



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943 FAX (928) 634-0715

REGULAR MEETING OF THE TOWN OF JEROME

PLANNING AND ZONING COMMISSION

DATE: Wednesday, March 6, 2019 TIME: 7:00 pm

PLACE: JEROME CIVIC CENTER

600 Clark St., JEROME, ARIZONA 86331

AGENDA

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission and to the general public that the Planning & Zoning Commission will hold the above meeting in Council Chambers at Jerome Town Hall. Members of the Planning & Zoning Commission will attend either in person or by telephone, video or internet conferencing. The Planning & Zoning Commission may recess the public meeting and convene in Executive Session for the purpose of discussion or consultation for legal advice with the Town Attorney, who may participate telephonically, regarding any item listed on this agenda pursuant to A.R.S. § 38-431.03 (A)(3).

Before calling the meeting to order, the Deputy Clerk or Commission Chair will administer the oath of office to: Lance Schall

ITEM 1: CALL TO ORDER/ROLL CALL

ITEM 2: PETITIONS FROM THE PUBLIC — Pursuant to A.R.S. § 38-431.01(H), public comment is permitted on matters not listed on the agenda, but the subject matter must be within the jurisdiction of the Commission. All comments are subject to reasonable time, place and manner restrictions. All petitioners must fill out a request form with their name and subject matter. When recognized by the chair, please step to the podium, state your name and please observe the three (3) minute time limit. No petitioners will be recognized without a request. The Commission's response to public comments is limited to asking staff to review a matter commented upon, asking that a matter be put on a future agenda, or responding to criticism.

Possible Direction to Staff

ITEM 3: APPROVAL OF MINUTES: Minutes of two Executive Sessions, February 25, 2019

If necessary, Commission may enter into executive session, pursuant to A.R.S. §38-431.01(A)(2), for the discussion or consideration of records exempt by law from public inspection.

Discussion/Possible Action/ Possible Direction to Staff

ITEM 4: APPROVAL OF MINUTES: Minutes of Regular Meeting February 6, 2019

Discussion/Possible Action/ Possible Direction to Staff

ITEM 5: ELECTION OF OFFICERS

Commission to elect Chair and Vice Chair for 2019-2020 term.

Discussion/Possible Action

ITEM 6: APPOINTMENT OF DRB REPRESENTATIVE

Commission to appoint representative to Design Review Board for 2019-2020 term.

Discussion/Possible Action

ITEM 7: FINAL SITE PLAN REVIEW, 222 FIRST AVE., ACCESSORY STRUCTURE, 16 X 16' PLATFORM

APPLICANT: Andrea Allen

ADDRESS: PO Box 1151

OWNER OF RECORD: Andrea Allen

ZONE: C-1

APN: 401-06-072A

Applicant requests final site plan review for a 16' x 16' platform, constructed prior to review, at the lower level of this property, on the northwest side of the building facing Diaz St.

Discussion/Possible Action/Possible Direction to Staff

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ITEM 8: PRELIMINARY SITE PLAN REVIEW, 221 DUNDEE AVE., SINGLE FAMILY RESIDENCE

APPLICANT: Lee Christensen for Scott & Wendy Prior

ADDRESS: 3694 Via Bernado, Oceanside CA 92056

OWNER OF RECORD: Scott & Wendy Prior

ZONE: R1-5

APN: 401-11-019S

Applicant requests preliminary site plan review for a new home proposed at a 221 Dundee Ave.

Discussion/Possible Action/Possible Direction to Staff

ITEM 9: PRELIMINARY SITE PLAN REVIEW, 701 HULL RD., 2ND STORY ADDITION ON GARAGE

APPLICANT: Don & Kathi Feher

ADDRESS: PO Box 244

OWNER OF RECORD: Don & Kathi Feher

ZONE: R1-5

APN: 401-08-011A & 011B

Applicant requests preliminary site plan review for a second story addition over existing garage.

Discussion/Possible Action/Possible Direction to Staff

ITEM 10: DRAFT TEXT AMENDMENT, R-2 & ZONING ORDINANCE

Commission to review proposed text amendment to Article II Definitions and Article V Use Regulations, about R-2 Zone and possible creation of additional zones.

Discussion/Possible Action/Possible Direction to Staff

ITEM 11: FUTURE AGENDA ITEMS

Discussion/Possible Direction to Staff

ITEM 12: ADJOURN

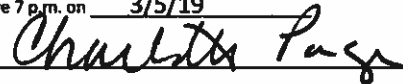
Discussion/Possible Action

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 7 p.m. on 3/5/19

970 Gulch Road, side of Gulch Fire station, exterior posting case

600 Clark Street, Jerome Town Hall, exterior posting case

120 Main Street, Jerome Post Office, Interior posting case



Charlotte Page, Zoning Administrator, Attest

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the Deputy Town Clerk Joni Savage at (928) 634-7943. Requests should be made as early as possible to allow sufficient time to make arrangements. Anyone needing clarification on a P&Z Commission agenda item may call Jerome Town Hall at (928) 634-7943 and ask to speak with Charlotte Page, Zoning Administrator.

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DATE: Wednesday, February 6, 2019 TIME: 7:00 pm

PLACE: JEROME CIVIC CENTER

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MINUTES

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Before calling the meeting to order the oath of office was administered to Joe Testone.

ITEM 1: CALL TO ORDER/ROLL CALL

Chair Margie Hardie called the meeting to order at 7:02 p.m.

Roll call was taken by Charlotte Page. Commission members present were Chair Margie Hardie, Vice Chair Lance Schall, Joe Testone, Scott Hudson and Henry Vincent.

Staff present were Charlotte Page, Zoning Administrator and Joni Savage, Deputy Clerk.

7:03 (1:50) ITEM 2: PETITIONS FROM THE PUBLIC – There were no petitions from the public.

7:04 (2:30) ITEM 3: APPROVAL OF MINUTES: Minutes of Executive Session December 5, 2018

Approval of Executive Session Minutes of December 5, 2018

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hardie			X			
Hudson	X		X			
Testone						X
Schall		X	X			
Vincent			X			

7:08 (5:22) ITEM 4: APPROVAL OF MINUTES: Minutes of Regular Meetings December 5th and January 2, 2019

Approval of Minutes of December 5, 2018 with Amendment and January 2, 2019

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hardie			X			
Hudson		X	X			
Testone						X
Schall	X		X			
Vincent			X			

****OPENING OF PUBLIC HEARING****

7:09 (08:00) ITEM 5: PUBLIC COMMENT: ZONING ORDINANCE ARTICLE III PROCEDURES, SECTION 304. DESIGN REVIEW, ADDITION OF REFERENCE TO A PREVIOUSLY APPROVED SOLAR GUIDELINE.

******CLOSE OF PUBLIC HEARING**** 7:10 (08:20)**

7:10 (8:30) ITEM 6: REVIEW PUBLIC COMMENT AND PROPOSED TEXT AMENDMENT ZONING ORDINANCE ARTICLE III PROCEDURES, SECTION 304. DESIGN REVIEW ADDITION OF REFERENCE TO A PREVIOUSLY APPROVED SOLAR GUIDELINE.

The Commission shall, after the public hearing and discussion, make a recommendation to Council to either adopt the ordinance as written, adopt the ordinance with changes, or not adopt the Zoning Ordinance text amendments referenced in Item 5 above.

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Chair Hardie said in 2015 our Council approved these guidelines to be included as a reference for the Design Review Board to look at when approving, reviewing an application for solar electricity.

Ms. Page gave an introductory statement. This has not been reviewed by the lawyer. This commission doesn't see the formal ordinance given to Council. You may want to discuss any changes and have the lawyer review it, put it into an ordinance and then come back to P & Z and then go to Council.

Chair Hardie summarized, when we do a text amendment to the zoning ordinance, she believes Ms. Page is saying we can vote to approve this action and then it is a preliminary approval. It will be crafted by the attorney into an ordinance and then come back to us prior to going to Council.

Chair Hardie said we can vote to approve this action, it is preliminary in so far as the inclusion into the zoning ordinance and then come back to us prior to final approval from Council. We will be doing two reviews for text amendments. She asked for a motion.

Motion to add the Solar Installation Guidelines to the Zoning Ordinance.

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hardie			X			
Hudson	X		X			
Testone		X	X			
Schall			X			
Vincent			X			

Chair Hardie called the question and added to the motion, all in favor of
Sending This to Our Attorney for Crafting Into an Ordinance

******OPENING OF PUBLIC HEARING******

7:15 (13:32) ITEM 7: PUBLIC COMMENT: ZONING ORDINANCE ARTICLE III PROCEDURES, SECTION 301. AMENDMENTS OR ZONE CHANGES, ADDITION OF REFERENCE REQUIRING ZONING ADMINISTRATOR TO REFER TO "ARS 9-462.04. ZONING REGULATIONS; PUBLIC HEARING; DEFINITIONS" PRIOR TO POSTING NOTICES OF PUBLIC HEARING.

The Commission shall conduct a public hearing on a proposed amendment to the Jerome Zoning Ordinance, Section 301.C considering an addition to reference "ARS 9-462.04 Zoning regulations; public hearing; definitions" requiring the Zoning Administrator to refer to the state statute for current regulations prior to public hearing notifications. The Commission has set this hearing pursuant to Jerome Zoning Ordinance Section 301(C) Commission Action. ******CLOSE OF PUBLIC HEARING****7:16 (14:55)**

7:16 (15:02) ITEM 8: REVIEW PUBLIC COMMENT AND PROPOSED TEXT AMENDMENT ZONING ORDINANCE ARTICLE III PROCEDURES, SECTION 301. AMENDMENTS OR ZONE CHANGES, ADDITION OF REFERENCE REQUIRING ZONING ADMINISTRATOR TO REFER TO "ARS 9-462.04. ZONING REGULATIONS; PUBLIC HEARING; DEFINITIONS" PRIOR TO POSTING NOTICES OF PUBLIC HEARING.

The Commission shall, after the public hearing and discussion, make a recommendation to Council to either adopt the ordinance as written, adopt the ordinance with changes, or not adopt the Zoning Ordinance text amendments referenced in Item 7 above.

Ms. Page explained she has been instructed not to incorporate this into the zoning ordinance as an instruction to the administrator and we read this in a different way. She asked them to table this and bring it back as a discussion item next month.

Motion to Table Item #8

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hardie	X		X			

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Hudson
Testone
Schall
Vincent

	X
	X
X	X
	X

7:17 (15:58) ITEM 9: 728 EAST AVE., LANDSCAPE PLAN

APPLICANT: Jamie & Darryl Williams

ADDRESS: PO Box 1295

ZONE: R1-5

OWNER OF RECORD: Darryl & Jamie Williams

APN: 401-07-090K

Applicant requests review and Commission decision for proposed project that includes landscaping and exterior accessory structures. Lot line and set back have been confirmed.

Chair Hardie confirmed nothing had changed since they made a preliminary approval other than a better definition of the site plan showing the setback of five feet.

Motion for Final Approval of Proposed Project

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hardie			X			
Hudson		X	X			
Testone		X	X			
Schall	X		X			
Vincent			X			

7:19 (17:59) ITEM 10: 222 FIRST AVE., DECK

APPLICANT: Andrea Allen

ADDRESS: PO Box 1151

ZONE: C-1

OWNER OF RECORD: Andrea Allen

APN: 401-06-072A

Applicant requests review and Commission decision for a deck built at the lower level of this property, on the northwest side of the building facing Diaz St. Required parking is shown on the site plan, in the packet.

Ms. Page explained it is a platform made of wood not permanently installed. The site plan is demonstrating parking. This is a three-story building with three apartments which requires five parking spaces. The question is adequate parking really.

Commissioner Hudson commented they have plenty of parking and that is a non-issue to him.

Commissioner Vincent asked a question is the parking was located on the north end of the building.

7:21 (19:59) Andrea Allen answered that is where the majority of the spaces are, there are four spaces.

Chair Hardie asked, in regard to the site plan, it is already in place, correct. What happened, how did that come about?

7:22 (20:50) Ms. Allen confirmed that it was and according to her conversations with the prior Zoning Administrator it was her understanding she did not need a building permit. The structure is less than 12" off the ground. As soon as Ms. Page brought this matter to her attention, she stopped the work. It's 16 ½ by 16 ½, wood and not completed.

Chair Hardie said in reviewing the site plan, you are required to provide certain information and asked if she had been given access to the Zoning Ordinance. She asked what she meant by a temporary structure.

7:24 (23:12) Ms. Allen responded it is not anchored into the ground, it can be disassembled and moved. It's a platform, a deck with multiple uses. It is a private space and she didn't realize it was meant for parking. The road barely accesses it. No one can drive down there. She planned on using it for yoga, meditation and potential other uses.

Chair Hardie said according to the ordinance there are a few things required for the site plan, one of the things required is the dimensions. This isn't called an accessory structure, because a deck is 12" off the ground. We're talking about an accessory feature, it doesn't qualify as a deck. She read, "Vicinity sketch showing the location of the site in relation to the surrounding street system, adjacent properties and there uses shall be identified."

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7:26 (25:24) Ms. Allen said she submitted photos of the adjacent properties.

Chair Hardie said it is preliminary as far as she is concerned. It requires the vicinity sketch, the setbacks from the front and side of the building. She confirmed that Ms. Allen is required to have five parking spaces, and then asked did you say they can't get to the parking on Diaz.

7:28 (26:38) Ms. Allen explained if you had a truck you could. Not many people drive down there.

Chair Hardie said, "But that's your required off-street parking."

7:28 (26:49) Ms. Allen responded, "One of the spots is."

Chair Hardie asked about the ones on the other side.

7:28 (26:51) Ms. Allen explained how you would access the back of her house. You would come along Diaz, there are four parking spaces to the right. After the driveway is not as easily accessible.

Chair Hardie explained what she needed, the dimensions of the parking, showing how you do not overlap into your side yard.

Ms. Page said because it is on the street it does not need setbacks.

Chair Hardie said since it's zero it can be put there, but she does need the dimensions of the five parking spaces. And Ms. Page can show you how to do that.

7:29 Ms. Allen asked for confirmation that the parking spaces needed to be 8' x 20'.

Chair Hardie said yes and whatever remains of the property. She doesn't like to hold up projects, but she would like a site plan.

Commissioner Vincent added that DRB gave final approval on this at the last meeting.

Motion to Preliminarily Approve

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hardie			X			
Hudson			X			
Testone			X			
Schall	X		X			
Vincent		X	X			

7:31 (29:28) ITEM 11: 701 HULL RD., 2ND STORY ADDITION ON GARAGE

APPLICANT: Don & Kathi Feher

ADDRESS: PO Box 244

ZONE: R1-5

OWNER OF RECORD: Don & Kathi Feher

APN: 401-08-011A & 011B

Applicant request review and Commission decision for a second story addition over existing garage. Plans and Zoning Analysis in the packet.

Ms. Page again asked that the commission table this item. The file is being reviewed by legal and they did not have time to form an opinion. They will probably want to have an executive session with this commission.

Motion to Table Item 11

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hardie			X			
Hudson	X		X			

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Testone		X
Schall	X	X
Vincent		X

7:32 (30:35) ITEM 12: 123 HILL ST., JEROME CLUBHOUSE POST NEIGHBORHOOD MEETING REPORT WITH REVISED PARKING FOR FIRE SAFETY AND SPECIFIC ASSIGNED SPACES

APPLICANT: Dewayne Woodworth

ADDRESS: 830 S. Main St., Suite 2D, Cottonwood

ZONE: C-1

OWNER OF RECORD: Jerome Clubhouse, LLC

APN: 401-07-169A

Applicant requests preliminary review and Commission decision for tandem parking, recommendations for fire safety are in the packet and incorporated in the design. Legal was consulted and will support the design on condition that lane assignments are specific to individual apartments and signed. Neighborhood Meeting Report is included in the packet for review and/or discussion.

Ms. Page told them what was in the packet. The owner would like an indication about parking prior to developing, they would like to know if they would get preliminary approval regarding tandem parking.

Vice Chair Schall asked about the fire lane, you said it was new. He had thought it was on the other drawing.

Ms. Page stated she did not have the prior drawing, however the fire lane was new.

Bobby Woods, the architect, approached the dais.

Chair Hardie asked him to explain the parking plan so far and the addition of the fire lane.

7:37 (34:05) Mr. Woods said the Fire Captain requested a 10-foot space between the building and where parking starts. They are required to have 12 spots. They're giving two spots for every apartment. Since our map is not accurate, we may lose a spot. If you don't allow tandem parking, then this is a moot point. A concern that came up at the community meeting, we want to make sure people can get in and out of the parking on that road. Since it is a private road people can back onto it.

Ms. Page said what is not on here is the retaining walls.

Chair Hardie asked for clarification she is confused about his statement, "to show how people get in and out of their parking spots."

7:39 (37:52) Mr. Woods said when we come back with a parking lot drawing with proper dimensions and slopes. Before we do all of that work we need to know if you will allow us to have tandem parking. If it's not acceptable than what's the point.

Vice Chair Schall said it looks like he is looking for approval of tandem parking and he's inclined to grant that, he has no problem with tandem parking.

Motion to Approve the Tandem Parking

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hardie						
Hudson						
Testone						
Schall		X				
Vincent	X					

Chair Hardie said she had discussion. She said, "What about eliminate tandem parking and do the required spaces?" You mentioned removing the number one space, why did you do that.

7:41 (40:24) Mr. Woods explained again, that they don't have the exact dimensions yet. This is conceptual at this time and he would like to give people two spots instead of one.

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Chair Hardie asked, "Has it ever occurred to you to reconfigure this in a way which would allow for a lane for all individual cars to come and go?"

7:43 (41:45) Mr. Woods said, "Yes, we did, but we're going into a hillside, by the time you add all of those spots you're too deep into the hillside."

Chair Hardie suggested parallel parking rather than perpendicular.

7:44 (42:25) Mr. Woods explained to her why it wouldn't work. It takes 24 feet for parallel parking to work. This is an economical way to get a lot of parking, as long as you're happy with tandem parking. We looked at this five or six different ways and then they came up with tandem parking.

Ms. Page added there was a suggestion that they be assigned spaces in the motion and the lease would indicate the spaces.

Commissioner Vincent said he would amend his motion to two spaces assigned to each rental. Vice Chair Schall amended his second.

Motion to Approve the Preliminary Tandem Parking Arrangement and that Two Spaces Would be Assigned to Each of the Rental Units

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hardie			X			
Hudson			X			
Testone			X			
Schall		X	X			
Vincent	X		X			

7:47 (46:15) ITEM 13: R-2 REZONING: STAFF REQUESTED COMMISSION REVIEW

Data has been accumulated regarding the proposed rezoning. Commission may discuss information from the report of the Neighborhood Meeting, Tentative Development Plan and Police and Fire input.

Chair Hardie asked how many speeding tickets had been issued on Hampshire. She asked Officer Kerry Lee if he would mind telling us, she's getting at safety issues for the people that live on Hampshire.

7:51 (51:20) Officer Kerry Lee said he understands, people are coming in to town at 35 to 45 miles an hour. They come in the middle of the lane. We do right a lot of speeding tickets on Hampshire. More than half of our tickets come from that area. You will find one of our officers on that road almost every day, which keeps the accidents down to a minimum.

