

City of Homer Title 21 Code Update | Public Hearing Draft, August 5, 2026
Dimensional and Intensity Standards Table (CHANGES) HCC 21.31b

Table 21.31.b Dimensional and Intensity Standards - CHANGES - Modifications to Current Code													
		RR - Rural Residential	NF - Neighborhood Flex	UR - Urban Residential	M - Medical	RO - Residential Office	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	35-ft	40-ft 25-ft	35-ft	40-ft ⁸ 35-ft	35-ft	35-ft	--	--
Building Orientation		--	--	--	--	--	Primary entrances shall face the street;	--	--	--	--	--	--
Building Coverage (maximum)		30%	50%	50%	30% No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area, without an approved conditional use permit.	30% No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area, without an approved conditional use permit.	70% No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area, without an approved conditional use permit.	50% No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area, without an approved conditional use permit.	30% No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area, without an approved conditional use permit. In the areas south of Beluga Lake, east of Alder Lane, or west of Baycrest Park, the total floor area of retail and wholesale business uses within a single building shall not exceed 75,000 square feet.	No lot shall contain more than 8,000 square feet of building area (all buildings combined); nor shall any lot contain building area in excess of 30 percent of the lot area, without an approved conditional use permit. The total floor area of retail and wholesale business uses within a single building shall not exceed 25,000 square feet.		--	--
Impervious Coverage (maximum)		50%	70%	80%	--	--	80%	70%	70%		70%		
Lot Size (minimum)				7,500-sf	7,500-sf	7,500-sf	6,000-sf ³ 7,500-sf.	20,000-sf ³		10,000-sf ⁶ 20,000-sf	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	7,500 sf for the first two dwelling units, then 1,200-sf. per dwelling unit above 3	7,500 sf for the first two dwelling units, then 1,200-sf. per dwelling unit above 3	7,500 sf for the first two dwelling units, then 1,200-sf. per dwelling unit above 3 total floor area not more than 0.4 times lot area; total open area at least 1.1 times total floor area	--	--	6,000 sf for the first two dwelling units, then 1,200-sf. per dwelling unit above 3 total floor area not more than 0.4 times lot area; total open area at least 1.1 times total floor area	20,000 sf for the first two dwelling units, then 1,200-sf. per dwelling unit above 3 total floor area not more than 0.4 times lot area; total open area at least 1.1 times total floor area	--	--	--	--	--
	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	20-ft	Build-to Line: 0 to 10-ft 20-feet	Build-to Line: 5-15-ft	20-ft	0-ft 20-ft	20-ft ⁷	--	--
	Side / rear	5-ft	5-ft	5-ft	5-ft	5-ft	5-ft. ⁴ 15-ft for non-residential buildings	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	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	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 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 50% 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 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 - detached and duplex residential Level 2 - multi-unit residential and commercial	Level 1	Level 1	Level 2	Level 1	Level 2	Level 1	--
ROW Access Plan		--	--	--	Level 2 - non-residential development	Level 2	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 Marshal.

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 Marshal.

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.