



Title 21 Update

How to Navigate the Public Review Draft of the Code

March 2026

Consultant Team: Agnew::Beck Consulting & Stantec

Updated April 15, 2026

At-A-Glance Summary

This document provides a project introduction, a guide for reviewing the code, and a summary of major changes.

Continue for more details, or use the hyperlinks on this page to go to your area of interest.

Public Comment Window

Public comments accepted from March 31 - May 15, 2026.
Find details at [HomerT21CodeUpdate.com](https://www.homer.tn.gov/HomerT21CodeUpdate.com)

Key Files (linked)

Description

Clean Public Review Draft	Proposed Title 21, no markups
Red-Lined Public Review Draft	Proposed Title 21, edits visible
Allowable Uses Table	Shows proposed allowed land uses for all zoning districts
Dimensional Standards Table	Shows proposed requirements (building heights, coverage, etc.) for all zoning districts
Zoning Map	Shows the proposed zoning districts across Homer, reflecting how the updated code would apply geographically.

Updated April 15, 2026: to include tables of content for full code, along with clarified redline documentation and updated supporting exhibits.

Interested in a Specific Topic?

Conditional Use Permits: Slide 15	Zoning Districts: Slide 18
Zoning Map: Slide 17	Housing: Slide 20

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Project and
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Guide to the Code

Summary of Major
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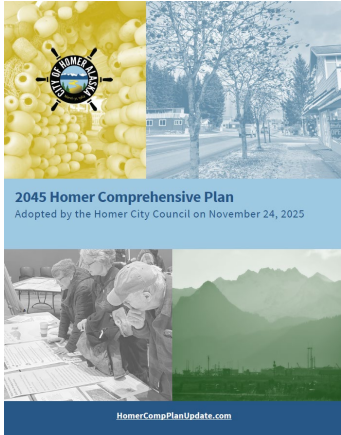
What is Not in the
Draft Code – and
Recommendations
to Address

How to Share Your
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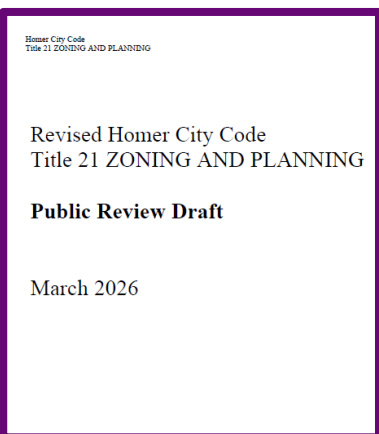
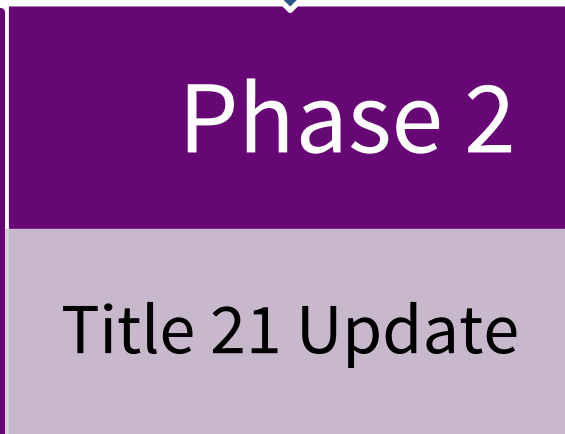
What's Next

Introduction to Project and Process

What is a Comprehensive Plan? What is Zoning?



- The Comprehensive Plan is a long-term guide and a tool for decision-making. It provides a basis for regulatory action, and forms the groundwork for the statutory basis upon which zoning and land use decisions are made.
- The Homer Comprehensive Plan was adopted by the Homer City Council on November 24, 2025, and by the Kenai Peninsula Borough Assembly on March 17, 2026.



- Zoning code is local law governing how land is used or developed, where and how buildings are sited, and other rules related to how a property functions. The “teeth” of development regulation.
- **Homer Zoning Code is known as Title 21.**

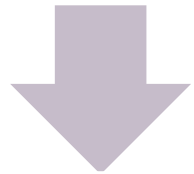
How the Comprehensive Plan Relates to Zoning: Housing Examples

Comp Plan Recommendation

Land Use & Environment

Strategy 2. Implement zoning reforms to support sustainable growth and attainable housing development.

- **Action a.** Prioritize zoning reforms that expand housing choice, including support for higher-density and mixed-use development, infill, and housing types such as ADUs, townhomes, and modular homes.



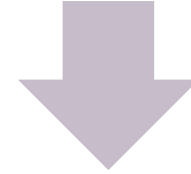
Proposed Title 21 Change

Allows more housing types in more districts and allow more units per lot.

Comp Plan Recommendation

Housing Strategy 2. Assess Homer's housing needs and maintain data collection.

- **Action d.** Monitor short-term rentals and their impact on the housing market and develop strategies to mitigate impacts of short-term rentals on year-round housing.

