| Recreational vehicles | | A | | | | | | | | | | |
| Recreational vehicle parks | | | | | | | P | P | P | P | | y |
| Industrial, Production and Storage | | | | | | | | | | | | |
| Boat storage and boat manufacturing. | | | | | | | P | | P | | | |

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| Boat and fishing gear storage | | | | | | | C | | | C | | |
| Bulk petroleum storage (above or underground) | | | | | | | C | | C | | | |
| Cold storage facilities | | | | | | | P | P | P | | | |
| Extractive enterprises | | | | | | | C | | C | | | |
| Private exterior storage of occupant's personal noncommercial equipment | | | | A | A | | | | | | | |
| Exterior storage of noncommercial equipment | A | A | A | | | | | | | | | y |
| Impound Yards | | | | | | | P | | | | | |
| Junkyard | | | | | | | C | | | | | |
| Light or custom manufacturing, fabricating, and assembly | | | | | C | C | | | | | | |
| Lumberyard | | | | | | | P | | | | | |
| Manufacturing, fabrication and assembly | | | | | | | P | | | | | |
| Manufacturing, production, processing, cooking, and packing of fish, shellfish, and seafood products; | | | | | | | P | P | P | | | |
| Research and development | | | | | | | P | | P | | | |
| Storage and distribution services and facilities | | | | | | | P | | | | | |
| Storage of heavy equipment, vehicles or boats | A | A | A | | | | P | | | | | |
| Storage of heavy equipment, vehicles or boats over 36 feet in length | C | C | C | | | | | | | | | |
| Storage of personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line | A | A | A | A | A | | | | | | | |
| Warehousing, commercial storage, mini-storage | | | | | | | P | | | | | |
| Warehouse and marshaling yards for storing goods awaiting transfer to marine vessels or off-loaded from a marine vessel and awaiting immediate pickup by land-based transportation | | | | | | | | | P | | | |
| Welding and mechanical repair | | | | | | | P | | | | | |
| Transportation and Aviation | | | | | | | | | | | | |
| Air charter and airport operations | | | | | | | P | | | | | |
| Boat launching or moorage facilities, marinas, boat charter services | | | | | | | | P | P | | | |
| Dry docks | | | | | | | | | P | | | |
| Floatplane tie-up facilities and air charter services | | | | | | | P | | | | | |
| Helipads | | | | C | | | | | C | | | |
| Heliports | | | | | | | | | C | | | |

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| Railroads | C | | | | | | | | | | | |
| Pipelines | C | C | C | | C | | C | | | C | | |
| Port and Harbor Facilities | | | | | | | | | P | | | |
| Private floatplane tie-down | A | A | A | | | | | | | | | |
| Wharves and docks, marine loading facilities, ferry terminals, marine railways | | | | | | | | | P | | | |
| Agriculture | | | | | | | | | | | | |
| Temporary (seasonal) roadside stands for the sale of produce grown on the premises | P | | | | | | | | | | | |
| Agricultural activity | | | | | | | P | | | | | |
| Agricultural activity, including general farming, truck farming, livestock farming, nurseries, and greenhouses | P | | | | | | | | | | | y |
| Fish and wildlife habitat protection and enhancement | | | | | | | | | | | P | |
| Marine-life raising or production for recreational purposes, but not for commercial fishing purposes | | | | | | | | | | P | | |
| Keeping of larger animals not usually considered pets | | C | C | | | | | | | | | |
| Private stables | P | C | C | | | | P | | | | | |
| Other | | | | | | | | | | | | |
| Other customary accessory uses incidental to any of the permitted uses listed | A | A | A | A | A | A | A | A | | | | |
| More than one building containing a permitted principal use on a lot; | P | P | P | P | P | P | P | P | P | | | |
| Other conservation uses that will enhance the Conservation District | | | | | | | | | | | C | |

Footnotes:

1: Conditional use: Any uses with the following traffic impacts:

- Is estimated to generate more than 100 vehicle trips during any hour of the day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, Ninth Edition;
- Is estimated to generate more than 500 vehicle trips per day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, Ninth Edition;
- Is estimated to generate an increase in traffic to more than 100 vehicle trips during any hour of the day due to a change in land use or intensity of use; or
- Is expected to generate traffic that will detract from the safety of, or degrade by one level of service, the highway, road, street, alley or intersection. [Ord. 20-59(A) § 1, 2020].

2: Limited to water-dependent and water-related uses