Commissioner Vincent asked when they come around the curve from North Drive how fast are they going?

7:52 (52:30) Officer Lee said they are going at about 30 miles into the curve and then they accelerate again once they get past the high school. Speed isn't excessive at the curve, but by the Copper Shop they speed up again.

Chair Hardie interjected they accelerate at North Drive.

Officer Lee said yes.

7:56 (54:15) ITEM 14: R-2 REZONING: INFO FROM JEROME WASTEWATER MANAGEMENT AND PUBLIC WORKS

The Commission shall review and discuss input from Wastewater Management and Public Works regarding possible effects of increased use of and current condition of public sewer with regard to proposed zone change from R1-5 to R-2.

Chair Hardie said this is an important thing to consider whenever you consider the growth of the town.

7:57(55:05) Officer Lee said he would like to say one more thing. The majority of the citations issued off Hampshire Avenue are commuters that live in Prescott and are traveling through town.

Chair Hardie asked if the commissioners had read the information from Mr. MacVittie.

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The Commission had and agreed they had no concerns for now.

Chair Hardie requested a synopsis from Ms. Page.

Ms. Page started with water consumption, in this zone the average water used per month is 2,600 up to 7,000. She compared this to random duplexes and triplexes, triplexes using up to 9,000 gallons. Duplex usage is similar to the properties in the zone. She spoke about the sewer line and these houses being at the end of the line for the public sewer.

The other homes have their own septic. The biggest issue seemed to be areas that are still on the historic clay line. Mr. Boland does not believe any of these homes are still on the clay pipes, but rather plastic.

Chair Hardie speculated that the problems are not exacerbated by these types of plumbing pipes, that kind of thing.

Ms. Page explained again, "The problem is where the clay pipe is."

Chair Hardie said we need to know if the increase in population could or could not have an effect on the waste water treatment plant.

Ms. Page said Mr. MacVittie said they could add up to an additional 10,000 gallons per day. That is for the entire town.

8:04 (1:02:41) ITEM 15: R-2 REZONING: GENERAL PLAN REVIEW WITH REGARD TO POSSIBLE ZONE CHANGE

The Commission shall review and discuss Jerome's General Plan with regard to land use and the proposed zone change from R1-5 to R-2.

Chair Hardie added this is land use and we're expanding what we currently have. She asked for input, no one had any. She continued and noted in the General Plan they talk about infill, she believes it is the best way to grow a town, in her opinion. She believes we would be going along with the General Plan to consider the properties right now for rezoning. To stay the way they are and use what is already there.

Vice Chair Schall thought that was a good comment. He didn't see any conflict with the rezoning and the General Plan. He would rather see infill versus urban sprawl. He prefers to see maximum use of lots and he thinks this rezoning addresses that.

Chair Hardie referred to page 21, the community identified issues. She read, "Residents stressed the need to build on Jerome's sense of community, recommending that a vibrant fulltime residency be actively protected and pursued through land use policy." Now that can mean that the landfill and increased density in existing neighborhoods is a good thing and yet down further it also says, "Land use and new development must be tied to the availability of water and the ability of the town's infrastructure to accommodate the projected tourist and resident population." We've already gone over what we can and she believes that issue with water and wastewater should be moved on to the Council. The lack of affordable housing has been going on for some time.

Commissioner Testone added it's happening everywhere, not just Jerome.

Chair Hardie thinks this would be a plus, to add to our affordable housing.

Ms. Page pointed out, in the General Plan it discusses density on page 23, R1-5 and R2 zones have always been seen as medium density, basically similar use. And then also same thing on page 24, density is referred to again.

Chair Hardie said we've gone through this before and acknowledged the description of the R-2 zone.

Ms. Page continued and referred to page 27 regarding infrastructure, Town wants to "prioritize infrastructure upgrades and maintenance to encourage redevelopment and infill." She suggested upgrading infrastructure is a Town responsibility.

8:14 (1:10:20) **OPENING OF PUBLIC HEARING******

ITEM 16: PUBLIC COMMENT: PROPOSED ZONE CHANGE FROM R1-5 TO R-2, PARCELS LOCATED ON NORTH AVE., AND HAMPSHIRE AVE.

APPLICANT: Petitioners Heather & Robert Doss

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ADDRESS: 896 Hampshire

ZONE: R1-5

OWNER OF RECORD: Robert & Heather Doss

APN: 401-11-005A

The Commission shall conduct a public hearing on a proposed Zone Change for several properties: 10, 18, 21 North Ave., 884, 886, 888, 894, 896, 898 Hampshire and one vacant lot on Hampshire Ave., identified as APN 401-11-002A. The Commission has set this hearing pursuant to Jerome Zoning Ordinance Section 301(C) Commission Action. The Commission may continue the Public Hearing to a time and place certain if necessary.

Chair Hardie said, "I open up the public hearing for comment. If you wish to speak please raise your hand and I will have you come up and speak here up at the dais where the microphone is. If there are any comments."

8:15 (1:11:22) Richard Johnson, resident of Jerome spoke, he is concerned about the parking. He asked if the requirements for parking would be increased.

Chair Hardie said, "Let me explain the purpose of a public comment, public hearing. It's not a Q & A. We'd like to hear from you your opinion. If you have any questions of that nature, happy to answer them. Our zoning administrator can help you out with that. But if you can present, because you know, because these are facts that you're asking. I don't want to presume, I'd rather she answer them. Happily, I know she would. If you'd like to make a comment of your feelings or position on the rezoning, happy to hear it."

8:16 (1:12:25) Mr. Johnson continued by saying, "My concern is the infrastructure. Does new construction have to provide its own septic and he would hate to see the parking issue between Verde and School Streets be recreated in that neighborhood. With that said, he is not afraid of more people moving to Jerome."

8:18 (1:14:00) Cybil Malinowski Melody, a Jerome homeowner said, "Initially was neutral on this proposal, but is actually reconsidering, I think it is great and I would like to potentially join in on the rezoning." She thinks it is a good thing for Jerome, it gives us more housing.

Chair Hardie asked if there were anymore comments. She closed the public hearing at 8:18 (1:15:30)

******CLOSE OR CONTINUATION OF PUBLIC HEARING******

8:18 (1:15:42) ITEM 17: P&Z REVIEW OF PUBLIC COMMENT, PROPOSED ZONE CHANGE FROM R1-5 TO R-2

The Commission shall consider public input and further discuss proposed zone change at the close of public hearing. The Commission may, after the close of public hearing and discussion, make any desired recommendations to Council to consider the approval or denial of the proposed rezoning.

Vice Chair Schall said he is ready to recommend to Council to approve this rezoning.

Chair Hardie said she felt the same way.

Vice Chair Schall believed they had done the required homework and documented it.

Chair Hardie had prepared a motion. This would be our recommendation to Council.

Motion to Advance the Rezoning Petition to Council With the Conditions That the Prop 207 Waiver Will Be Agreed Upon by the Applicants and That the Zoning Density Use be Limited to Duplex or Triplex

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hardie	X		X			
Hudson			X			
Testone			X			
Schall		X	X			
Vincent			X			

Chair Hardie recognized Star Flagg who spoke from the audience.

7:56 (1:18:50) Mr. Flagg stated he thought the P & Z had done a very good job and thanked the commission.

Chair Hardie confirmed with Ms. Page that this would not have to be reviewed by the attorney. She asked her what happens next.

Ms. Page said after we look at this agreement that it would be time to ask the property owners to review that. It will advance to Council.

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Commissioner Vincent asked if the agreement is in final form from the attorney.

Ms. Page said she has it and it is on the agenda tonight for us to review.

7:58 (1:20:30) ITEM 18: R-2 ZONE REVIEW ZONING ORDINANCE CHANGE, ARTICLE V R-2 ZONE AND POSSIBLE CREATION OF ADDITIONAL ZONES

Commission may discuss how to modify the Zoning Ordinance to represent future residential zones that may change existing and/or introduce new residential zones. Draft text amendments are in the packet.

Chair Hardie would like to table items 18, 19 and 20 until the special meeting later in the month.

Commissioner Vincent asked if we review them at the March 6th meeting is that adequate time for the Council to consider at their March 11th meeting.

Ms. Page said to include the other applicants the process would have to start over again.

Motion to Table Items 18, 19 and 20 Until a Date Set for a Special Meeting for us to Discuss and Make Recommendations to Council

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hardie	X		X			
Hudson			X			
Testone			X			
Schall		X	X			
Vincent			X			

Chair Hardie requested that Ms. Page set up a special meeting to discuss the attorney recommendations, look at Prop 207 and the next three items 18, 19 and 20.

ITEM 19: R-2 REZONING: DRAFT AGREEMENT, LIMIT USE & WAIVE CLAIMS, PROPOSED ZONE CHANGE.

The Commission shall review and discuss the agreement drafted for the proposed zone change from R1-5 to R-2. **TABLED**

ITEM 20: R-2 ZONE REVIEW ZONING ORDINANCE CHANGE, ARTICLE V, R-2 ZONE AND POSSIBLE CREATION OF ADDITIONAL ZONES

Commission may discuss how to modify the Zoning Ordinance to represent future residential zones that may change existing and/or introduce new residential zones. Draft text amendments are in the packet. **TABLED**

8:26 (1:24:42) ITEM 21: ZONING ADMINISTRATOR UPDATE OF STATUS FOR TEXT AMENDMENTS IN PROCESS.

Zoning Administrator to brief Commission on status of text amendments for Home Occupations, Member Absences, Accessory Buildings, Signs, reference for Solar Guidelines, and Certificate of No Effect.

Ms. Page said, So the first two are completed, Home Occupations and Member Absences. The Accessory Building will be continued at the February 12th Council Meeting. In regard to temporary signs, the proposed changes were given to Council, it was sent back to Planning and Zoning, Planning and Zoning asked DRB to review it. DRB reviewed it and they have it scheduled on the February meeting.

Commissioner Vincent added the Chair Brice Wood wanted to kick it back down the road and he challenged all the DRB to work on it.

Ms. Page said she may suggest a task force to have a work session.

Chair Hardie suggested a joint meeting of P & Z and DRB together.

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Ms. Page talked about corrections to the sign ordinance regarding current practices, however it was put on the back burner in October. We had the Solar Guidelines public hearing and the ARS was tonight. It was discussed and decided it was better for a staff discussion.

8:29 (1:27:54) ITEM 22: FUTURE AGENDA ITEMS

Chair Schall suggested they clean their plates before they add anything else.

Chair Hardie asked what was scheduled for next month.

Ms. Page thought that Andrea Allen would be back, there is a new house on Dundee and possibly the garage on Hull.

ITEM 23: ADJOURN

Adjourned at 8:32

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hardie			X			
Hudson			X			
Testone		X	X			
Schall	X		X			
Vincent			X			

Approval on next page.

REGULAR MEETING OF THE TOWN OF JEROME PLANNING AND ZONING COMMISSION

DATE: Wednesday, February 6, 2019 TIME: 7:00 pm

PLACE: JEROME CIVIC CENTER

600 Clark St., JEROME, ARIZONA 86331

Respectfully submitted by Joni Savage on March 6, 2019

TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943 FAX (928) 634-0715

Approved: _____ Date: _____
Planning & Zoning Commission Chair

Attest: _____ Date: _____
Planning & Zoning Commission Vice Chair

DRAFT



TOWN OF JEROME

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ZONING ADMINISTRATOR ANALYSIS PLANNING & ZONING COMMISSION

March 6, 2019

ITEM 7: DECK, 222 FIRST AVE.

APPLICANT: Andrea Allen

ZONE:C-1

APN 401-06-072A

Applicant presents a design for a deck built prior to review, at the lower level of the property, on the northwest side of the building facing Diaz Street. The deck as designed meets required setbacks for the C-1 Zone. Front and side setbacks are 0'.

The structure is placed with no permanent anchoring in an area that could be utilized for parking. Zoning Administrator has instructed owner to demonstrate adequate parking for three unit apartment building for this submission. Parking required for three apartments is five (5) spaces, and is indicated on the site plan in this packet.

At preliminary site plan approval applicant was requested to add information to the site plan including; measurements for the parking spaces and a vicinity sketch. The site plan has been updated per the request.

Uniform Building Code requires a permit and inspection of the structure.

Charlotte Page, Zoning Administrator



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TOWN OF JEROME, ARIZONA

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APPLICATION FOR PLANNING & ZONING COMMISSION

PLEASE PRINT LEGIBLY SO THAT PROCESSING WON'T BE DELAYED.

APPLICANT'S NAME: Andrea Allen
MAILING ADDRESS: PO Box 1151 Jerome 86331
TELEPHONE: 303-518-1217 EMAIL: andreaallen@me.com
PROJECT ADDRESS: 222 First Ave
PARCEL NUMBER: 401-06-072A ZONE DISTRICT: C1
APPLICATION FOR (Please describe the project.): Wooden Platform (Deck) measuring 16.5'x16.5x8" install on lower level of property

- I hereby apply for consideration and conditional approval by the above Planning & Zoning Commission.
- I understand that any approval is not valid until application fees are received by the Town.
- I have obtained and reviewed information on the criteria used in evaluation by these bodies and/or reviewed the application provisions in the Town Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and reviewed.

APPLICANT'S SIGNATURE: _____

DATE: 1-21-19

TOWN USE BELOW

RECEIVED FROM: Andrea Allen

DATE: 1/29/19

Received the sum of \$ 100.00

as: ☐ Check No. _____

☐ Cash

☒ Credit Card

Per Fee schedule - Ordinance 332

BY: Rosalee

FOR: Charlotte Page

PLANNING & ZONING – Please review ZONING ORDINANCE, ALL OF SECTION §303. Conditional Use Permits must also be approved by Council.

ZONING DISTRICT: C1 PROPOSED USE: Platform (Deck)

PERMITTED USE?: ☒ CONDITIONAL USE?: ☐

PROPERTY DESCRIPTION

1. Nonconforming lot of record? 401-06-072A

2. Name of connecting public street First Ave

3. Public water (domestic)? yes Public Sewer? yes

Public water (fire suppression)? yes Public Septic? yes

4. Lot area 14,550 (approx) Required for zone _____

5. Lot width Varies Required for zone _____

6. Square footage of building 4,830 (approx) Required for zone _____

Square footage of footprint 2,016

7. Percentage of lot covered 14%

8. Yards

Front 0 Front of buildings within 100' None

Side yard (1) 0 Side yard (2) 0

Rear yard 11,909

Single or double frontage Double

9. Building height from median Historic Building Maximum face —
Platform/Deck 8 inches
Engineering may be required on Items 10 and 11.

10. Fill required? No Evidence of safety of fill —

11. Excavation required? No Evidence of safety of excavation —

12. Design Review required? Completed + Approved pending P+Z approval

Sign proposed? _____

13. Performance Standards – Please review and indicate compliance with the following:

Standard	Compliance Guaranteed
Noise	NA
Smoke	NA
Glare or heat	NA
Vibration	NA
Fly ash, dust, fumes, vapors, gases or other forms of air pollution	NA
Liquid and solid waste	NA
Odors	NA

14. Is land suitable for building? (Engineering verification may be necessary.) yes

Slope _____

Engineering report submitted? _____

15. Home occupation? yes - Existing

16. Exterior lighting? yes - Existing

17. Walls and fences? yes- Existing

18. Accessory building(s)? - yes - Existing

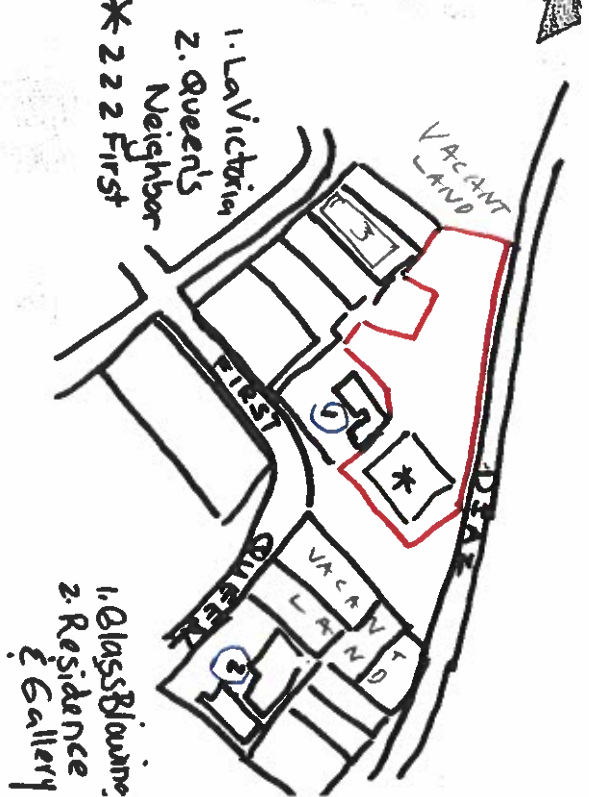
Square footage 160 sq. ft Height 12 ft

19. Projections from building (type of projection in feet) _____

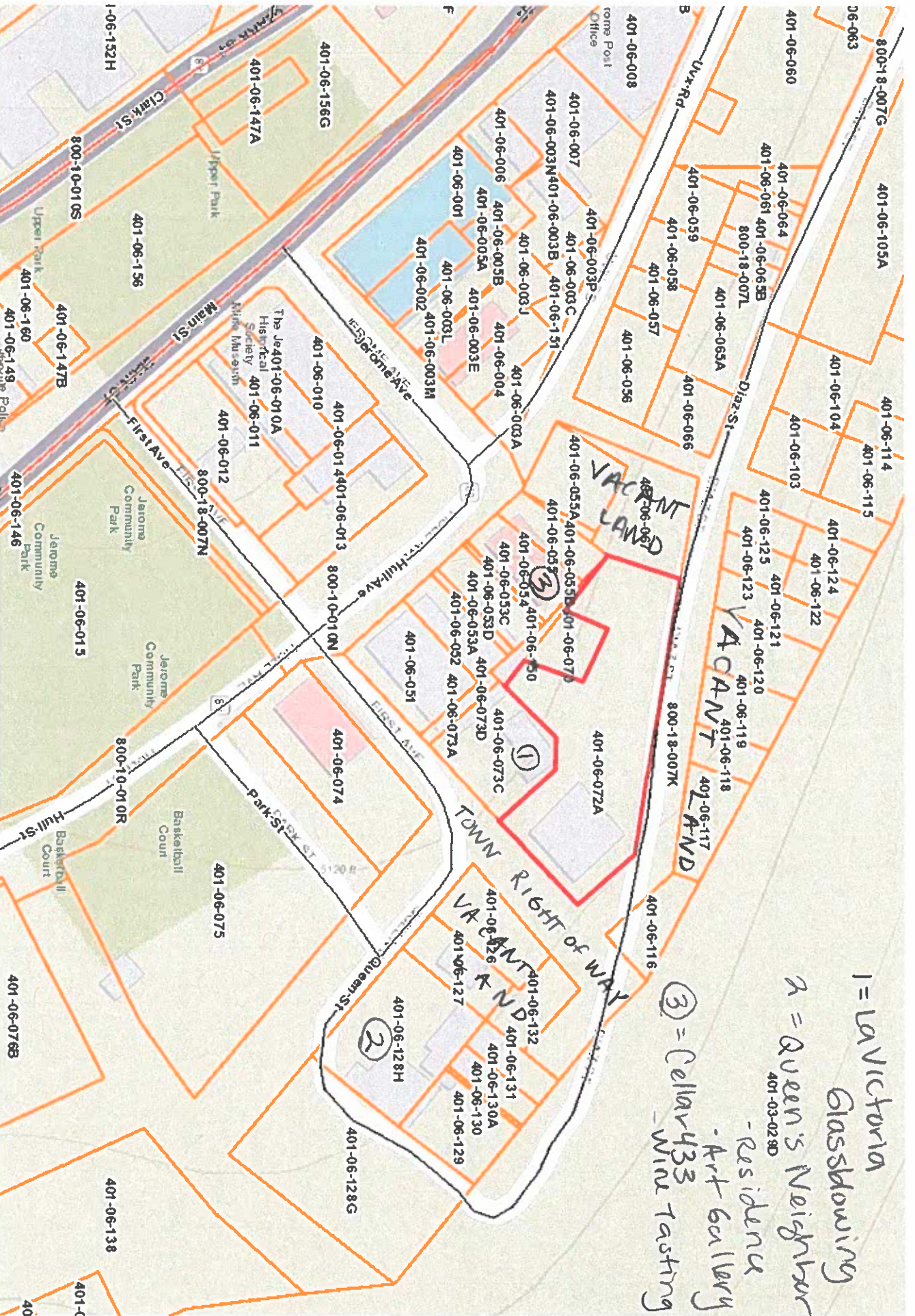
PARKING AND LOADING – Please review ZONING ORDINANCE, SECTION §510.1. Use Residential2. Is this a change of use or a new use of a preexisting structure? No3. Loading requirement NAHow will requirements be fulfilled? —4. Parking requirement 5How will requirement be fulfilled? 1 space on lower level 4 spaces in back driveway

5. Off-street parking

Spaces required 5Spaces provided 5Access from public street (which street) DiazDimensions 8x20Grading required NoSurface Asp, PktCirculation pattern and exiting procedure NA



222 FIRST ST, VICINITY MAP



222 First Ave- Platform (Deck)





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ZONING ADMINISTRATOR ANALYSIS PLANNING & ZONING COMMISSION

March 6, 2019

ITEM 8: NEW CONSTRUCTION 2632 + SQ FT HOME ON DUNDEE, ADDRESS TBD

APPLICANT: Lee Christensen for

Scott & Wendy Prior
3694 Via Bernado
Oceanside CA 92056

Zone R1-5
APN: 401-11-019S

Applicant presents a design for preliminary site plan review and consideration. The new home proposed will be located between addresses 175 and 275 Dundee. The structure will be a one story single family home with unfinished lower level including carport/garage below the first floor.