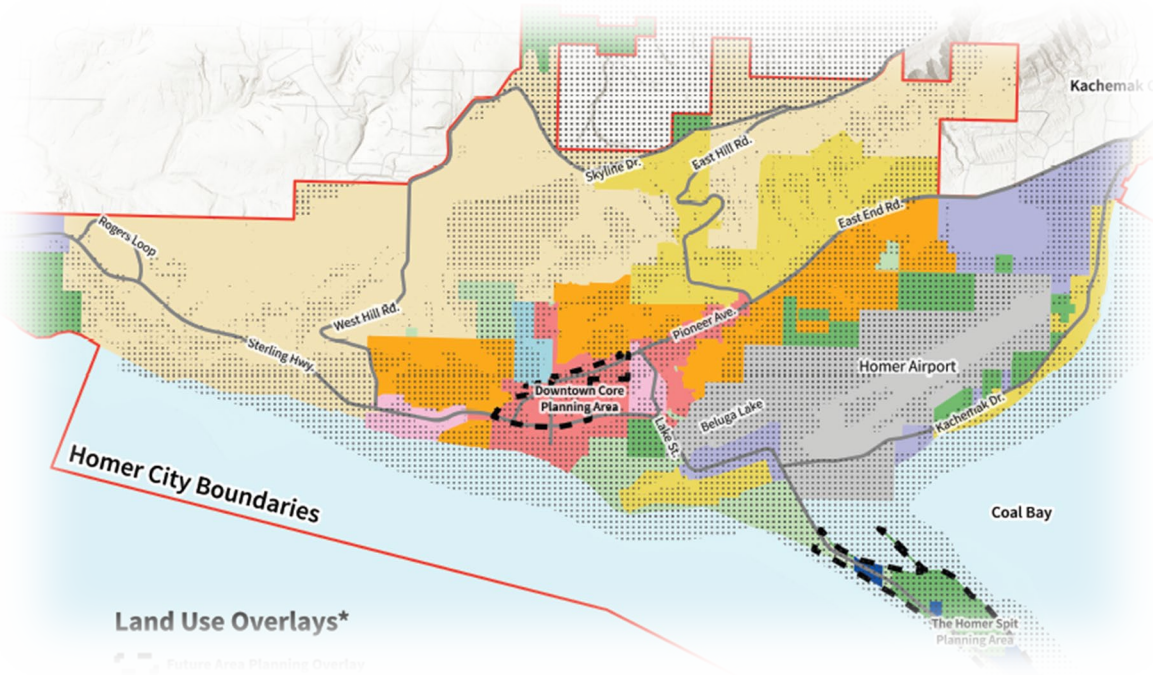


Proposed Title 21 Change

Adds short term rental registration requirement to better understand the short-term rental market in Homer and inform future policy changes.

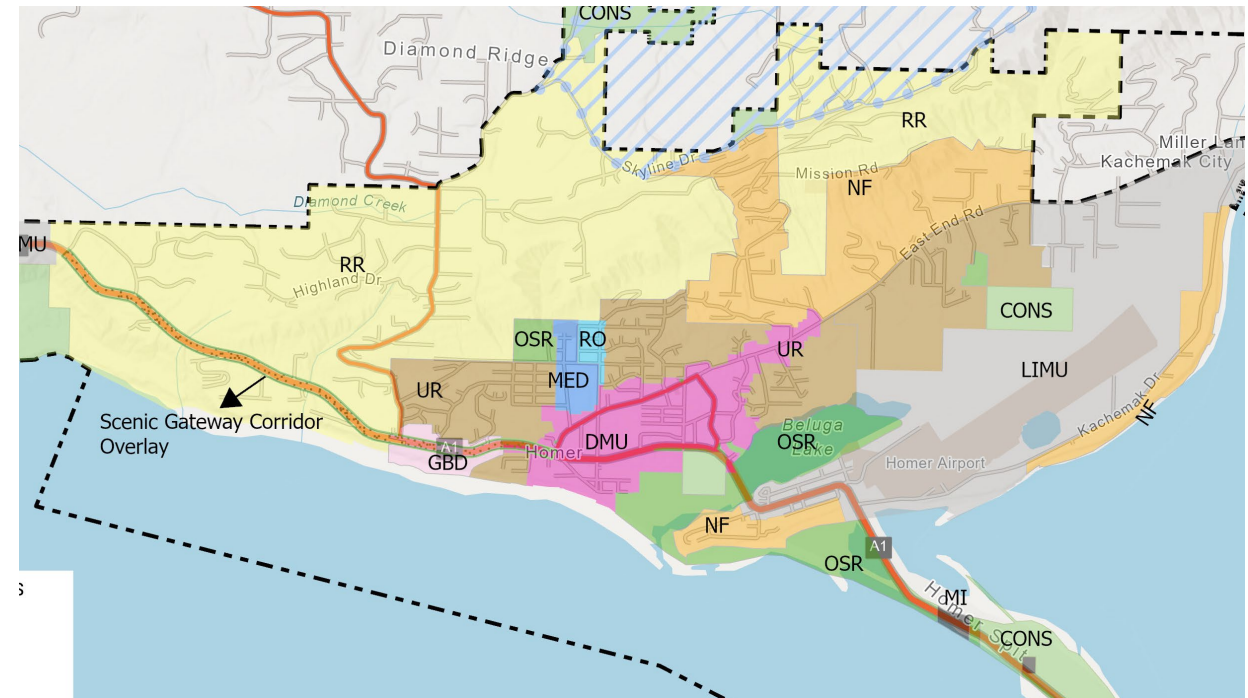
How the Comprehensive Plan Relates to Zoning: Land Use Example

