

Ordinance # 23-002

DOWNTOWN DEVELOPMENT DISTRICT

Definitions.

The following words, terms and phrases, when used in article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory /Structure means a detached subordinate building located on the same building site with the main building, the use of which is incidental to that of the main building.

Building means any covered structure intended for shelter, housing, enclosure or economic activities related to persons, animals or chattels. The term "building" shall be construed to include the term "structure".

Economic return means the capacity of a building to generate revenue, in the form of fair market rents. When the fair market rents less expense for a building equal zero, the building shall be considered incapable of generating any net economic return to its value.

Historic. A building may be classified as historic when it is at least 50 years of age and is of obvious significant, local, regional or national historic, architectural and/or cultural value. (Ord. No. 784, & 1, 2-1-93; Ord. No 942, 1-8-08)

Historic Downtown Development District Commission.

- (a) *Established.*** There is hereby created a district commission to be known as the Town of Homer Historic Downtown Development District Commission.
- (b) *Purpose.*** The purpose of the commission shall be to endorse plans presented or , when deemed necessary, to make recommendations for changes to property owners upon all proposed alterations, relocations, and new construction within the boundaries of the historic district and any other actions necessary to implement the intent of this article. Commission recommendation shall not be binding However, the commission shall make itself available to assist owners of properties on which alteration, relocation or new construction is contemplated in complying with recommendations. The commission shall also assist property owners interested in pursuing investment tax credits for historic rehabilitation to meet the requirements for that program.

(c) Halting deterioration. The city council hereby finds and declares that it is necessary for the public health, safety and welfare of the city that the property value deterioration in the principal area or areas of the city zoned for business and known generally as the central business district be halted, since the central business district is the center of commercial, civic and cultural activities of the area. The council further finds that the supervision of the central business district can best be perpetuated by the continuance of Homer Main Street Project. It is further declared that the city is a continuing member of both the state and national main street project organizations and as such shall continue to use these affiliations as sources for reference, guidance consultation as needed.

(Ord. No.784, &&3, 4, 2-1-93; Ord. No 942, 1-8-08)