The design utilizes elevation changes on the lot. The main floor is at street level, the garage level is below the living space. The lofted interior has no upper living space and measures 25' from the median under the footprint with a maximum face of 33'.

Elevations are provided to demonstrate the height of the structure.

Site plan, vicinity map and application have all details required, and are in compliance with all necessary Property Development Standards for the R1-5 Zone.

Building inspector, Fire Chief and Zoning Administrator have reviewed the plans. Both Fire & Building Inspector will also review final plans to confirm actual square footage and review plans for lower level and to make other recommendations. Buildings over 3000 square foot are required to have some type of fire suppression system. Jerome Fire Department additional information may be added to this packet before the meeting next week.

Final P&Z approval, building permits and inspection for all phases of development will be required.

Charlotte Page
Zoning Administrator



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(928) 634-7943 FAX (928) 634-0715

APPLICATION FOR PLANNING & ZONING COMMISSION

PLEASE PRINT LEGIBLY SO THAT PROCESSING WON'T BE DELAYED.

APPLICANT'S NAME: SCOTT & WENDY PRIOR
MAILING ADDRESS: 3694 VIA BEKNADO, OCEANSIDE, CA 92056
TELEPHONE: 1-714-264-9134 EMAIL: SCOTTWPRIOR@gmail.com
PROJECT ADDRESS: 221 DUNDRE AVENUE
PARCEL NUMBER: 401-11-0195 ZONE DISTRICT: R1-5
APPLICATION FOR (Please describe the project.): NEW HOME CONSTRUCTION
2632 # +

- I hereby apply for consideration and conditional approval by the above Planning & Zoning Commission.
- I understand that any approval is not valid until application fees are received by the Town.
- I have obtained and reviewed information on the criteria used in evaluation by these bodies and/or reviewed the application provisions in the Town Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and reviewed.

APPLICANT'S SIGNATURE: [Signature] DATE: _____

TOWN USE BELOW

RECEIVED FROM: Lee Christensen DATE: 1/22/19

Received the sum of \$ 100⁰⁰ as: ☒ Check No. 1829 ☐ Cash ☐ Credit Card

Per Fee schedule - Ordinance 332

BY: [Signature]

FOR: Charlotte Page

Scott Prior's acct.

PLANNING & ZONING – Please review ZONING ORDINANCE, ALL OF SECTION §303. Conditional Use Permits must also be approved by Council.

ZONING DISTRICT: R1-5 PROPOSED USE: RESIDENCE

PERMITTED USE?: ☒ CONDITIONAL USE?: ☐

PROPERTY DESCRIPTION

1. Nonconforming lot of record? NO

2. Name of connecting public street DUNDEE AVENUE

3. Public water (domestic)? YES Public Sewer? NO

Public water (fire suppression?) YES Public Septic? NO

4. Lot area .2117 AC (9221.65') Required for zone 5000 sq. ft.

5. Lot width 111' Required for zone 100'

6. Square footage of building 2632.5 Required for zone 350^{sq} min.

Square footage of footprint 1720'

7. Percentage of lot covered 21.6%

8. Yards

Front 10' Front of buildings within 100' 10'

Side yard (1) 5' (9' actual) Side yard (2) 5' (30' actual/Garage Side)

Rear yard 10' w/side lot 20' MAX Required 23' actual
in common

Single or double frontage SINGLE

9. Building height from median 25' Maximum face 33'

Engineering may be required on Items 10 and 11.

10. Fill required? NO Evidence of safety of fill NA

11. Excavation required? YES Evidence of safety of excavation BUILDING INSPECTOR

12. Design Review required? YES

Sign proposed? NO

13. Performance Standards – Please review and indicate compliance with the following:

<i>Standard</i>	<i>Compliance Guaranteed</i>
Noise	<u>NA</u>
Smoke	<u>NA</u>
Glare or heat	<u>NA</u>
Vibration	<u>NA</u>
Fly ash, dust, fumes, vapors, gases or other forms of air pollution	<u>NA</u>
Liquid and solid waste	<u>SITE SEPTIC</u>
Odors	<u>NA</u>

14. Is land suitable for building? (Engineering verification may be necessary.) YESSlope 21.2%Engineering report submitted? NO15. Home occupation? ARTIST STUDIO16. Exterior lighting? YES - SHIELDED17. Walls and fences? NO (PLANTERS)18. Accessory building(s)? NASquare footage NA Height NA19. Projections from building (type of projection in feet) NA

PARKING AND LOADING – Please review ZONING ORDINANCE, SECTION §510.1. Use RESIDENCE2. Is this a change of use or a new use of a preexisting structure? NO3. Loading requirement NAHow will requirements be fulfilled? NA4. Parking requirement 2 CARSHow will requirement be fulfilled? GARAGE

5. Off-street parking

Spaces required 2Spaces provided 2Access from public street (which street) DUNDEE AVEDimensions 22' x 24'Grading required YESSurface GRAVELCirculation pattern and exiting procedure DRIVE

PLAN REVIEW

Each application for design approval will be filed with the Zoning Administrator to be forwarded to the Planning & Zoning Commission. The application for approval shall be submitted with eight (8) identical copies of the plan. Each copy shall be on one or more sheets of paper, not measuring more than twenty-four (24) inches by thirty-six (36) inches, drawn to a scale not smaller than forty (40) feet to the inch, which show the features referenced in Section 303 I.C. 1-11 of the Zoning ordinance. The following checklist is provided for the applicant's convenience to ensure inclusion of all necessary data.

- ☒ Eight (8) copies of the site plan enclosed
- ☒ North arrow
- ☒ Scale
- ☒ Lot dimensions
- ☒ Street dedications
- ☒ Easements
- ☐ Utilities *NA*
- ☒ Property lines
- ☒ Location of all buildings and structures and number of stories (building height) *NA*
- ☐ Vicinity sketch *Yavapai Map*
- ☐ Adjacent properties and their uses
- ☒ Dimensions of all required yards
- ☒ Lot coverage
- ☐ Space between buildings
- ☒ Dimensions of all proposed walls and fences
- ☐ Exterior lighting *on final electric plan*
- ☒ Parking and loading
 - ☐ Location of spaces *2 inside garage 2 out*
 - ☐ Number of spaces *4*
 - ☐ Dimension of spaces *8x20*
 - ☐ Circulation patterns
 - ☒ Surface materials
- ☐ Existing and proposed drainage
- ☐ Existing natural features (rock outcroppings, washes, etc.)
- ☐ Existing man-made features (roads, walkways, stairways, etc.)
- ☐ Existing and proposed grades
- ☐ Slope of property
- ☐ Proposed excavation and grading
- ☐ Engineering reports where needed

PLAN REVIEW CHECKLIST CONTINUED ON NEXT PAGE

[illegible]

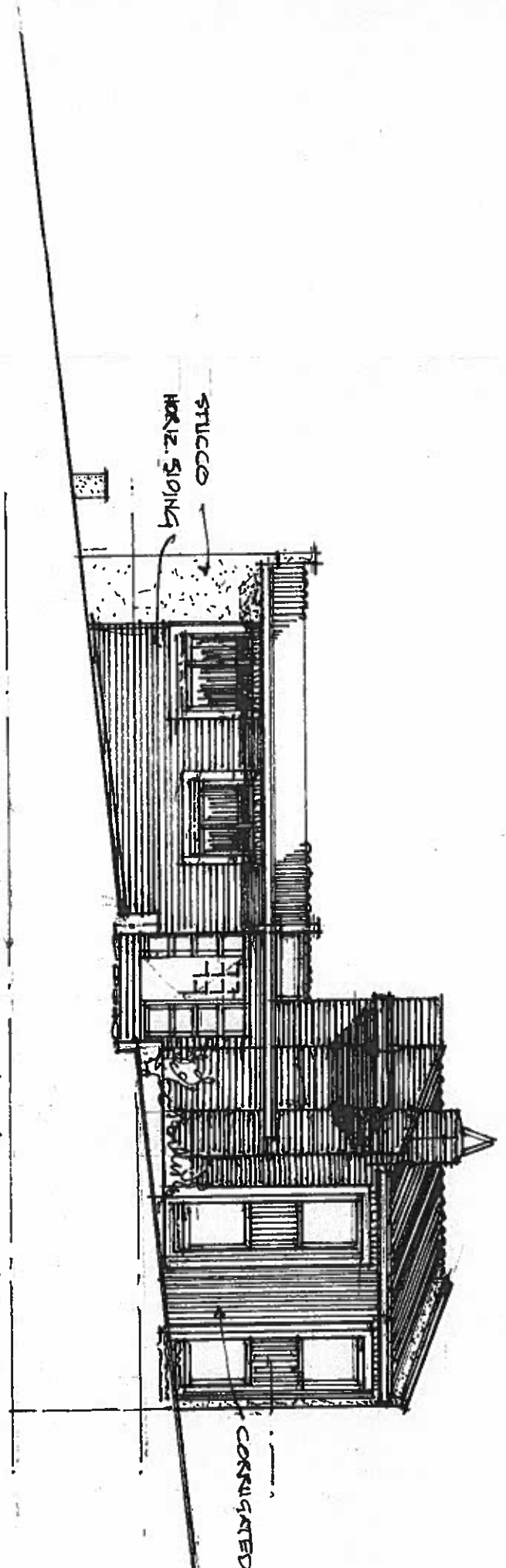
PROPOSED RESIDENCE

for

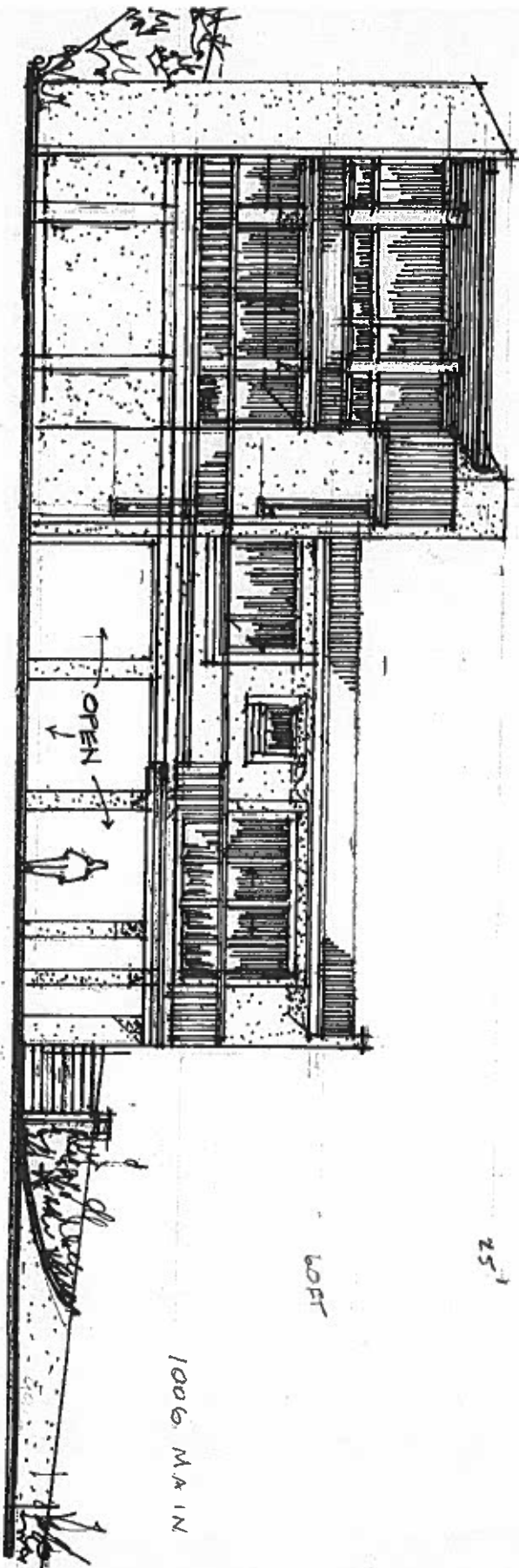
MR & MRS SCOTT PRIOR

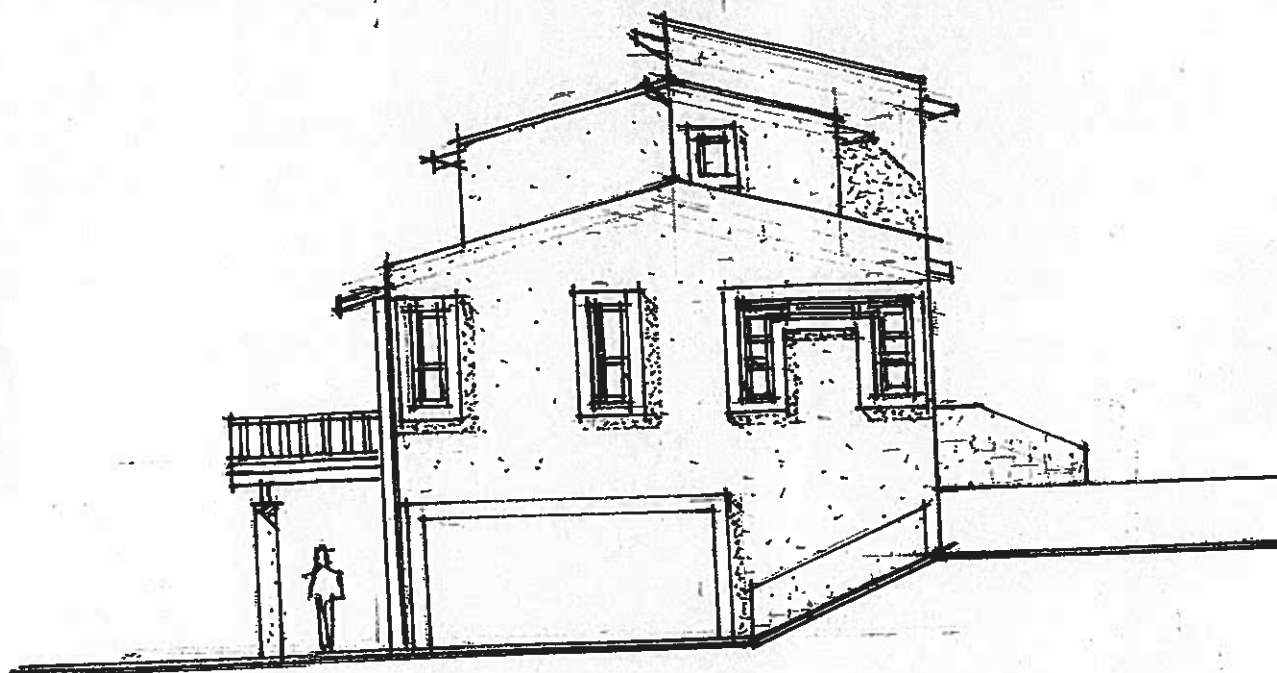
LEE N. CHRISTENSEN & ASSOCIATES
ARCHITECTURE & PLANNING

NORTH ELEVATION



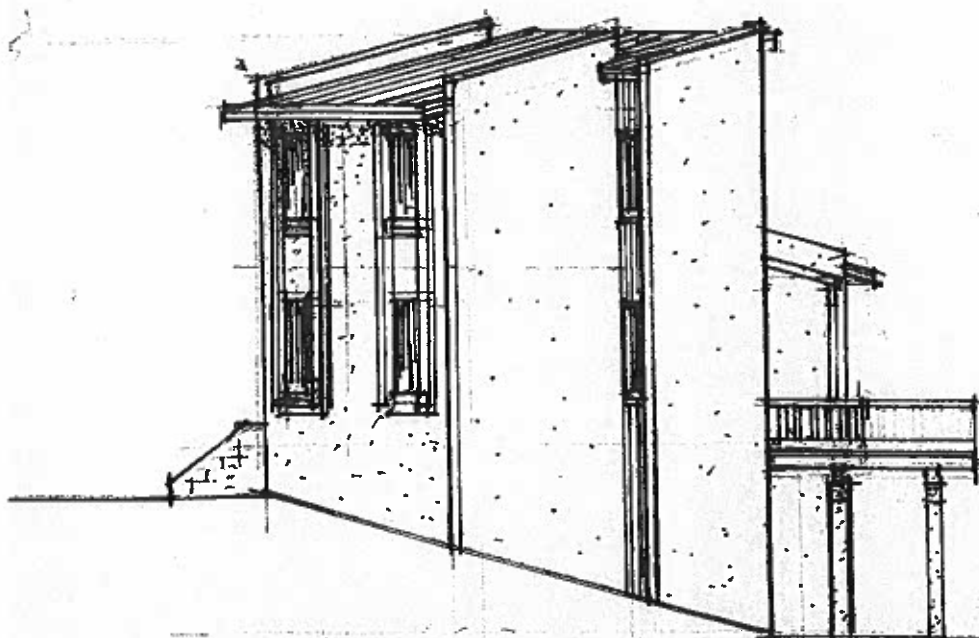
SOUTH ELEVATION





EAST ELEVATION

10-18-18



WEST ELEVATION



TOWN OF JEROME

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ZONING ADMINISTRATOR ANALYSIS PLANNING & ZONING COMMISSION

March 6, 2019

ITEM 9: 2ND FLOOR ADDITION, STORAGE ROOM ADDITION OVER EXISTING GARAGE

701 HULL ROAD

ZONE: R1-5

APPLICANT: DON & Kathi Feher

APN: 401-08-011A & 011B

P&Z tabled this project in February due to documentation in the historic parcel file regarding demolition of the garage building in 1990. It was reviewed by P&Z with the Town Attorney, in executive session.