Future Land Use Map



Provides broad, long-range **guidance** for the general types and patterns of development envisioned across the community.

Proposed Updated Zoning Map – March 2026

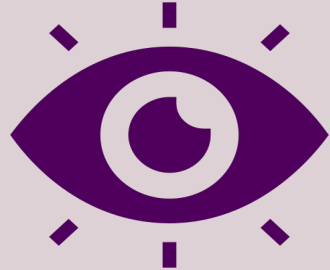


Regulates (it's law!) land use at the parcel level; defines what can be built and how land can be used.

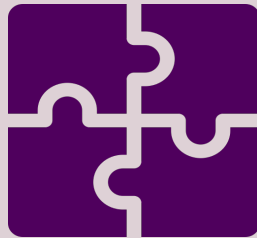
Title 21 Update: Code Revision Goals



Streamline development processes and increase predictability



Increase code clarity and flexibility



Better align the code with community plans



Consider natural hazards and preserve natural features



Simplify, reorganize, and add visuals to make the code more user friendly

January – March 2025

- Compile background and gather initial feedback.
- Review existing code and identify updates.

Other Homer Plans (e.g., Transportation Plan, Local Hazard Mitigation Plan, Community Design Manual)

Analysis of City of Homer Land Use Applications and Trends

Technical Code Audit

Small Group Discussions with Homer Groups that work with the Code (Builders, Developers, Guiding Growth/ Mobilizing for Action through Planning and Partnerships, Business Owners, Realtors)

*Monthly Meetings with **Planning Commission** on Code Topics and Potential Changes*

April – November 2025

- Staff, legal team, PC review of draft code.
- Gather stakeholder and public input on potential changes.

2045 Homer Comprehensive Plan

Community Input from Open House (in person & virtual)

Planning & Zoning Best Practices

Input from City Staff (ongoing)

*One-on-one interviews with **Planning Commission** and **City Council***

November 2025 – Spring 2026

- Conduct Planning Commission work sessions on key topics.
- Refine draft code for public review.

*Input from **Planning Commission** via Work Sessions: Housing and District Changes, Development Process, and Environmental Features*

Public Comments

*One-on-one interviews with **City Council***

Title 21 Inputs to Date

Guide to the Code

Title 21: How It's Organized

Division	Description
DIVISION I. GENERAL	Includes purpose and scope of the zoning code, definitions, and other general provisions that apply throughout the code.
DIVISION II. ADMINISTRATION, PROCEDURES, AND ENFORCEMENT	Descriptions of all types of land use permits (variance, CUP, and others) and review procedures.
DIVISION III ZONING DISTRICTS	Purpose, permitted and conditional uses, and development standards for all zoning and overlay districts.
DIVISION IV. SPECIFIC USE STANDARDS	Standards tied to specific uses, which may be allowed in multiple districts (i.e. outdoor storage, communication towers, etc.)
DIVISION V. SITE DEVELOPMENT STANDARDS	Standards related to development in any zoning district, such as drainage and erosion control, parking, and signs.

Summary of Major Changes

Summary of Changes Featured Here

(in order of appearance in the draft code)

1	Chapter structure
2	Conditional use permits
3	Variances and administrative adjustments
4	Zoning map
5	Zoning districts
6	Dimensional standards
7	Housing (types, and where they are allowed)
8	Other technical improvements a) Reorganization b) Graphics c) Definitions

Note: this is not a comprehensive list of changes. This list covers some of the most significant changes and those of community greatest interest.

#1

Proposed Chapter Structure

2045 Homer Comprehensive Plan Land Use & Environment Goal C
 Modernize zoning and land use regulations to reflect the community's vision.

⦿ = new

▲ = renamed

Division	Chapters	
DIVISION I. GENERAL	Chapter 21.01 Title and Purpose Chapter 21.02. Definitions and Rules of Construction	Chapter 21.03. General Provisions Chapter 21.04. Measurements ⦿
DIVISION II. ADMINISTRATION, PROCEDURES, AND ENFORCEMENT ▲	Chapter 21.05 Decision Making Authorities ⦿ Chapter 21.06 Review Matrix ⦿ Chapter 21.07 Comprehensive Plan Chapter 21.08 Zoning Amendments Chapter 21.09 Conditional Use Permits Chapter 21.10. Variances and Administrative Adjustments ▲ Chapter 21.11 Site Plans	Chapter 21.12 Zoning Permits Chapter 21.13 Appeals Chapter 21.14 Public Hearings Chapter 21.15 Nonconformities Chapter 21.16 Nuisances Chapter 21.17 Violations and Enforcement
DIVISION III ZONING DISTRICTS ⦿	Chapter 21.18 Zoning Districts and Zoning Map Chapters 21.19 – 21.29 Individual Zoning Districts Chapter 21.30 Dimensional and Intensity Standards ⦿ Chapter 21.31 Scenic Gateway Corridor Overlay District Chapter 21.32 Small Boat Harbor Overlay District	Chapter 21.33 Bridge Creek Watershed District Chapter 21.34 Flood Prone Areas Chapter 21.35 Slopes and Coastal Development Chapter 21.36 Planned Unit Developments
DIVISION IV. SPECIFIC USE STANDARDS ⦿	Chapter 21.37 Accessory Dwelling Units ⦿ Chapter 21.38 Agricultural Activities ⦿ Chapter 21.39 Auto Repair and Auto Fueling Stations ⦿ Chapter 21.40 Drive-Through Establishments ⦿ Chapter 21.41 Home Occupations ▲ Chapter 21.42 Large Format Development ▲ Chapter 21.43 Marijuana Cultivation, Manufacturing, Retail and Testing	Chapter 21.44 Mobile Home Parks, Mobile Homes, and RV Parks Chapter 21.45 Outdoor Storage ⦿ Chapter 21.46 Snow Storage ⦿ Chapter 21.47 Small Wind Energy Systems ⦿ Chapter 21.48 Temporary Storage ⦿ Chapter 21.49 Worker Housing ⦿ Chapter 21.50 Short-Term Rentals ⦿ Chapter 21.51 Places of Assembly ▲ Chapter 21.52 Towers and Related Structures
DIVISION V. SITE DEVELOPMENT STANDARDS ⦿	Chapter 21.53 Drainage and Erosion Control ▲ Chapter 21.54 Stormwater Management ▲ Chapter 21.55 Parking and Loading ▲ Chapter 21.56 Landscaping ⦿ Chapter 21.57 Lighting ⦿	Chapter 21.58 Fences Chapter 21.59 Right-of-Way Access Chapter 21.60 Traffic Impact Chapter 21.61 Signs

#2 Changes to Conditional Use Permits

What is this?

Several triggers for Conditional Use Permits have been removed.

Why this change?

Streamlines the development process for the most common CUP requests that are nearly always approved.

Moves common conditions of approval to specific use standards.

Removes CUP requirement for items related to dimensional standards (that should be handled via a variance instead).

- The following triggers have been removed:
 - Multiple principal structures on a lot.
 - Buildings over 8,000 sf.
 - Auto, marine, and RV sales, rental, repair and storage.
 - Townhouses
- Specific use standards have been added for many uses so that they are still subject to additional review by staff, but without going through the CUP process.
- Requests to vary from impervious or building coverage require a variance.

2045 Homer Comprehensive Plan Land Use & Environment Goal A

Promote sustainable and moderate growth that preserves Homer's small-town character.

Goal B

Plan for responsible development that balances environmental impacts, community connections, and infrastructure capacity.

#3

Changes to Variances and Administrative Adjustments

What is this?

Added limited administrative adjustments, reviewed by staff but subject to the same approval criteria as variances.

Why this change?

Allows some very limited flexibility from code requirements based on common variance or CUP requests.

Relieves the burden on property owners when site conditions present unique challenges.

- Adds an administrative adjustment procedure.
- Allows administrative adjustments for up to two feet reduction of required setbacks.
- Requires staff review using the same approval criteria as a variance application.

2045 Homer Comprehensive Plan Land Use & Environment Goal A

Promote sustainable and moderate growth that preserves Homer's small-town character.