A summary of fire safety was provided by Jerome Fire Department and is in this packet along with file documents from 1989 & 1990 construction and the paperwork for the current project.

Staff was instructed to have this item on March agenda for preliminary review.

The purpose of the Jerome Zoning Ordinance

The purposes of this ordinance are to secure safety from fire, panic, and other dangers; to provide adequate light and air; to lessen congestion in the streets; to prevent the overcrowding of land; to avoid undue concentration of population, to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; to provide for the social, physical, and economic advantages resulting from comprehensive and orderly planned use of land resources; and to otherwise promote the health, safety, convenience and general welfare of the citizens of the Town of Jerome, Arizona.

Applicant presents a design for preliminary review and consideration. A second story addition over existing garage. One corner of this structure is either at or close to the property line at Hull Road. The existing garage backs the owner's property and is bordered by Hull Road at the (north wall) garage door side and the east side of the building. The west wall is a retaining structure that terraces land accessing 89A northbound.

To consider a non-conforming situation refer to this portion of Jerome's Zoning Ordinance:

SECTION 501. NONCONFORMING SITUATIONS

A. DEFINITIONS

A nonconforming situation is a condition that occurs when, on the effective date of this Ordinance or a previous Ordinance or on the effective date of an Ordinance text amendment or rezoning an existing lot, structure, building, sign, development or use of an existing lot or structure does not conform to one or more of the regulations currently applicable to the district in which the lot, structure, building, sign, development or use is located.

B. PURPOSE

While permitting the use and maintenance of nonconforming structures, this section is intended to limit the number and extent of nonconforming uses and structures by prohibiting their being moved, altered, enlarged or restored after destruction in a manner which would increase the discrepancy between conditions existing at the time of adoption of the Ordinance and the standards prescribed in this Ordinance, except as provided for by A.R.S. 9-462.02.

C. APPLICATION

6. A nonconforming building may not be reconstructed or structurally altered during its life to an extent which would increase the discrepancy between conditions existing at the time of the adoption of this Ordinance and the standards prescribed in this Ordinance.

7. No repairs, alterations or additions shall be made to any building used for a nonconforming use or a nonconforming building which has been damaged by fire, flood, wind, earthquake, explosion or other calamity, act of God or act of the public enemy or which has been dismantled or demolished by the owner, to an extent which would increase the discrepancy between conditions at the time of such damage and the standards prescribed in this Ordinance.

8. A nonconforming use shall not be extended, but the extension of a lawful use to any portion of a nonconforming building which existed prior to the enactment of this Ordinance shall not be deemed the extension of such nonconforming use.

ZA – The location of the existing building produces a discrepancy with the required lot setbacks. Increasing the footprint of the building would be an increase in the discrepancy. Building a second story that is within the historic existing footprint will not increase the discrepancy.

However, opinion of Jerome Fire Department is the upward expansion of this building represents a fire danger. Careful review of this opinion is recommended.

The historic garage structure has no water or sewer hookup and no electricity. No utilities are proposed for this development.

If constructed, the total height of the garage with the proposed addition would be well within the current height restriction. It is a relatively small building, subordinate to the associated residence. Both the current use of the existing structure and the proposed addition are customary and incidental to the primary residential use.

If approved by P&Z for construction, Jerome's Building Inspector would inspect the site prior to issuing a building permit. A building permit and inspection for all phases of this construction is required.



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TOWN OF JEROME, ARIZONA

\$100-

Jerome Town Hall and Civic Center
600 Clark Street
P.O. Box 335, Jerome, AZ 86331
(928) 634-7943 FAX (928) 634-0715

APPLICATION FOR PLANNING & ZONING COMMISSION

PLEASE PRINT LEGIBLY SO THAT PROCESSING WON'T BE DELAYED.

APPLICANT'S NAME: DON + KATHI FEHER
MAILING ADDRESS: P.O. BOX 244 JEROME AZ 86331
TELEPHONE: 562 225 4498 EMAIL: feher.sailing@gmail.com
PROJECT ADDRESS: 701 HULL ROAD
PARCEL NUMBER: 401-08-011A and 011B ZONE DISTRICT: R1-5
APPLICATION FOR (Please describe the project.): STORAGE ROOM ADDITION OVER
EXISTING GARAGE

- I hereby apply for consideration and conditional approval by the above Planning & Zoning Commission.
- I understand that any approval is not valid until application fees are received by the Town.
- I have obtained and reviewed information on the criteria used in evaluation by these bodies and/or reviewed the application provisions in the Town Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and reviewed.

APPLICANT'S SIGNATURE: Don Feher DATE: JAN 7, 2019

TOWN USE BELOW

RECEIVED FROM: Kathy Feher DATE: 1/7/19
Received the sum of \$ \$100.00 as: ☐ Check No. ☐ Cash ☒ Credit Card

Per Fee schedule - Ordinance 332

BY: Rosa FOR: Charlotte Page

PLANNING & ZONING – Please review ZONING ORDINANCE, ALL OF SECTION §303. Conditional Use Permits must also be approved by Council.

ZONING DISTRICT: R1-5 PROPOSED USE: STORAGE

PERMITTED USE?: ☒ CONDITIONAL USE?: ☐

PROPERTY DESCRIPTION

1. Nonconforming lot of record? N/A
2. Name of connecting public street HULL ROAD
3. Public water (domestic)? N/A Public Sewer? N/A
Public water (fire suppression)? N/A Public Septic? N/A
4. Lot area N/A Required for zone _____
5. Lot width N/A Required for zone _____
6. Square footage of building existing 183 sq ft Required for zone _____
Square footage of footprint existing 183 sq ft
7. Percentage of lot covered N/A
8. Yards
Front N/A Front of buildings within 100' N/A
Side yard (1) N/A Side yard (2) N/A
Rear yard N/A
Single or double frontage N/A
9. Building height from median 15' 6" Maximum face 19' 3"

Engineering may be required on Items 10 and 11.

10. Fill required? NO Evidence of safety of fill _____
11. Excavation required? NO Evidence of safety of excavation _____
12. Design Review required? YES

Sign proposed? NO

13. Performance Standards – Please review and indicate compliance with the following:

<i>Standard</i>	<i>Compliance Guaranteed</i>
Noise	<u>YES</u>
Smoke	<u>YES</u>
Glare or heat	<u>YES</u>
Vibration	<u>YES</u>
Fly ash, dust, fumes, vapors, gases or other forms of air pollution	<u>YES</u>
Liquid and solid waste	<u>YES</u>
Odors	<u>YES</u>

14. Is land suitable for building? (Engineering verification may be necessary.) N/A

Slope _____

Engineering report submitted? _____

15. Home occupation? N/A16. Exterior lighting? N/A17. Walls and fences? N/A18. Accessory building(s)? N/A

Square footage _____ Height _____

19. Projections from building (type of projection in feet) AWNING OVER DOOR 3'0"

PARKING AND LOADING – Please review ZONING ORDINANCE, SECTION §510.1. Use N/A

2. Is this a change of use or a new use of a preexisting structure? _____

3. Loading requirement N/A

How will requirements be fulfilled? _____

4. Parking requirement N/A

How will requirement be fulfilled? _____

5. Off-street parking

Spaces required _____

Spaces provided _____

Access from public street (which street) _____

Dimensions _____

Grading required _____

Surface _____

Circulation pattern and exiting procedure _____

PLAN REVIEW

Each application for design approval will be filed with the Zoning Administrator to be forwarded to the Planning & Zoning Commission. The application for approval shall be submitted with eight (8) identical copies of the plan. Each copy shall be on one or more sheets of paper, not measuring more than twenty-four (24) inches by thirty-six (36) inches, drawn to a scale not smaller than forty (40) feet to the inch, which show the features referenced in Section 303 I.C. 1-11 of the Zoning ordinance. The following checklist is provided for the applicant's convenience to ensure inclusion of all necessary data.

<u>✓</u>	Eight (8) copies of the site plan enclosed
<u>✓</u>	North arrow
<u>✓</u>	Scale
<u> </u>	Lot dimensions
<u>N/A</u>	Street dedications
<u>N/A</u>	Easements
<u>N/A</u>	Utilities
<u>✓</u>	Property lines
<u>✓</u>	Location of all buildings and structures and number of stories (building height)
<u>✓</u>	Vicinity sketch
<u>N/A</u>	Adjacent properties and their uses
<u>N/A</u>	Dimensions of all required yards
<u>N/A</u>	Lot coverage
<u>N/A</u>	Space between buildings
<u>N/A</u>	Dimensions of all proposed walls and fences
<u>N/A</u>	Exterior lighting
<u>N/A</u>	Parking and loading
<u> </u>	Location of spaces
<u> </u>	Number of spaces
<u> </u>	Dimension of spaces
<u> </u>	Circulation patterns
<u> </u>	Surface materials
<u>N/A</u>	Existing and proposed drainage
<u>✓</u>	Existing natural features (rock outcroppings, washes, etc.)
<u>✓</u>	Existing man-made features (roads, walkways, stairways, etc.)
<u>N/A</u>	Existing and proposed grades
<u>N/A</u>	Slope of property
<u>N/A</u>	Proposed excavation and grading
<u>N/A</u>	Engineering reports where needed

PLAN REVIEW CHECKLIST CONTINUED ON NEXT PAGE

N/A

Driveways - proposed

_____ Location
 _____ Number
 _____ Dimensions
 _____ Circulation patterns
 _____ Surface materials

N/A

Other access ways – proposed

_____ Location
 _____ Number
 _____ Dimensions
 _____ Circulation patterns
 _____ Surface materials

N/A

Pedestrian walkways and stairways - proposed

_____ Location
 _____ Number
 _____ Dimensions
 _____ Circulation patterns
 _____ Surface materials

N/A

Legal description of property to be developed

_____ Additional information requested by Zoning Administrator

_____ Additional information requested by Design Review Board

PLEASE NOTE:

After Planning & Zoning Commission approval and Design Review Board approval, building projects must then be submitted to the Building Inspector for review, approval, and issuance of building permit(s).

REGARDING BUILDING PERMITS:

Additional fees are required for building permits to reimburse the Town for costs of providing plan review and construction inspection services. Please refer questions to the Building Inspector. Commercial projects and some residential projects generally require plans to be prepared and/or sealed by an Arizona registrant, such as a licensed architect or engineer, per A.R.S. §32-144. Licensed contractors are required for construction projects per A.R.S. §32-1121.



STAFF CONTACT:
c.page@jerome.az.gov



WEBSITE:
www.jerome.az.gov



OFFICE PHONE:
 928-634-7943



TOWN HALL ADDRESS:
 600 CLARK STREET

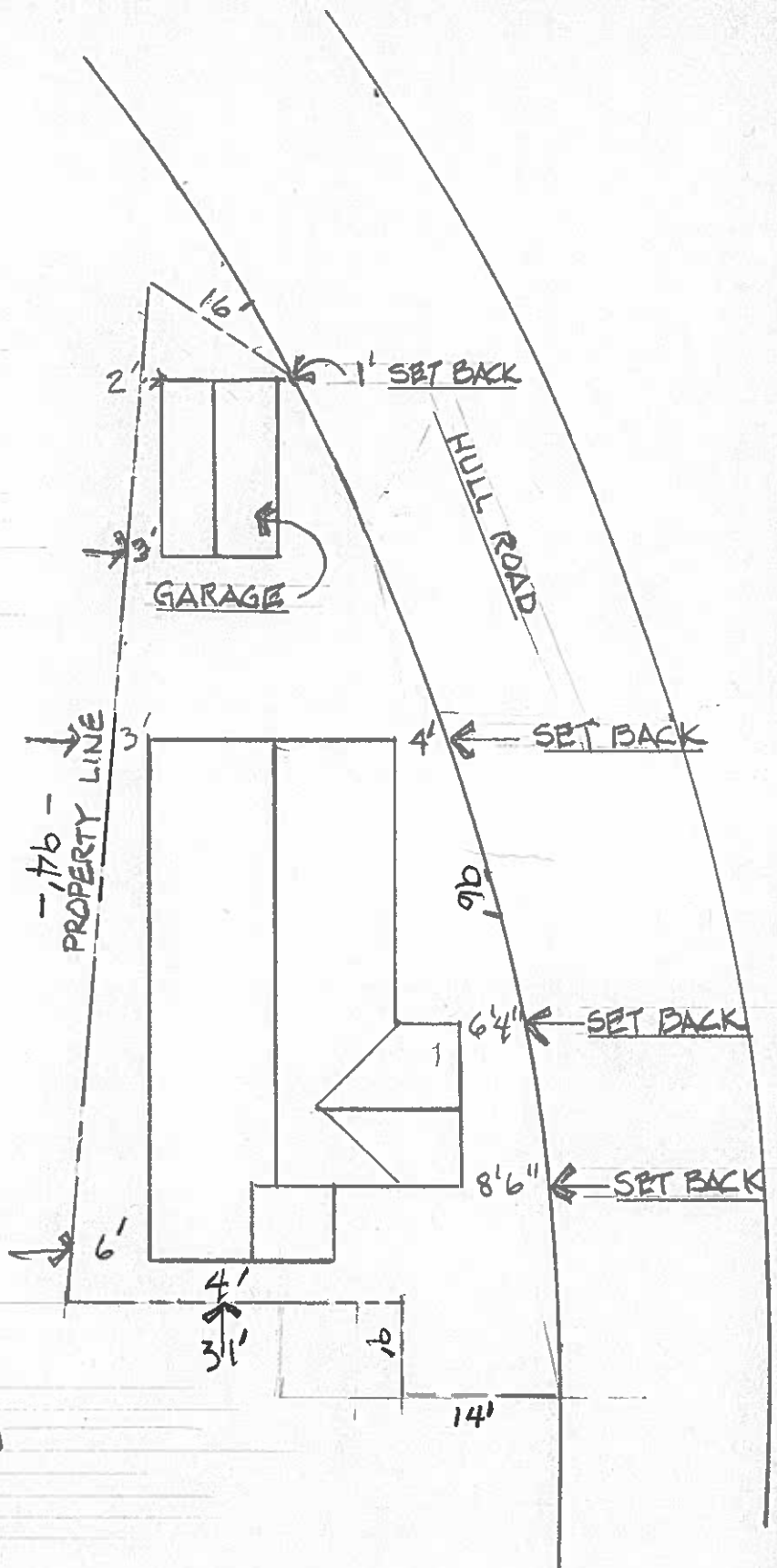
SITE PLAN

701 HULL ROAD
JEROME, AZ 86331

SCALE: 1" = 16'