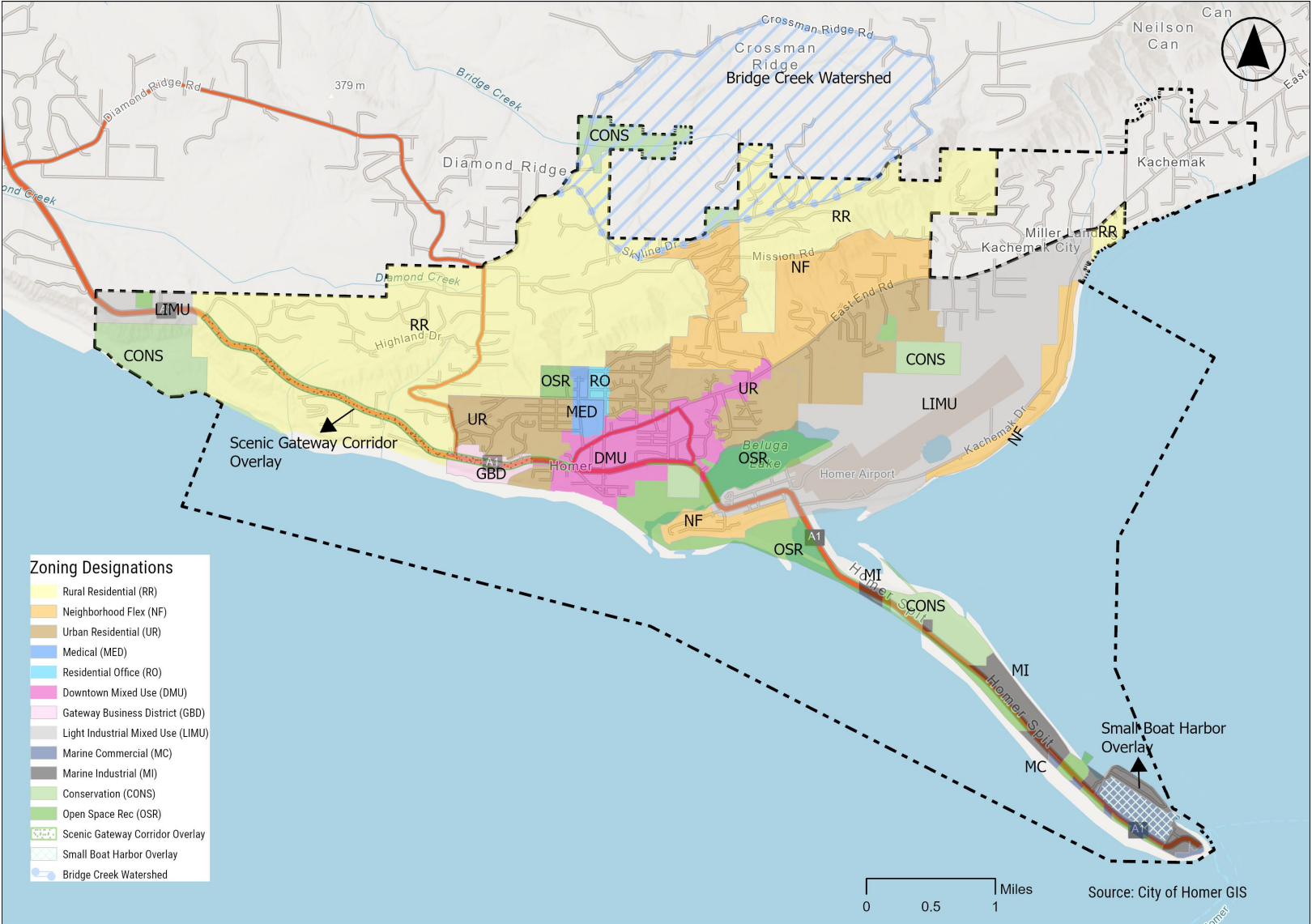
Goal B

Plan for responsible development that balances environmental impacts, community connections, and infrastructure capacity.

#4

Proposed Updated Zoning Map

The revised zoning map will be adopted concurrent with the revised code and is available for review at Homert21CodeUpdate.com.



#5

Changes to Zoning Districts

What is this?

District consolidations and new districts.

Why this change?

Simplify the district structure.

Consolidate districts that are very similar.

Create new district consistent with guidance in the Comprehensive Plan.

- Adds Neighborhood Flex District.
- Consolidates General Commercial 1, General Commercial 2, and East End Mixed use to new Light Industrial Mixed Use.
- Consolidates Central Business District and Town Center District to new Downtown Mixed Use; applies design guidance for Town Center throughout the downtown area.
- Removes Residential Office District.

2045 Homer Comprehensive Plan

Land Use & Environment Goal C

Modernize zoning and land use regulations to reflect the community's vision.

Economic Development Goal A

Enhance Homer's defined downtown to drive commerce, business, and resident and visitors' services.

See Division III Zoning Districts of the draft code

See also allowed uses table [here](#)

#6

Changes to Dimensional Standards

What is this?

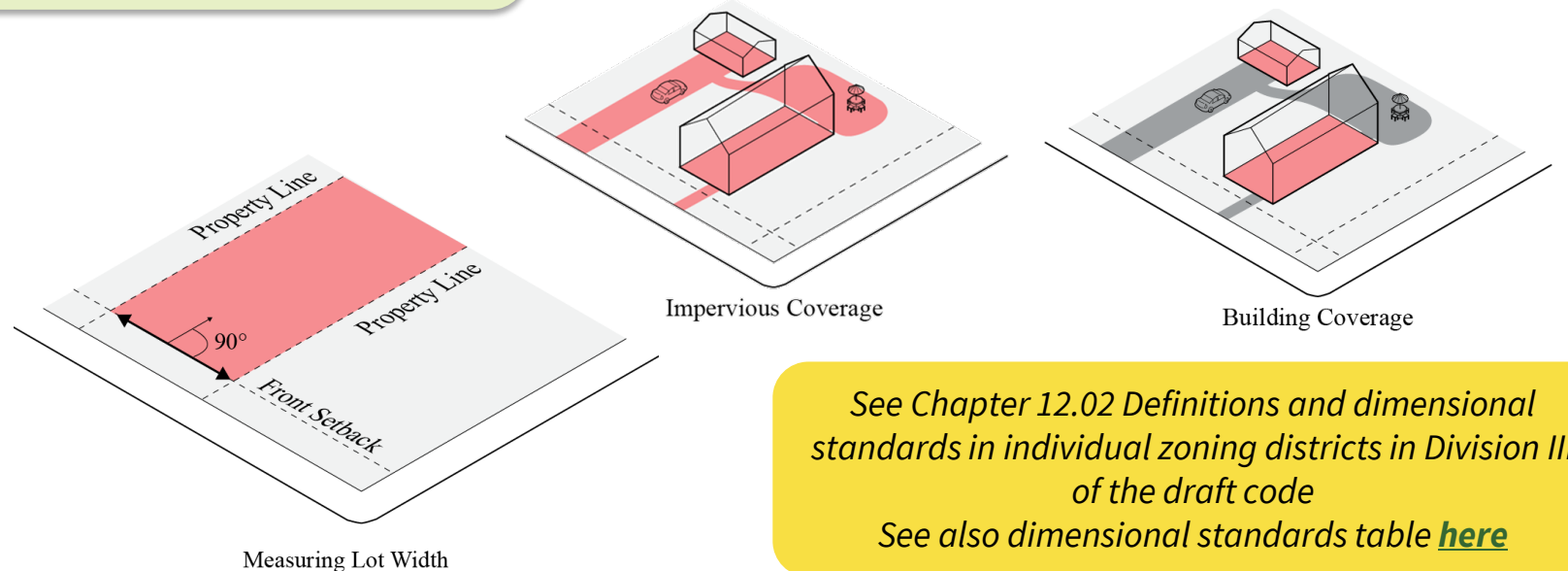
Changes to setbacks, building height, and building/impervious coverage within certain zoning districts.

Why this change?

Balance the desire for infill development and more housing with community character.

Require pedestrian friendly design in the downtown area.

- Defines and creates standards for building coverage and impervious coverage (replacing lot coverage)
- Reduces front setbacks and creates build-to lines in some commercial districts.
- Increases maximum building height in Downtown Mixed Use and Gateway Business districts.



2045 Homer Comprehensive Plan Land Use & Environment Goal C

Modernize zoning and land use regulations to reflect the community's vision.

Housing Goal C

Align housing development with the City's preservation and sustainability goals, minimizing the environmental impact of new construction.

Economic Development Goal A

Enhance Homer's defined downtown to drive commerce, business, and resident and visitors' services.

See Chapter 12.02 Definitions and dimensional standards in individual zoning districts in Division III of the draft code

See also dimensional standards table [here](#)

#7

Changes to Housing

What is this?

Add housing types as permitted or accessory uses in several zoning districts.

Why this change?

Comprehensive Plan guidance and overall City desire to encourage more housing types in more places.

- Remove requirement for CUPs for Townhouses.
- Simplify minimum lot size/density calculations by specifying clear lot size requirements per dwelling unit.
- Allow multi-unit housing types (apartments, condos) and worker housing as accessory uses in commercial and industrial districts.
- Allow mixed use buildings by-right in commercial and industrial districts.
- Define and allow tiny homes in residential districts.
- Add short term rental registration requirement to better understand the short-term rental market in Homer and inform future policy changes.

2045 Homer Comprehensive Plan

Housing Goal A

Preserve and produce a high-quality, healthy, safe, and energy efficient housing inventory that accommodates for projected population growth and is affordable, attainable, and safe for all Homer residents.

Housing Goal B

Develop Homer's housing inventory to be compatible with the beloved existing community character while allowing for essential growth and density.

Housing Goal C

Align housing development with the City's preservation and sustainability goals, minimizing the environmental impact of new construction.