DATE: 01-28-2019

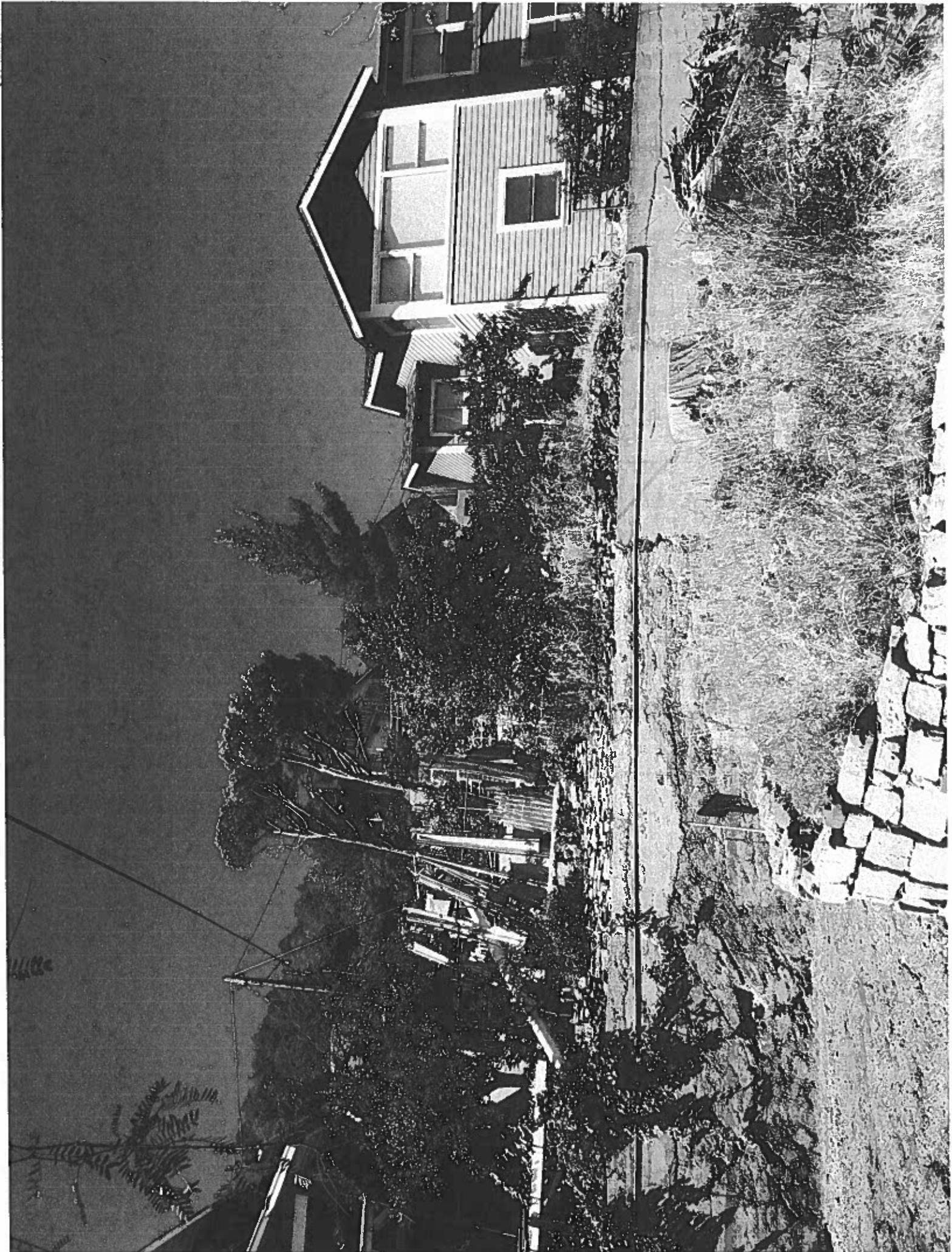
DON FEHER

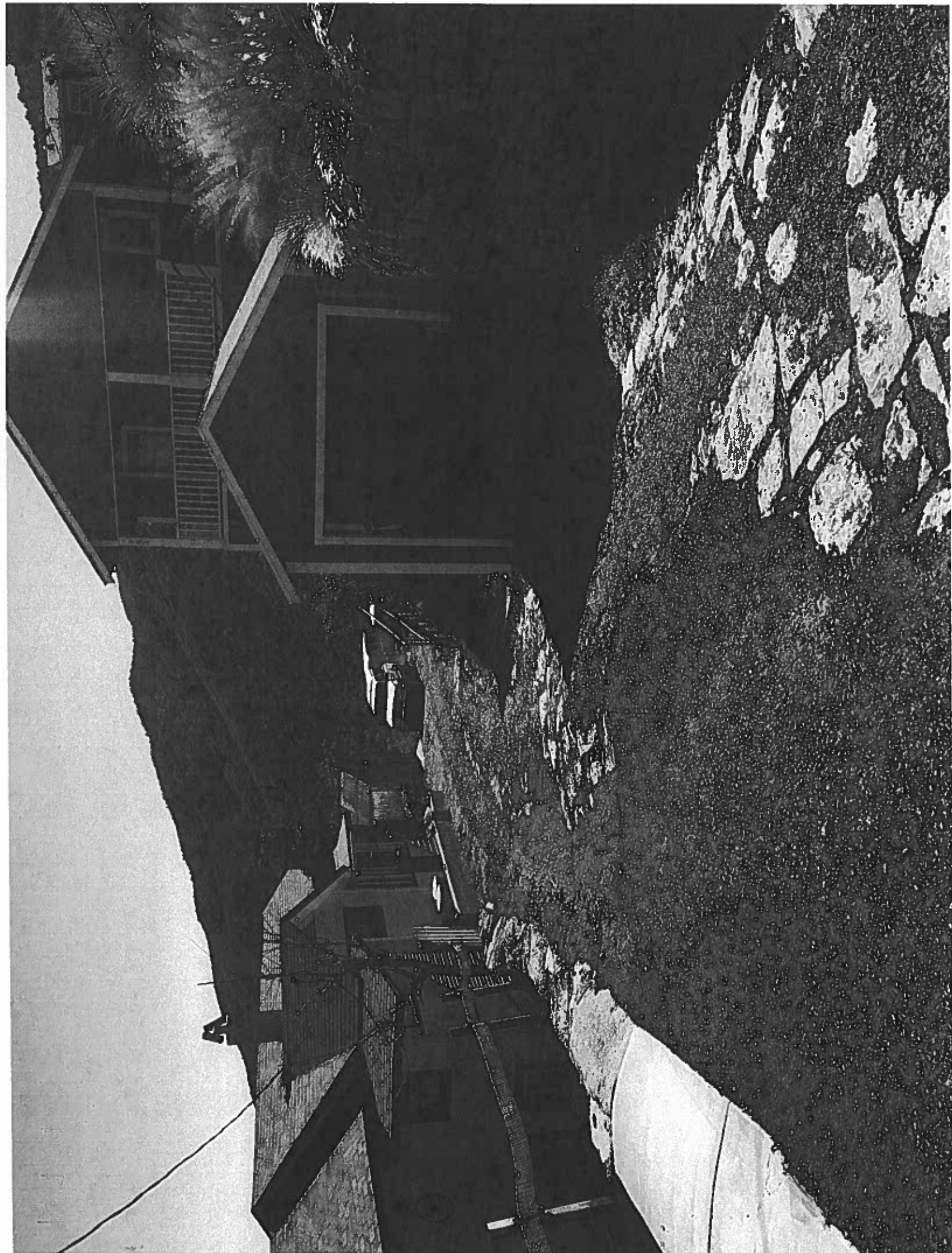


FOR:
SECOND FLOOR ADDITION
ABOVE GARAGE









701 Hull Rd., vicinity map



Jerome Fire Department

P.O. Box 1025 Jerome, AZ 86331 Tel. (928) 649-3034 Fax (928) 649-3039
e-mail: blair@jeromefire.us

2-19-19

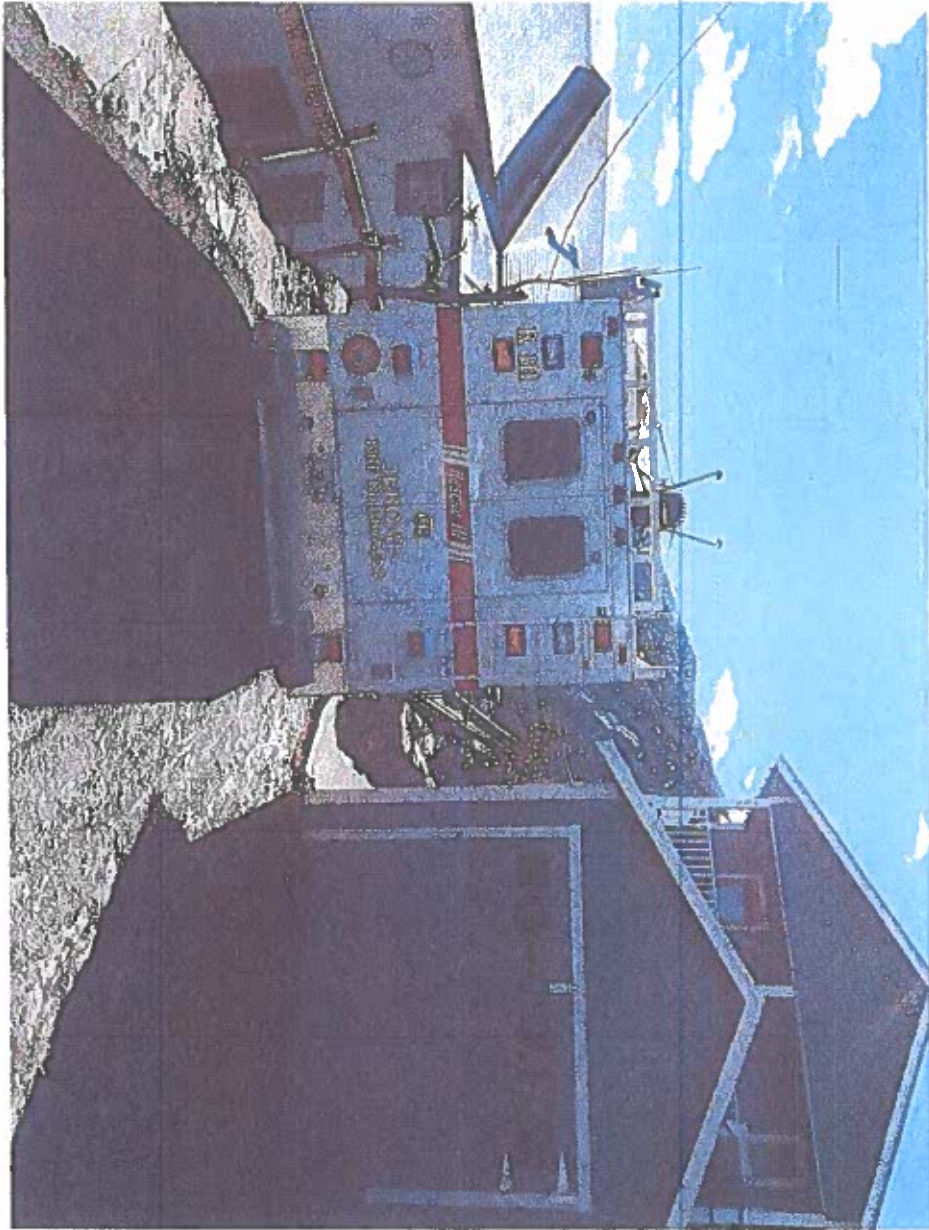
Regarding the structure on the address of 701 Hall Rd.

It is the opinion the Fire Chief that extending the height of the garage structure to 19 feet on parcel 401-08-011B would worsen the Fire Departments ability to fight fire in this area. This structure already extends into the easement without any setbacks. To heighten this structure would extend the collapse zone further into an already narrow street which is only 14 feet at this point (see pic #1). Making access around this structure would become more difficult to extend fire hose lines to protect the main structure and the structure across the street on Hall road. This would also endanger the lives of our firefighters. In addition there is a power line directly above this structure if heightened it would bring the structure closer to these power lines (see pic #2). Jerome is a unique town with narrow streets, steep topography and with limited access. These existing situations already make it difficult for the Fire Department to fight fire in these areas.

Rusty Blair

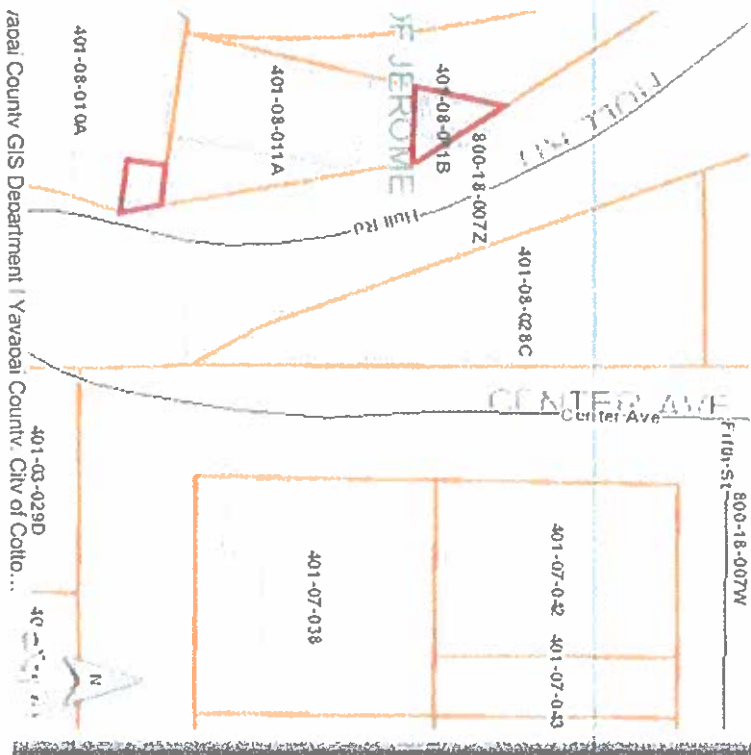
Fire Chief,
Jerome Fire Department

pic #1



Pic # 2





Information for Parcel 401-08-011B:

Owner

Ownership Information ?

Fehrer Donald & Mary

PO Box 244

Jerome, AZ 86331-0244

Recorded Documents & Sales (1) ?

Date Book/Page Type Cost

5/17/2018 2018- Judgement \$0

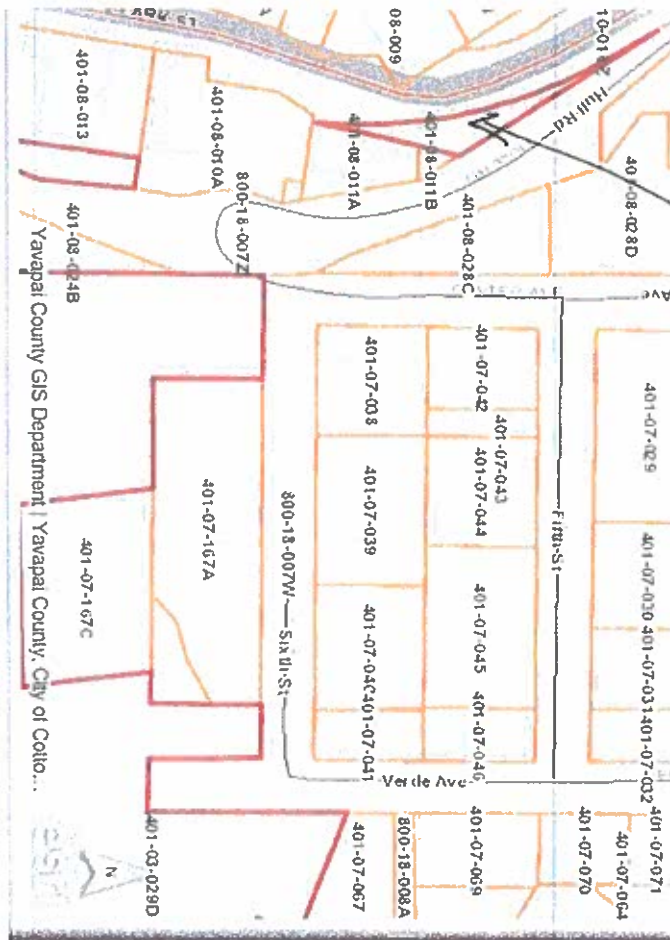
Parcel

Physical Address ?

N/A

Check Digit ?

0



401-03-029D
Verde Exploration

Information for Parcel 40029D:

Owner

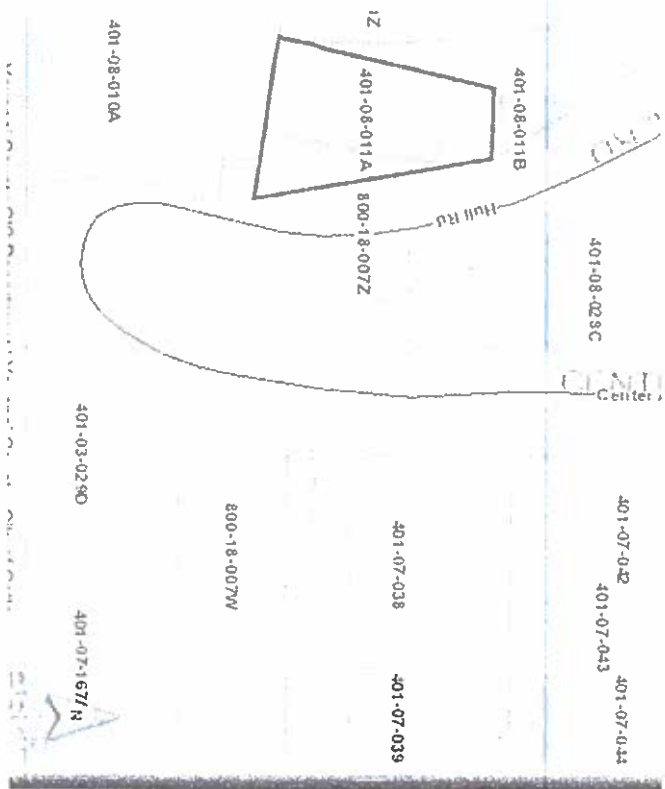
Ownership Information
Verde Exploration Ltd
125 N Granite St
Prescott, AZ 86301-3001
Recorded Documents & Sale
No Recorded Documents we

Parcel

Physical Address
1 Holly Ave
Check Digit
6
Assessor Acres
68.79
Subdivision

401-03-021-
UN





Information for Parcel 401-08-011A:

Owner

Ownership Information
 Feher Donald Joseph & Mary Kathryn RS
 PO Box 244
 Jerome, AZ 86331-0244

Recorded Documents & Sales (4)

Date	Book/Page	Type	Cost
8/3/2015	2015-0036768	Warranty Deed	\$270,000
6/4/2012	4884-659	Quit Claim	\$0
6/12/2008	4601-972	Other	\$0
1/11/1990	2215-853	Other	\$0

Parcel



Jerome Fire Department

P.O. Box 1025 Jerome, AZ 86331 Tel. (928) 649-3034 Fax (928) 649-3039
E-mail: blair@jeromefire.us

2-8-19

Jerome Town Council
Planning and Zoning Commissioners
Jerome Town Manager
Jerome Zoning Administrator

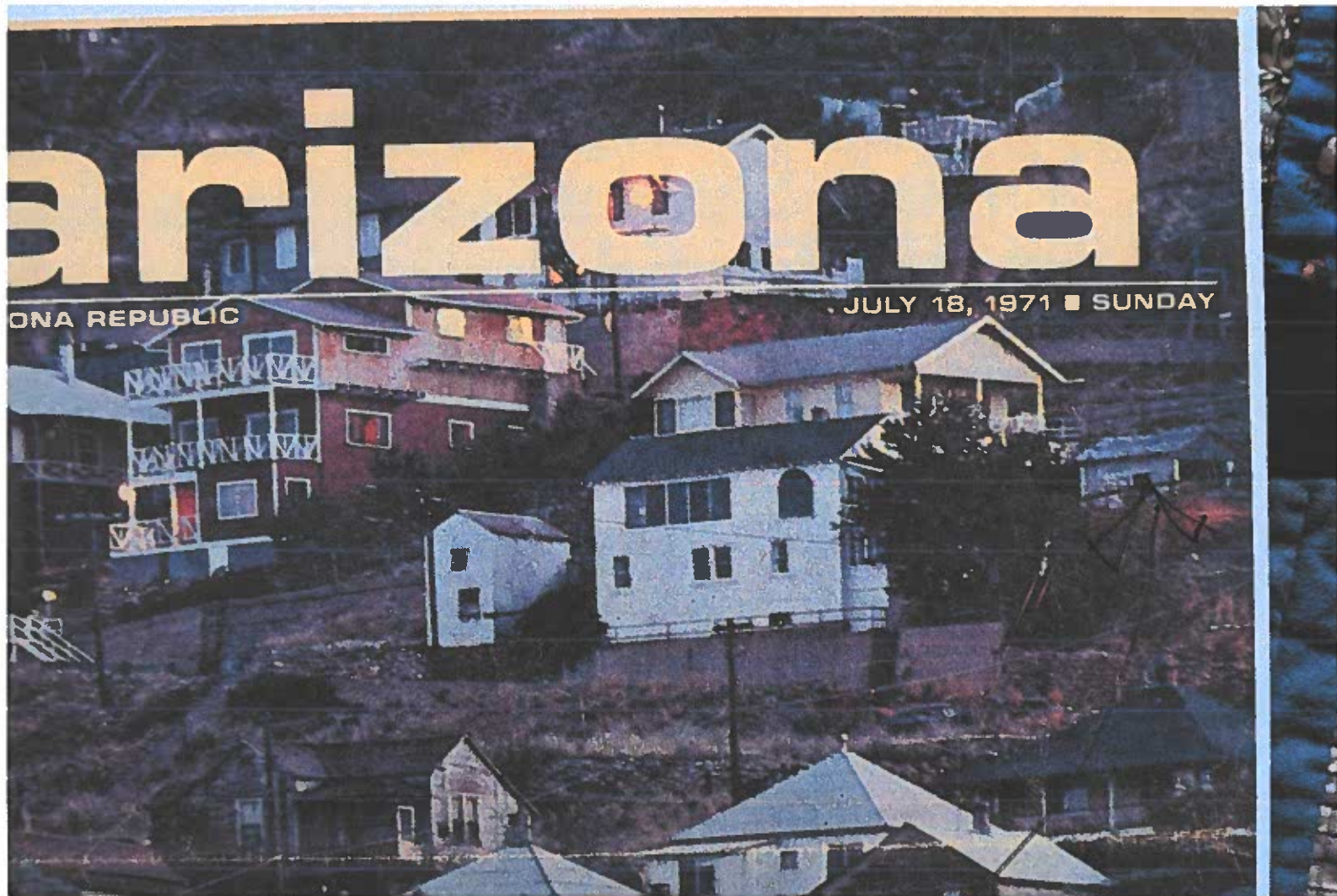
Re: Accessory Building

Jerome has numerous areas where there are legal nonconforming accessory buildings already. These situations already add for continuous fuel loading, making it extremely difficult to manage fire in these areas. On 11-29-17 Jerome Fire Department responded to one of these areas, at 679 Verde St with multiple structures without any separation including an accessory building.

It is in the opinion of the Jerome Fire Chief that without regulating new accessory buildings or the modification to existing accessory buildings by providing for setbacks and separation. In addition to considerations for size, height, location and lot size. It would worsen the Fire Department's ability to fight fire and protect other close-lying structures.

In addition, having accessory structures occupied as a residence without a separate address would restrict the Fire Department's ability to perform searches, rescue operations and the ability to finding the right structure. Also, if occupied without considerations for access to these structures, it would make it more difficult to manage an EMS event in these areas.

Rusty Blair
Jerome Fire Department
Fire Chief



GARAGE

1971



ORIGINAL JEROME PAVERS

ORIGINAL WINDOW

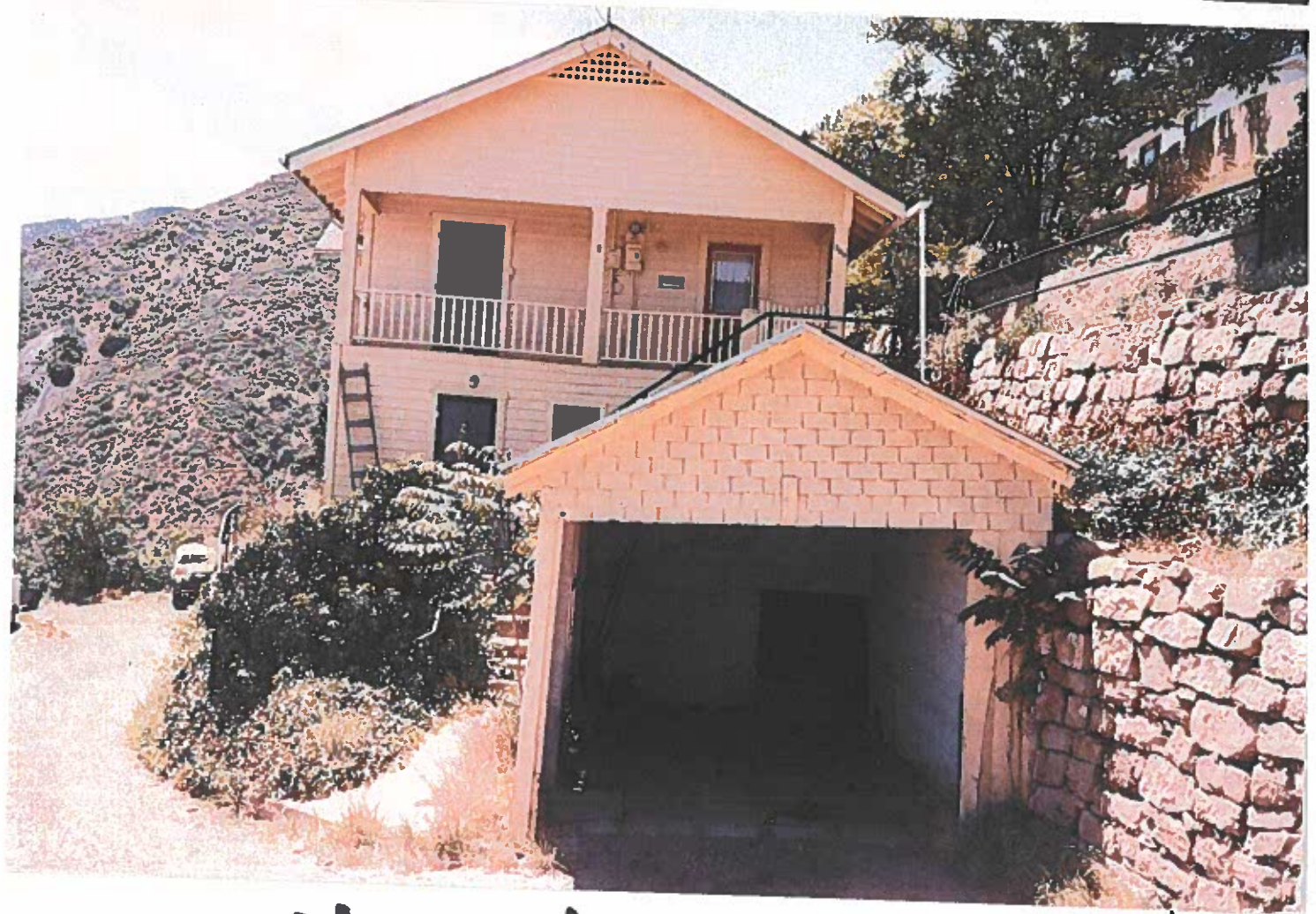


ORIGINAL DOUBLE-HUNG WINDOW



ORIGINAL RETAINING WALL





NORTH ELEV. Submitted
1990/Craig
2-25-19

CONSTRUCTION PERMIT
Inspector, Jerome, Arizona

No. J- 89-16

SEC.

TWP.

RANGE

ASSESSOR PARCEL NO.

CONSTRUCTION ADDRESS (Generalize if no street address)

700 CLARK ST.

OWNER—NAME & ADDRESS

HORNE + DIBBLE CONST.

CONTRACTOR

OWNER

ZONING

USE (Res., Com., Ind.)

PHONE:

OTHER—NAME (If other than builder)

JOSE GOODMAN

TYPE (Bldg., Wall, etc)

FRAME

DESCRIPTION OF CONSTRUCTION AND USE

REPLACE BEARING MEMBERS

COMPLETE RE-WIRE

REPLACE SOME PLUMBING + MECHANICAL WORK

COST (Material & Labor)

FLOOR AREA (Gross)

PERMIT FEE

\$100.00

	FRAME	<input checked="" type="checkbox"/>	FRONT YARD	Ft.	HEIGHT	Feet
<input checked="" type="checkbox"/>	MASONRY		SIDE YARD	Ft.		Stories
	METAL		SIDE YARD	Ft.	NUMBER OF LIVING UNITS	
			REAR YARD	Ft.		

PLANS CHECKED BY

BW

PERMIT ISSUED BY

BW

DATE ISSUED

It is agreed to construct in conformity with drawings attached and with laws of Town of Jerome and State of Arizona.

(Contractor - Owner - Architect - Agent)

DESCRIPTION (Lot, block, subdivision, other) — REMARKS:

282-7077

CONSTRUCTION PERMIT

No. J-

SEC.

TWP.

RANGE

ASSESSOR PARCEL NO.

FILE

Issuance is not considered as an adoption by the Inspector of the manifested technical content contained in the plans and specifications, if thereafter it is divulged that any portion of the construction is in conflict with any portion of the Town of Jerome regulations.

Permit requirements are entirely separate from deed covenants, but do prevail when more restrictive than such covenants.

Consult with Public Works Dept. concerning sanitation installations.

Consult with Town Clerk or Street Dept. concerning curb breaks and other street matters.

Plans of the Planning & Zoning Ordinance are available at Planning & Zoning Department Office.

PERMIT CARD MUST BE OPENLY DISPLAYED AT CONSTRUCTION SITE

CONSTRUCTION MUST COMMENCE WITHIN SIX MONTHS & BE DILIGENTLY PURSUED TO COMPLETION.

FILE (White)

ASSESSOR (Canary)

APPLICANT (Pink)

TOWN OF JEROME BUILDING DEPT. -- JEROME, ARIZONA

TOWN OF JEROME
P. O. BOX 335
JEROME, ARIZONA 86331
634-7943

Submitted
for DRB
5/1/90

PLANNING AND ZONING VIOLATIONS/COMPLAINTS

DATE 4/6/90 DEPARTMENT Bldg/DRB COMPLAINT NO. _____

LOCATION OF COMPLAINT 700 Clark Street

COMPLAINT BY Nancy Smith PHONE NO. _____

ADDRESS _____

NATURE OF COMPLAINT Demolished garage no Bldg permit
& no DRB
Changes to exterior w/o DRB - window openings
chgd at least

DISPOSITION OF COMPLAINT Bldg permit issued for minor interior
chgs now they've done alot more

reduced parking by demolition of garage
& aluminum windows installed

4/9
Ron
Shorne & Debbie
Loren - 634-2917

minor remodeling turned
to major
replace windows
replace siding
garage torn down
exactly as is
shingled roof

4/27/90
talked to Ron Deibel
his working on plans
w/ be in Mon day
w/ them & ready
for DRB on May 1



OLD QUAKER PAINT COMPANY

Manufacturers of Paints - Varnishes - Enamels - Lacquers - Specialty Coatings

P.O. BOX 2247 • MAIN OFFICE: 2209 S. MAIN ST. • SANTA ANA, CALIFORNIA 92707 • (714) 540-2155

April 10, 1990

To Whom It May Concern:

In September of 1989 one of our good customers, Sue Goodman, asked me to inspect her home at 700 Clark St. in Jerome, Arizona and recommend how the exterior should be prepared for painting and what type of paint should be used.

After inspecting the above home, I told Mrs. Goodman that the many coats of old peeling paint must be removed but that 80% of the wood on the home and garage was too deteriorated to sandblast or waterblast and removing the paint by hand would be very expensive and that most of the wood was loose and split and would have to be spackled which we do not recommend because the spackle is just a temporary cure and does not hold due to the expansion and contraction of the wood.

I recommended that all the wood should be removed and replaced with a wood product called Hardboard that is supplied prefinished and guaranteed for 20 years and is available in horizontal lap siding that will look like the original siding on the house.

Sincerely,

OLD QUAKER PAINT CO.

By: Gary Davis
Gary Davis
Western Regional Manager

GD:cs

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10 DAY OF April 1990
Carol Ann Skop
NOTARY PUBLIC





FOUNDED 1876
INCORPORATED 1899

TOWN OF JEROME, ARIZONA

POST OFFICE BOX 335, JEROME, ARIZONA 86331

TOWN OF JEROME PLANNING AND ZONING DEPARTMENT DESIGN REVIEW BOARD

Page 1 of 2

APPLICATION FOR DESIGN REVIEW BOARD APPROVAL OF:

- ☒ NEW CONSTRUCTION (INCLUDING ADDITIONS & SITE WORK)
- ☒ EXTERIOR ALTERATIONS
- ☐ LANDSCAPING
- ☒ DEMOLITION OR REMOVAL OF STRUCTURES
- ☐ SIGNS
- ☐ FENCES

OWNER OF PROPERTY SUE GOODMAN DATE 4-27-90

ADDRESS OF PROPERTY 700 CLARK ST. JEROME AZ

LEGAL DESCRIPTION _____ ZONING DISTRICT _____

ADDRESS OF OWNER 4512 ROXBURY RD.
CORONA DEL MAR CA 92625 PHONE # (714) 760-9559

ADDRESS OF APPLICANT THORNE & DIBBLE CONST.
PO BOX 11, SEDONA, AZ 86336 PHONE # (TENANT) (602) 282-7077

PRESENT USE OF PROPERTY RESIDENCE

PROPOSED USE OF PROPERTY RESIDENCE

BRIEF DESCRIPTION OF WORK TO BE DONE (USE BACK IF NEEDED)

RESIDENCE - REPLACE SIDING, WINDOWS, MOVE INTERIORS WALLS.

GARAGE - DEMOLISH WOOD PORTION, ADD FOUNDATION, REBUILD.

* (DETAILED) SHEETS PROVIDED FOR FURTHER INFORMATION.

BUILDING PERMIT REQUIRED (& SIGNATURE OF ZONING ADMINISTRATOR): _____ DATE _____

CONTRACTORS WHO WILL BE DOING WORK OF AN EXTERIOR NATURE ON THIS JOB:

NAME THORNE & DIBBLE CONST LICENSE# 065423

ADDRESS PO BOX 11 SEDONA AZ PHONE# 602-282-7077

(REVISED 5/89) 86336

Page 2 of 2
TOWN OF JEROME
PLANNING AND ZONING DEPARTMENT
DESIGN REVIEW BOARD APPROVAL APPLICATION

*****APPLICANT MUST READ THE BELOW LISTED REQUIREMENTS
BEFORE HE/SHE SIGNS AND FILES THIS APPLICATION FOR DESIGN REVIEW
BOARD APPROVAL*****

1. APPROVAL BY THIS JEROME DEPARTMENT, AGENCY OF BOARD DOES NOT
RELIEVE OR RELEASE THE APPLICANT OF HIS/HER RESPONSIBILITY TO
SECURE APPROVAL FROM ANY OTHER TOWN DEPARTMENT, AGENCY OR BOARD
FOR REQUIRED APPROVALS UNDER APPLICABLE LEGAL REQUIREMENTS.

2. APPLICANT UNDERSTANDS AND AGREES THAT APPROVAL UNDER THIS
APPLICATION DOES NOT GRANT THE APPLICANT ANY FURTHER RIGHT OR
AUTHORITY THAN THE SPECIFIC REQUEST APPLIED FOR HEREIN. THE
APPLICANT FURTHER UNDERSTANDS THAT HE/SHE HAS NO GREATER RIGHTS
THAN THAT APPLIED FOR HEREIN, IF GRANTED.

3. APPLICANT UNDERSTANDS THAT REQUIREMENTS TO SECURE OTHER TOWN
PERMITS OR APPROVALS, RESTS WITH THE APPLICANT, NOT THE TOWN OF
JEROME. COPIES OF ALL APPLICABLE TOWN CODES AND OTHER ORDINANCES
ARE ON FILE FOR PUBLIC INSPECTION AND COPYING AT TOWN HALL.
APPLICANT ASSUMES ALL RESPONSIBILITY FOR THE INFORMATION HE/SHE
PROVIDES HEREIN AND THAT APPLICANTS' PROPERTY USE IS IN
COMPLIANCE WITH ALL OTHER LOCAL AND STATE LAWS AND ALL VALID DEED
RESTRICTIONS.

4. APPLICANTS WILL BE REQUIRED TO PROVIDE A PARKING PLAN.
APPLICANT MUST CHECK WITH BUILDING INSPECTOR BEFORE APPROACHING
DESIGN REVIEW BOARD.

5. ALL WORK OTHER THAT SIGNS, REQUIRES THE SIGNATURE OF THE
OWNER OF THE PROPERTY.

*****APPLICANT SIGNS AND SUBMITS THIS APPLICATION AFTER
READING THE ABOVE REQUIREMENTS AND RESTRICTIONS*****

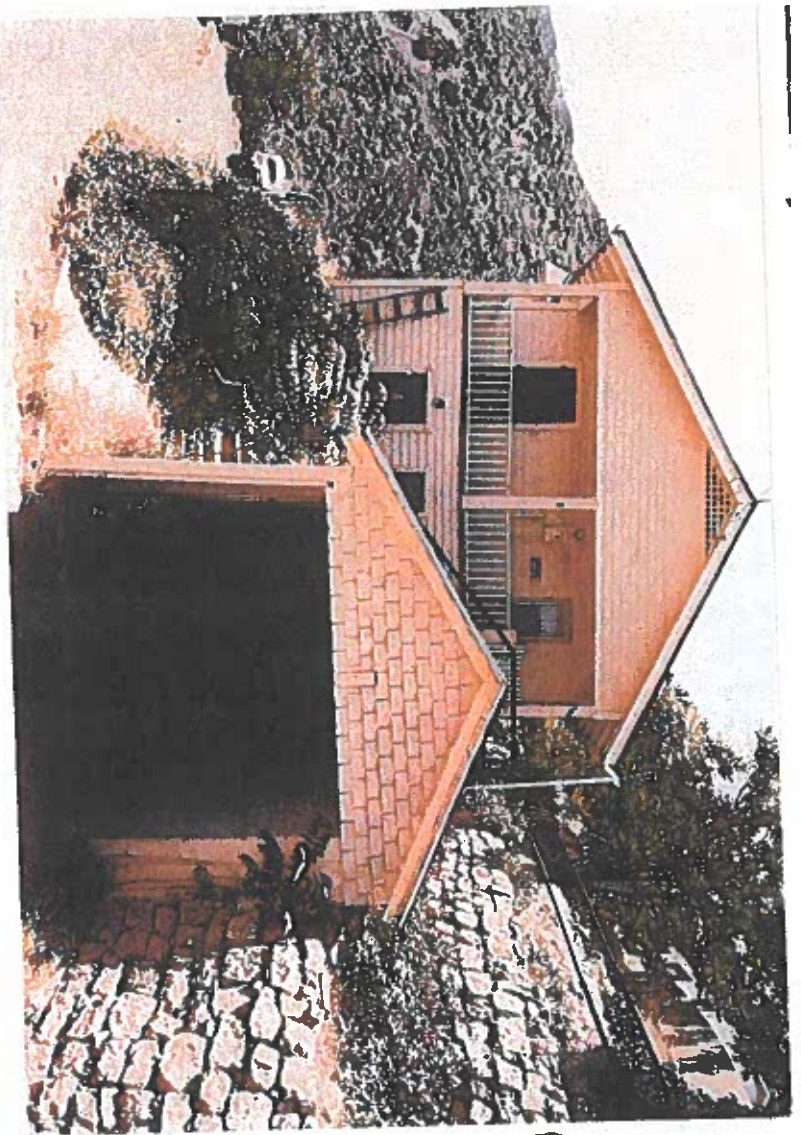
DATE:

APPLICANT:

4-26-90 Ron Dibble DBA THORNE & DIBBLE CONST.
() OWNER, () LESSEE, or (X) AUTHORIZED AGENT

THE DESIGN REVIEW BOARD MEETS THE SECOND AND FOURTH MONDAY OF EVERY MONTH.
APPLICATIONS AND ALL REQUIRED MATERIALS MUST BE SUBMITTED ONE WEEK PRIOR
TO THE MEETING.