Multi-Unit Dwelling



Townhouses



Mixed Use Buildings



Tiny Houses



Worker Housing
Called "Construction Camps" in current code

#8

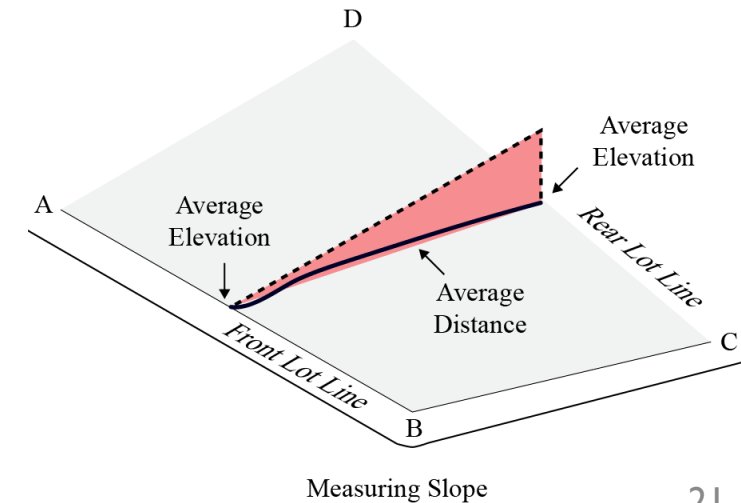
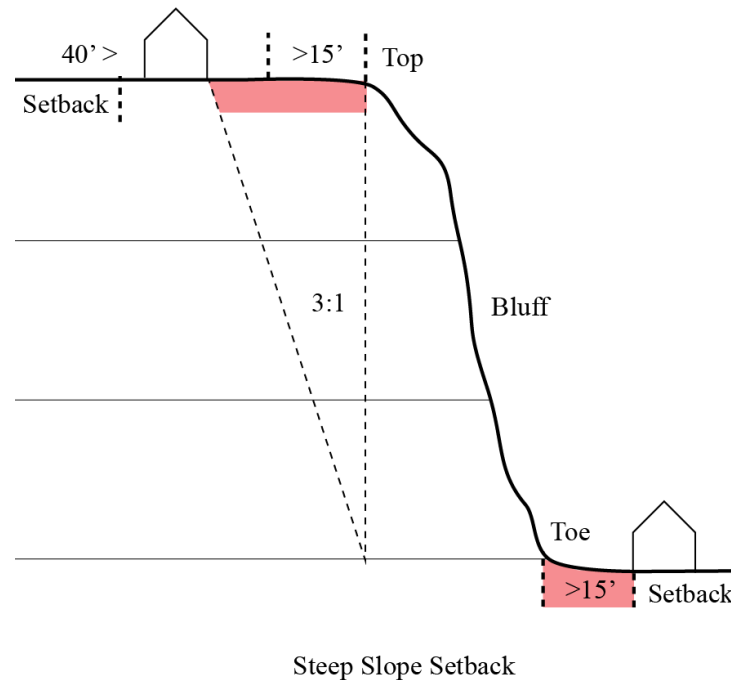
Technical Improvements

Why this change?

Make the code more user-friendly and easier to understand and enforce.

**2045 Homer Comprehensive Plan
Land Use & Environment Goal C**
Modernize zoning and land use regulations to reflect the community's vision.

- Reorganize sections to make information easier to find.
- Remove outdated definitions and terms/concepts not in used elsewhere in the code.
- Add definitions for newer terms, uses.
- Add graphics to help define key concepts and measurements.
- Update sign code for legal requirements on content neutrality.



*See table of contents,
Chapter 21.02 Definitions,
and Chapter 21.61 Sign Code
of the draft code*

Other Topics of Interest and Recommendations to Address

Wetlands

Current Status in Title 21: There is an overlay district that regulates development activity and structures in areas affected by *slopes, bluffs, ravines, and the coastal edge*. There are currently no City requirements for development setbacks/non-buildable area on or around wetlands except for Bridge Creek Watershed District, but proposed wetland development/fill requests are regulated via permit by the Army Corps of Engineers.

What We've Heard: The public and the Planning Commission would like to see greater municipal wetlands regulation in Homer. This is also identified as a recommendation in the 2045 Homer Comprehensive Plan.

Proposed Next Steps: Implementing additional wetland regulations will require additional staff time, more accurate mapping, and partnerships (e.g. , with Army Corps of Engineers). If added to the code today, the City would be unable to implement the policy.



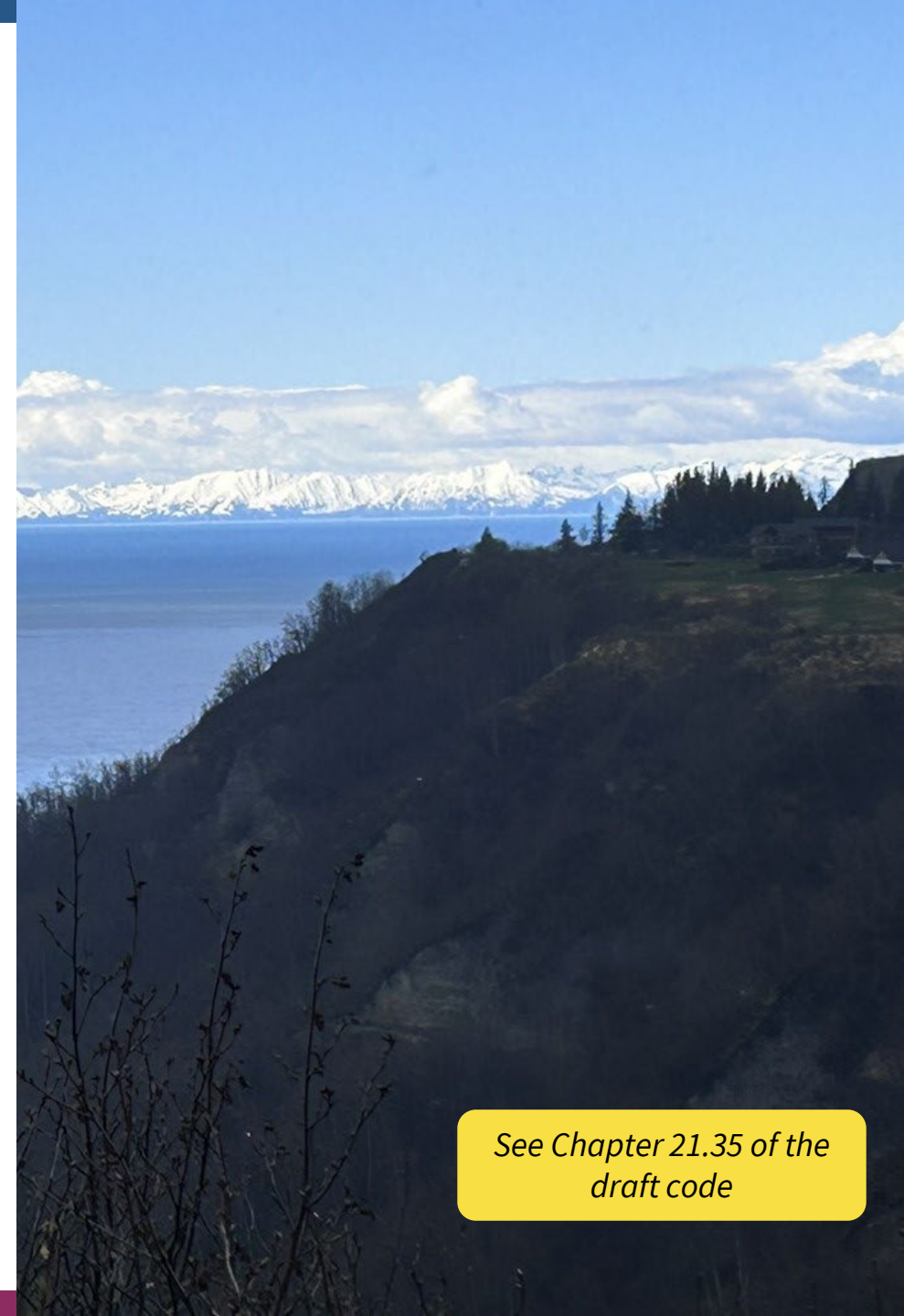
See Chapter 21.35
of the draft code

Steep Slopes

Status in Title 21: Homer already has some of the strongest slope development regulations in place relative to other communities in Alaska.

What We've Heard: Some members of the community and the Planning Commission would like to see stronger regulations in Homer to address concerns with steep slopes (stormwater management, instability/ landslide risk, etc.). This is also identified as a recommendation in the 2045 Homer Comprehensive Plan. Regulations could be customized for unique soil conditions and stormwater management infrastructure in Homer.

Proposed Next Steps: Consider lowering the threshold for required engineering from 45% to 30% grade. Implementing additional slope and soil regulations will require additional staff time and external engineering expertise.



See Chapter 21.35 of the draft code

How to Share Your Comments

How to Comment

- ✓ *Does the draft code do a good job of reflecting project goals?*
- ✓ *Are you someone who will need to reference the code in the future?*
- ✓ *Do you have questions about the process?*

We want to know!



NOW: Use the [comment form](#) to provide feedback on or before May 15.



NOW: Visit the project website - homert21codeupdate.com - to find updates, access the comment form, subscribe to e-news updates, and more!



NOW: Use email to contact us directly. **Email comments to** rfoster@ci.homer.ak.us and shelly@agnewbeck.com



NEXT: Provide **testimony** at upcoming Planning Commission and City Council meetings during the public hearings. Dates TBD in August and September.

What's Next

Next Steps

Spring 2026:

Public Review Draft released March 31

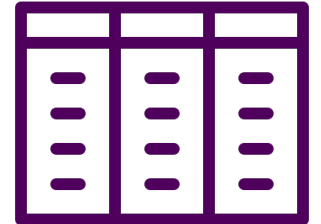
Public comment period closes May 15



Early Summer 2026:

Project team analyzes and responds to public comments

Joint Work Session with Planning Commission and City Council



Late Summer/Fall 2026:

Create Public Hearing Draft

Adoption Process
will include public hearings with opportunities for public testimony



Thank you! Questions, Comments?

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