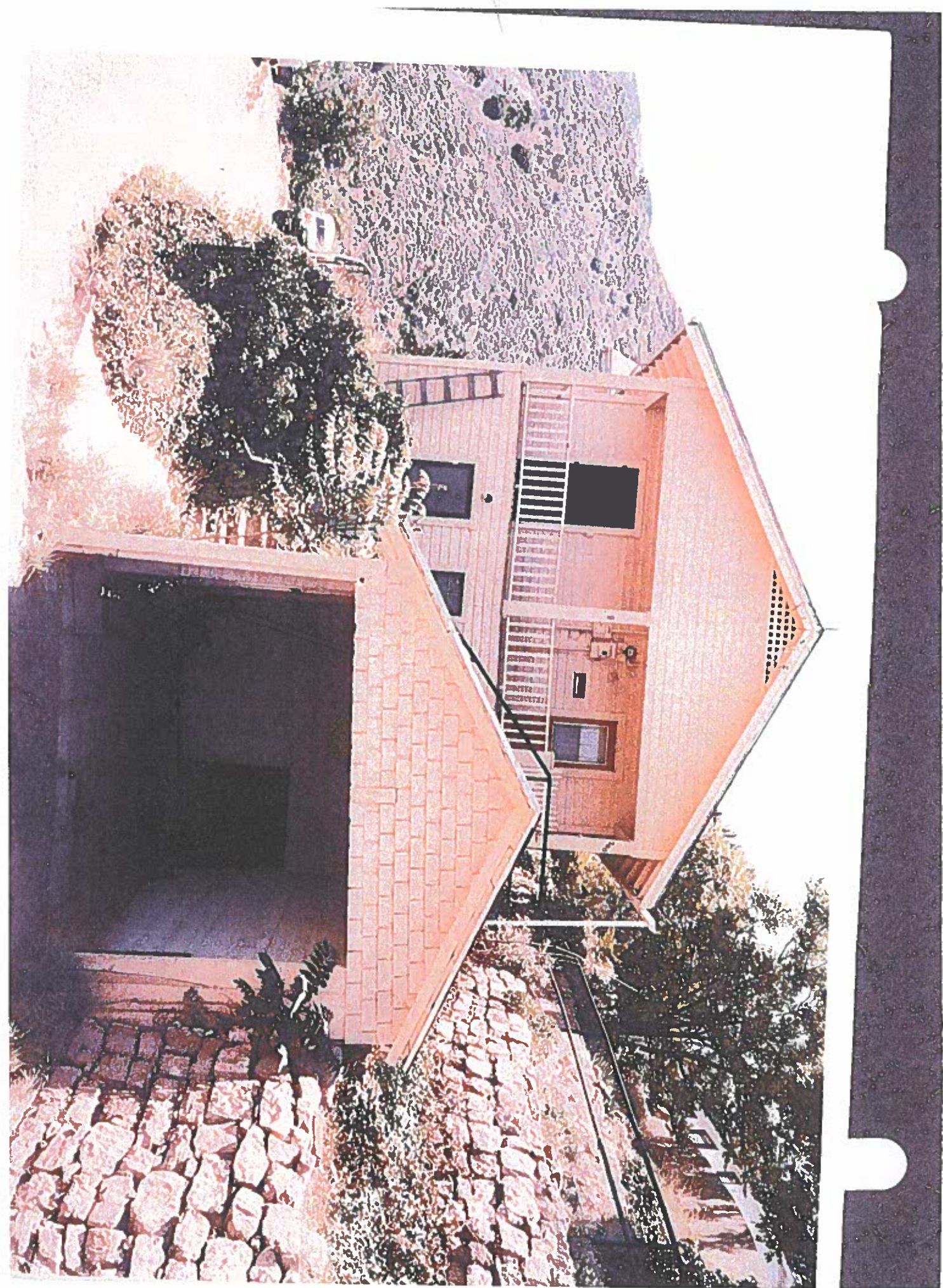
EXISTING



NORTH ELEV.

WEST ELEV.





Existing



EAST ELEV.

SOUTH/EAST ELEV.

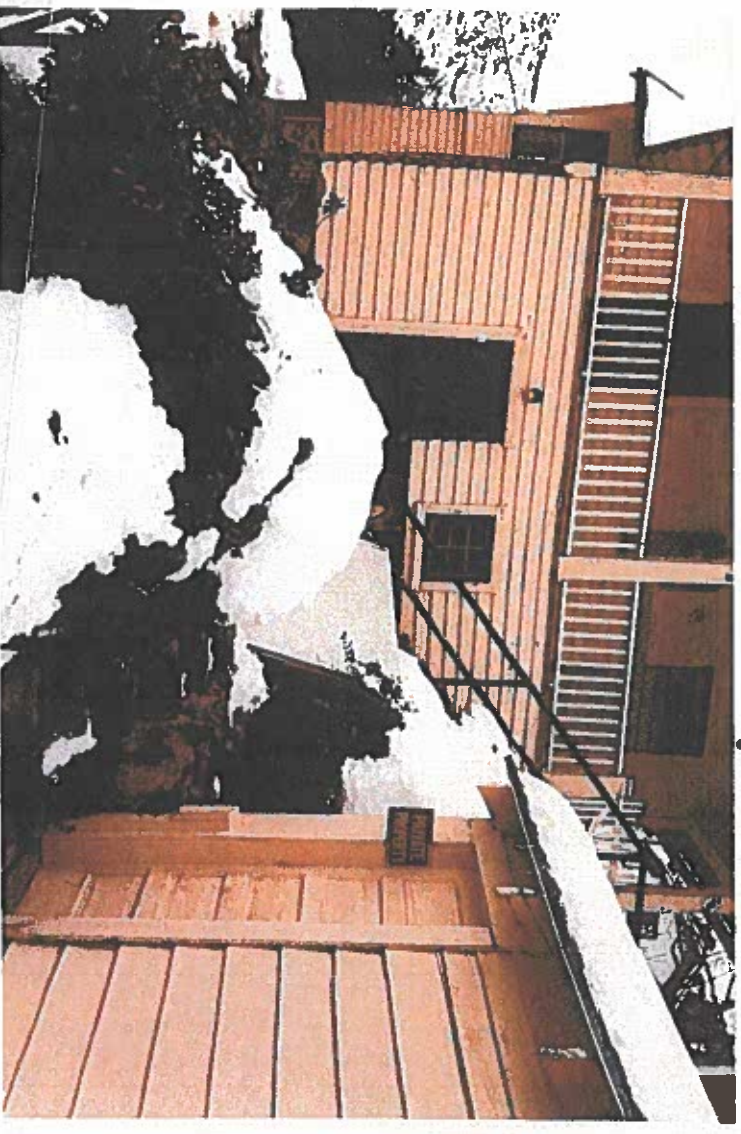


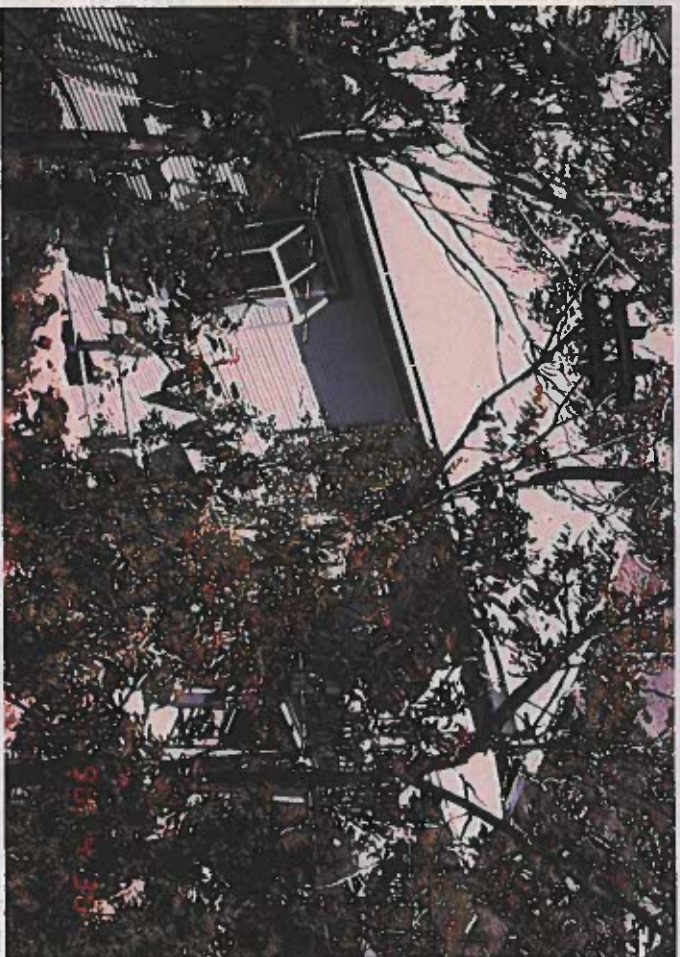
EXISTING



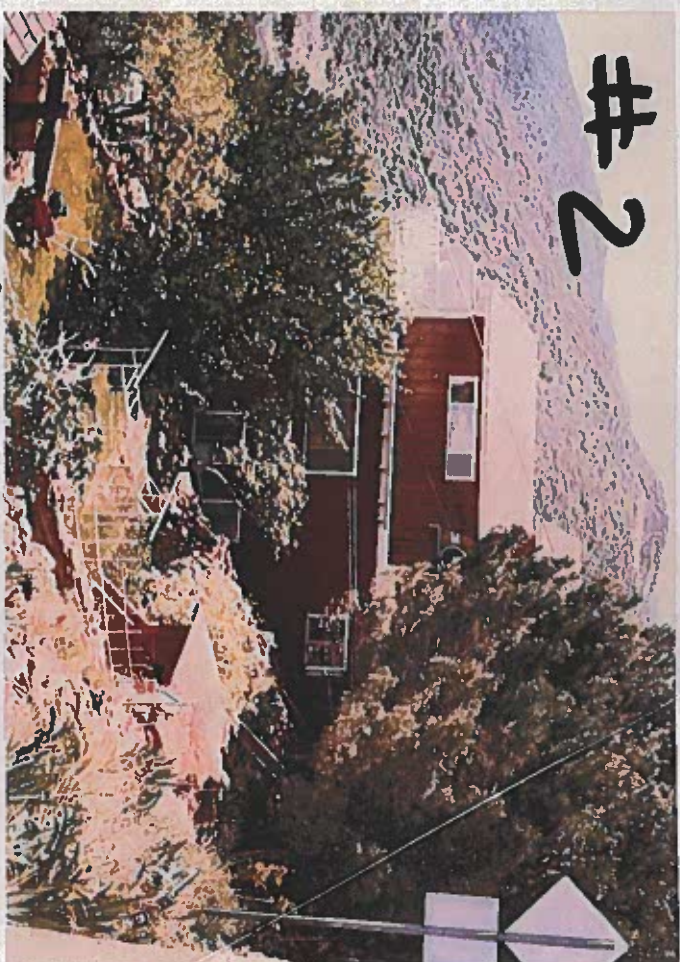
SOUTH/EAST EL. GARAGE

NORTH EL. HOUSE/EAST EL. GAR



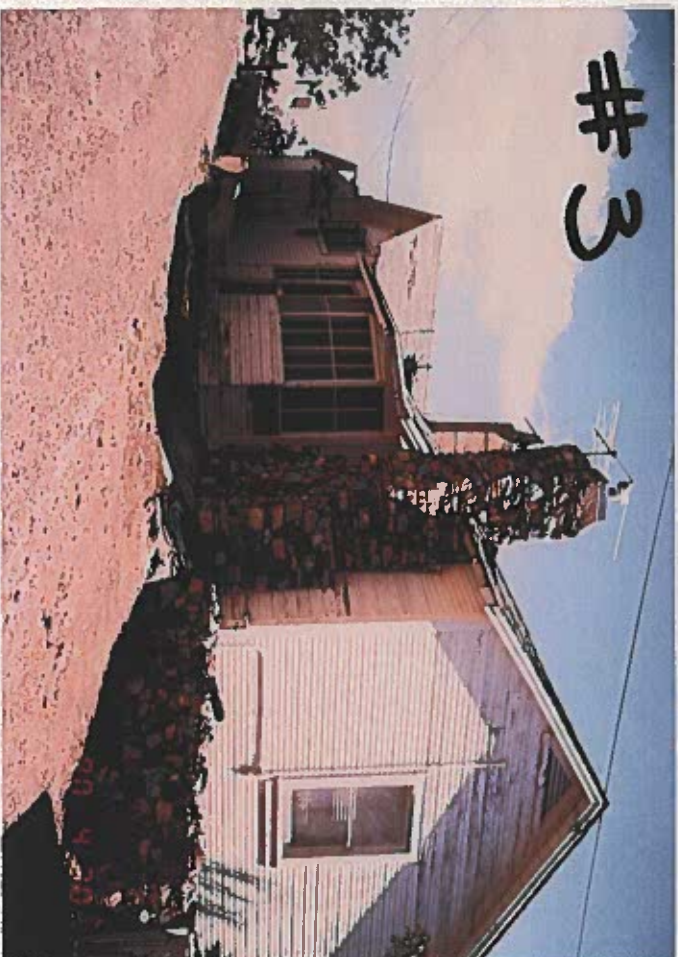


#2

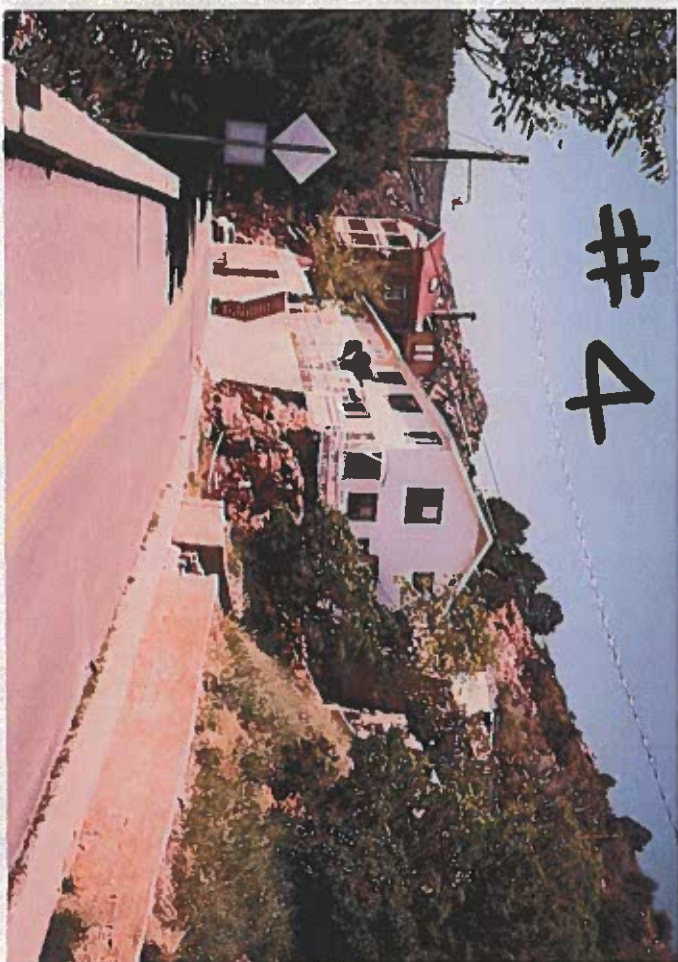


ADJACENT RESIDENCES

#3



#4



ADJACENT RESIDENCES





THORNE and DIBBLE
GENERAL CONSTRUCTORS



*Builders of Fine
Masonry and Wood Homes*

April 30, 1990

page 1

Attention: Members of The Jerome Design Review Board

Subject: Sue Goodman Residence, located at 700 Clark St. Jerome Arizona.

Intent: To remodel the residence and separate garage according to the following:

- 1.) Add a new foundation to residence and garage.
- 2.) Demolish and re-apply new exterior siding, trim and proposed exterior openings.
- 3.) Re-work interior walls according to enclosed plans.
- 4.) Bring electrical, mechanical, and plumbing up to local codes.
- 5.) Re-build wood portion of garage.

Detailed Explanation of Items:

- 1.) Original intent of project was to re-do some interior walls which we obtained a permit, new walls required foundation support. Since there was no foundation, only rotted off posts, we jacked the house up, poured a complete concrete foundation according to specs supplied by "Shepard Engineering".
- 2.) To install new foundation, we had to cut off rotting bottom of walls and exterior pine bevel siding @ that location. It was then noted the pine siding was dry rotted throughout and had no vapor barrier behind. Thorne & Dibble Const. and Sue Goodman hereby propose the following:
 - a.) Remove all existing pine bevel siding, pine window and corner trim and wood windows damaged beyond saving.
 - b.) Level and plumb all exterior walls and cover complete with $\frac{1}{2}$ " plywood for shear strength. Wrap entire exterior with Tyvek housewrap to reduce air infiltration and allow water vapor to escape.
 - c.) Install "Colorloc" hardboard horizontal bevel siding, pre painted and sealed "Baytown Blue" (see sample). We propose this product in lieu of solid pine siding for its durability (see "Old Quaker" Paint Co. correspondence) Using "colorloc" siding is twice as expensive as painted pine.

(cont)



THORNE and DIBBLE
GENERAL CONSTRUCTORS



*Builders of Fine
Masonry and Wood Homes*

page 2

- d.) Install 1½" thick clear redwood in lieu of 3/4" pine @ all exterior locations, windows, corners etc. All original architectural details and sizing shall remain. 1½" clear redwood is considered for its stability and smoothness. All trim to be painted gloss white. (see sample)
- e.) Replace all damaged windows with architecturally matching "Peachtree" double hung wood windows with exterior cladding. Old windows at dining room and kitchen sink remain.
- f.) Add window openings @ the following:
 - * Double up 3'x4' windows @ lower level living.
 - * Add 6'x5' fixed between 3'x5's @ main floor living.
 - * Remove kitchen exterior door and add 2'x3' double hung.
 - * Remove 2'x2' window in main floor bath and add 24" octagon stained glass unit.
 - * Remove 2 ea aluminum windows in main floor closet and cover over with siding.
- 3.) See existing and proposed floor plans for information on interior wall remodel.
- 4.) All electrical, mechanical, plumbing shall be in compliance with present local codes. This portion of work has and will continue to be properly inspected by Barry the Jerome Building Inspector.
- 5.) Remove wooden structure of garage, leaving two concrete walls intact. It is the intent of contractor and owner to remodel the garage along with the main residence. Upon close inspection of the main supports and the unhealthy lean as seen in photo submitted, the decision was made to remove the wooden portion of the garage and install a complete foundation. The structure would then be duplicated in detail to its original extent. The exception would be installing a new 3'x6'8" door and replacing the 3 tab shingles on the north gable end with Colorloc hard-board bevel siding.

Let me stop for a moment to say as contractor I, Ron Dibble made this garage demolition decision and now realize I have stepped beyond the limits of the original permit that was applied for. This may be true for some items on the main residence as well. I offer my apologies and wish to express my intentions are good, however, as in remodeling one thing lead to another.

(cont)



THORNE and DIBBLE
GENERAL CONSTRUCTORS



*Builders of Fine
Masonry and Wood Homes*

page 3

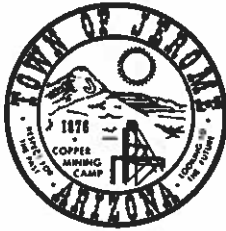
Thorne & Dibble acting as agent for owner, Sue Goodman respectfully ask for you to consider this proposal and allow us to work together towards the renewing of Jerome.

Thank you,

Ron Dibble

Ron Dibble
DBA Thorne & Dibble General Constructors Ltd.

5/12/90



FOUNDED 1876
INCORPORATED 1899

TOWN OF JEROME, ARIZONA

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(602) 634-7943

REGARDING PERMIT # J-89-16, ISSUED 10-7-89
TO THORNE + DIBBLE CONST. FOR THE GOODMAN
RESIDENCE. THE PROJECT HAS RECEIVED TWO INSPECTIONS
TO DATE. THE WORK WAS IN COMPLIANCE. THE
RE-MODEL HAS BECOME MORE INVOLVED THAN THE ORIGINAL
PLAN. THE VALUATION OF THE PROJECT SHOULD BE RE-ASSESSED
AND CHARGED ACCORDINGLY.

Barry Webstercraft
BUILDING INSPECTOR

MINUTE RECORD OF THE JEROME DESIGN REVIEW BOARD
MEETING HELD MAY 14, 1990

Lee Christensen called the meeting to order at 6:58 p.m.

MEMBERS PRESENT: Lee Christensen, Jo van Leeuwen, Peggy Mason, Joan Sedgwick

MEMBERS ABSENT: Blue Boelter, Greg Driver and Nancy Smith (all excused)

ITEM 2 - APPROVAL OF MINUTES

The minutes of the April 23, 1990 meeting were approved as presented.

A motion was made and seconded to table Items 1, 4, 5, 6, and 7 and move to Item 9. All were in favor. All other agenda items were taken out of order as follows:

ITEM 9 - APPROVAL OF DECK CONSTRUCTION BY JAMES BALDWIN

Jim Rome asked that the plans he had drawn for the deck be returned to him as he is no longer employed by Mr. Baldwin. The item was then tabled until new plans are submitted.

ITEM 3 - APPOINTMENT TO THE DESIGN REVIEW BOARD

van Leeuwen moved to recommend to the Town Council that Judy Piner be appointed to fill the temporary vacancy left by Blue Boelter. Motion seconded by Joan Sedgwick. All voted in favor.

ITEM 10 - EXTERIOR ALTERATIONS AT THE GIFT SHOP OF JEROME

It was noted that the posts on the proposed design come down to the sidewalk and this is Town property. van Leeuwen moved to approve the design subject to Town Council approval of the posts. Sedgwick seconded the motion and all voted in favor.

ITEM 8 - EXTERIOR ALTERATIONS BY JERRY VOJNIC AT RESIDENCE ON HAMPSHIRE

Mason moved to approve the alterations to the front entrance; Sedgwick seconded the motion and all voted in favor. van Leeuwen pointed out that this work was done without prior approval and that penalties should be enforced.

ITEM 7 - EXTERIOR ALTERATIONS AND DEMOLITION/RECONSTRUCTION AT SUE GOODMAN RESIDENCE

There was a lengthy discussion about the fact that the house siding and windows ^{were} being replaced by siding and windows that are not like ^{the} original materials. Sedgwick moved to approve the windows as submitted and require wooden siding to be used. Mason seconded the motion and all voted in favor.

MINUTE RECORD OF THE JEROME DESIGN REVIEW BOARD
MEETING HELD MAY 14, 1990
PAGE TWO

ITEM 11 - SIGN PERMIT BY J. NOLAND GALLERY

Motion by Mason; second by Sedgwick to approve the sign as presented. All voted in favor.

ITEM 12 - SIGN PERMIT BY HAVEN METHODIST CHURCH

Motion by Mason; second by van Leeuwen to approve the sign as presented. All voted in favor.

ITEM 13 - DISTRICT SIGN BY ARTISTS AT OLD HIGH SCHOOL

There was a discussion regarding the fact that Mandette has stated she will not allow other artists to put their signs on the district sign as originally approved May 11, 1981. Mason moved to approve the new district sign and that Mandette be informed that her sign must be altered to conform to design and lettering on all the small directory signs as per the May 11, 1981 minutes, ^{and this resolution} Any further additions to this directory sign must be consistent with design and lettering on all the small directory signs and may be placed without board approval. All present tenants who wish to have a sign must conform by June 1. Motion was seconded by van Leeuwen and all voted in favor. *Mandette to remove present directory sign.*

ITEM 14 - FENCING PLACED AT WILLIAM KENNEDY RESIDENCE

The Board noted that the fencing is in violation of Section 502 J. 1 & 2.

ITEM 15 - MEETING DATE

It was the consensus of the group that the next meeting shall be held May 29 instead of May 28 as the 28th is Memorial Day.

ITEM 16 - AROUND THE BOARD

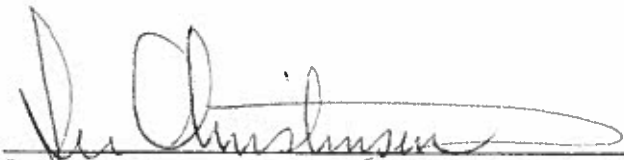
There were no comments from the board.

ITEM 17 - PETITIONS FROM THE PUBLIC

There were no petitions from the public.

ITEM 18 - ADJOURNMENT

The meeting adjourned at


Lee Christensen, Chairman

4000811A

CONSTRUCTION PERMIT
Building Inspector, Jerome, Arizona

No. J- 96-19				401-
SEC.	TWP.	RANGE	ASSESSOR PARCEL NO.	

CONSTRUCTION ADDRESS (Generalize if no street address)

HILL AVE.

BUILDER—NAME & ADDRESS

T. HORNE + D. BARR

CONTRACTOR
OWNER

ZONING

USE (Res., Com., Ind.)

PHONE:

OWNER—NAME (If other than builder)

GOODMAN

TYPE (Bldg., Wall, etc)

FRAME

DESCRIPTION OF CONSTRUCTION AND USE

REMOVE OF RESIDENTIAL + REBUILD OF GARAGE

COST (Material & Labor)

\$0,000

SEE PERMIT # J-89-16

FLOOR AREA (Gross)

PERMIT FEE

115.00

NEW

REMODEL

ADDITION

MOVE

WATER

SEWER

ELECTRIC

GAS (NAT.)

FRAME

MASONRY

METAL

FRONT YARD

SIDE YARD

SIDE YARD

REAR YARD

HEIGHT

Feet

Stories

NUMBER OF

LIVING UNITS

It is agreed to construct in conformity with drawings attached and with laws of Town of Jerome and State of Arizona.

(Contractor - Owner - Architect - Agent)

PLANS CHECKED BY

Box

PERMIT ISSUED BY

Box

DATE ISSUED

6/2/90

LEGAL DESCRIPTION (Lot, block, subdivision, other) — REMARKS:

Permit issuance is not considered as an adoption by the Inspector of the manifested technical construction contained in the plans and specifications, if thereafter it is divulged that any portion of the construction is in conflict with any portion of the Town of Jerome regulations.

Ordinance requirements are entirely separate from deed covenants, but do prevail when more restrictive than such covenants.

Consult with Public Works Dept. concerning sanitation installations.

Consult with Town Clerk or Street Dept. concerning curb breaks and other street matters.

Copies of the Planning & Zoning Ordinance are available at Planning & Zoning Department Office.

PLACE CARD MUST BE OPENLY DISPLAYED AT CONSTRUCTION SITE

CONSTRUCTION MUST COMMENCE WITHIN SIX MONTHS & BE DILIGENTLY PURSUED THEREAFTER.

FILE (White)

ASSESSOR (Canary)

APPLICANT (Pink)

TOWN OF JEROME BUILDING DEPT. -- JEROME, ARIZONA

CONSTRUCTION PERMIT

No. J-

SEC.

TWP.

RANGE

ASSESSOR PARCEL NO.

FILE



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

OFFICE (928) 634-7943 FAX (928) 634-0715

ZONING ADMINISTRATOR ANALYSIS Planning & Zoning Commission March 6, 2019

ITEM 10: R-2 ZONE REVIEW ZONING ORDINANCE CHANGE, ARTICLE V, R-2 ZONE AND POSSIBLE CREATION OF ADDITIONAL ZONES

Commission may discuss modifications to the Zoning Ordinance to represent future residential zones and may change existing R-2 and/or introduce new residential zones. Draft text amendments are in the packet.

Definitions – changes to Dwelling Definitions

Text Amendment for R-2, to be exactly as R1-5 with addition of Multi-Family uses.

Current draft references single family home 'SHF', duplex and triplex uses.

A possible version of additional residential zones is presented for R-3, allowing SFH and Multi-Family units up to four-plex.

New R-3 Zone, changes in Property Development Standards, as suggested from P&Z February 25 Special Meeting. Minimum dwelling size to be reviewed.

Changes to the C-1 Zone to allow new permitted uses that would be removed from Conditional Uses in the current R-2 Zone. Apartment Houses and the new R-3 Zone are referenced in changes to Conditional use #1 as follows;

1. Any "Permitted" or "Conditional" Uses in the "R1-10", "R1-5", "R-2", or R-3 Zones and Apartment Houses.

Information from Cottonwood and Clarkdale regulations is presented.

Charlotte Page

Zoning Administrator

ADDITIONS: ALL CAPS UNDERLINED TEXT BLUE

DELETIONS: ~~Regular text strikethrough text red~~

P&Z Review Date: March 6, 2019

ARTICLE II DEFINITIONS

SECTION 201. GENERAL

For the purpose of this ordinance, certain words and terms used herein are defined as follows: all words used in the present tense include the future tense; all words in the plural number include the singular number, all words in the singular number include the plural number, unless the natural construction of the wording indicates otherwise. The word "lot" includes the word "plot"; the word "building" includes the word "structure"; and the word "shall" is mandatory and not discretionary. Other words and phrases used in this ordinance shall have the following meaning:

Dwelling - a building portion thereof designed exclusively for residential purposes, including one-family, two-family, three-family and multiple dwellings; but not including hotels, apartment hotels, boarding and lodging houses, fraternity and sorority houses, rest homes and nursing homes, or child care nurseries.

Dwelling, One-Family - a detached building designed exclusively for occupancy by or occupied by one (1) family for residential purposes.

Dwelling, Two-Family - a building designed exclusively for occupancy by or occupied by two (2) families living independently of each other ~~(i.e., duplex).~~

Dwelling, Three-Family - a building designed exclusively for occupancy by or occupied by three (3) families living independently of each other ~~(i.e., triplex).~~

Dwelling, Multi-Family - a building designed exclusively for occupancy by or occupied by TWO (2), THREE (3), four (4) or more families living independently of each other ~~(i.e., DUPLEX, TRIPLEX, four-plex or apartment).~~

ADDITIONS: ALL CAPS UNDERLINED TEXT BLUE

DELETIONS: ~~Regular text strikethrough text red~~

P&Z Review Date: March 6, 2019

NOTE: PER INSTRUCTION OF P&Z COMMISSION FEB 2019, THE CURRENT R-2 ZONE TO BE DELETED ENTIRELY

REPLACED WITH NEW R-2 TO BE EXACTLY THE SAME AS R1-5 IN ALL REGARDS EXCEPT ALLOWING MULTI-FAMILY

ARTICLE V USE REGULATIONS

SECTION 506. "R-2" ZONE, SINGLE/MULTI-FAMILY RESIDENTIAL

A. PURPOSE

This district is intended to fulfill the need for medium density single family AND MULTI-FAMILY residential development. Regulations and property development standards are designed to protect the ~~single family~~ residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual STRUCTURES UTILIZED AS SINGLE AND MULTI-FAMILY homes, together with ~~required~~ recreational, religious, and educational facilities.

B. PERMITTED USES

1. One (1) single-family dwelling or one (1) modular home per lot. Mobile homes are prohibited.
2. MULTI-family dwellings AS TWO OR THREE FAMILIES (OR DUPLEX/TRIPLEX) ONLY.
3. Customary accessory uses and buildings, provided such uses are incidental to the principal use.
4. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
5. Publicly owned and operated parks and recreation areas and centers.
6. Home occupations.

C. CONDITIONAL USES (SAME AS R1-5)

1. Churches or similar places of worship.
2. Schools: Public or private elementary and high.
3. Colleges, universities, and professional schools having a regular curriculum.
4. Nursery Schools and Day Care Centers.
5. Public buildings.
6. Public utility buildings, structures, or appurtenances thereto for public service use.
7. Libraries.
8. Model homes.
9. Bed and Breakfast.
10. ~~RESERVED~~ *pending approval or rejection by voters in August 2014 of Ordinance 405.*

D. PROPERTY DEVELOPMENT STANDARDS (SAME AS R1-5)

E. GENERAL PROVISIONS (SAME AS R1-5)

F. SIGNS (SAME AS R1-5)

G. PARKING AND LOADING (SAME AS R1-5)

H. PLAN REVIEW (SAME AS R1-5)

I. DESIGN REVIEW (SAME AS R1-5)

CREATE ONE NEW ZONE TO ALLOW LARGER MULTI-FAMILY RESIDENTIAL OCCUPATION

APARTMENT HOUSES TO BE ALLOWED IN C-1 OR INDUSTRIAL ZONE AS CONDITIONAL USE

REGULAR TEXT IS REPRODUCED FROM ARTICLE V USE REGULATIONS SECTION R1-5

ADDITIONS: ALL CAPS UNDERLINED TEXT BLUE

P&Z Review Date: March 6, 2019

ARTICLE V USE REGULATIONS

SECTION 507. "R-3" ZONE, SINGLE/MULTI-FAMILY RESIDENTIAL **NEW**

A. PURPOSE

This district is intended to fulfill the need for medium density single family AND MULTI-FAMILY residential development. Regulations and property development standards are designed to protect the **single family** residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual STRUCTURES UTILIZED AS SINGLE AND MULTI-FAMILY homes, together with **required** recreational, religious, and educational facilities.

B. PERMITTED USES

1. One (1) single-family dwelling or one (1) modular home per lot. Mobile homes are prohibited.
2. Multi-family dwellings; LIMITED TO TWO, THREE OR FOUR FAMILIES (DUPLEX, TRIPLEX OR FOUR-PLEX).
3. Customary accessory uses and buildings, provided such uses are incidental to the principal use.
4. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
5. Publicly owned and operated parks and recreation areas and centers.
6. Home occupations.

C. CONDITIONAL USES (SAME AS R1-5)

1. Churches or similar places of worship.
2. Schools: Public or private elementary and high.
3. Colleges, universities, and professional schools having a regular curriculum.
4. Nursery Schools and Day Care Centers.
5. Public buildings.
6. Public utility buildings, structures, or appurtenances thereto for public service use.
7. Libraries.
8. Model homes.
9. Bed and Breakfast.
10. **RESERVED** *pending approval or rejection by voters in August 2014 of Ordinance 405.*

D. PROPERTY DEVELOPMENT STANDARDS

Minimal Changes were made to the Property Development Standards BELOW are presented WITH BOLD TYPE, ALL CAPS & UNDERLINED.

D. PROPERTY DEVELOPMENT STANDARDS

1. **MINIMUM LOT AREA:** Five thousand (5,000) square feet.

2. **MINIMUM LOT WIDTH:** Fifty (50) feet.

3. **MINIMUM SQUARE FOOTAGE PER DWELLING:**

<u>TYPE OF DWELLING UNIT</u>	<u>MINIMUM FLOOR AREA</u>
EFFICIENCY OR STUDIO	300 SQ. FT.
ONE BEDROOM	500 SQ. FT.
TWO BEDROOM	650 SQ. FT.
OVER TWO BEDROOM	750 SQ. FT PLUS 150 SQ. FT. PER ADDITIONAL BEDROOM OVER TWO

4. **MAXIMUM LOT COVERAGE:** Not more than sixty (60) percent of the net area of the lot may be covered by the main building and all accessory buildings.

5. **YARDS:**

a. **Front Yard:**

1) There shall be a front yard of not less than ten (10) feet in depth except when the following conditions prevail:

A front yard is required equal to that established by any building within one hundred (100) feet on either or both sides of the lot. Where more than one such building is within one hundred (100) feet of the lot then the front yard of the nearest such building shall be the required front yard of the lot, except that where the lot is between two such buildings, each within one hundred (100) feet of a lot, then the front yard of this lot shall be that established by a line joining the nearest front corner of the other such building. Nothing in the above shall require that a front yard in this district exceed twenty (20) feet.

2) Where lots have a double frontage on two (2) streets, the required front yard shall be provided on both streets.

b. **Side Yard:**

1) There shall be a side yard along interior lot lines of not less than five (5) feet in width.

2) Where a side lot line abuts a street, the side yard shall be considered a front yard for the purpose of determining width.

c. **Rear Yard:**

1) There shall be a rear yard of not less than twenty (20) feet in depth. Except where the rear lot line is in common with or separated by an alley from the side lot line of another lot, there shall be a rear yard of not less than ten (10) feet in depth.

2) Where the rear lot line abuts an alley, the required rear yard shall be measured from the center line of the alley.

6. **MAXIMUM BUILDING HEIGHT:** No building shall exceed the height of twenty five (25) feet as defined in "building, height of." On slopes over forty-five (45) percent there will be a one (1) foot reduction in height for each additional five (5) percent of slope or portion thereof. Notwithstanding these provisions, no face of any building shall exceed thirty-five (35) feet above the low point of original grade as defined in "original grade". (see Appendix for diagrams).

ADDITIONS: ALL CAPS UNDERLINED TEXT BLUE

DELETIONS: ~~Regular text strikethrough text red~~

P&Z Review Date: March 6, 2019

SECTION ~~507~~508. "C-1 ZONE, GENERAL COMMERCIAL

A. PURPOSE

This district is intended to provide for and encourage orderly development in existing and future commercial areas within the Town.

B. PERMITTED USES

1. Retail sales. of apparel and accessories, dry goods, foods, drugs, flowers and plants, garden supplies, hardware, gifts and novelties, pet and hobby supplies, art and art supplies, jewelry, liquor, tobacco, newspapers and magazines, music and records, household supplies, stationary, books, paint, wallpaper and glass, sporting goods, toys, variety store goods, appliances, auto parts and supplies, furniture, office supplies, leather and leather products, carpet, antiques, fabrics, photo supplies, second hand and used goods and similar convenience goods.
2. Repair services such as, but no more objectionable or intensive in character than, watches, jewelry, shoes, locksmith, minor household appliances.
3. Personal services such as: barbers, beauty shops, health clubs, laundries and cleaners, mortuaries.
4. Hotels and motels.
5. Establishments serving food or beverages inside a building such as: restaurants, cafes, coffee shops, bars, taverns, cocktail lounges, excluding entertainment and dancing in connection therewith.
6. Manufacturing incidental to a permitted use is permitted, but subject to the following limitations:
 - a. All products incidental to a permitted use which are manufactured or processed on the premises shall be sold at retail only and on the premises only.
 - b. Such manufacturing activity shall be restricted to not over fifty (50) percent of the ground floor area of the building allocated to the permitted use.
7. Pawn shops.
8. Printers and print shops.
9. Radio and TV studios, provided that no masts, towers or antenna used for transmission or broadcasting purposes are erected on the premises.
10. Banks, stock brokerage firms, savings and loan associations, loan companies and credit unions.
11. Governmental services, public utility offices and exchanges, excluding storage or repair services.
12. Offices related to any of the following occupations: executive, administrative, professional, accounting, banking, writing, clerical, stenographic, graphic art, real estate and sales.
13. Medical and dental offices and clinics.
14. NURSING HOMES AND CONVALESCENT HOMES.
15. BOARDING OR ROOMING HOUSE.
16. HOSPITALS
17. Establishments primarily supplemental in character to other permitted principal uses, such as: pharmacy, apothecary shop, sales of corrective garments, prosthetic devices and optical goods, medical and dental laboratories.
18. Establishments whose principal function is basic research, design, and pilot or experimental product development, when conducted within a completely enclosed building.
19. Business and trade schools, dancing, art and music schools and studios.
20. Headquarters buildings of charitable, philanthropic, and welfare organizations provided that their primary activities are administrative and clerical. rather than residential in nature.
21. Accessory buildings, structures and other uses customarily incidental to a permitted use except as otherwise provided in this Ordinance.

22. Any other such uses as determined by the Planning and Zoning Commission and approved by the Town Council to be similar to those uses listed above and not detrimental to the public health, safety and general welfare in accordance with the provisions of this Ordinance.

[Ord. No. 293]

C. CONDITIONAL USES

1. Any "Permitted" or "Conditional" Uses in the "R1-10", "R1-5", ~~or~~ "R-2" OR "R-3" Zones, AND APARTMENT HOUSES.

2. Establishments serving food or beverages for consumption on the premises, but outside of an enclosed building.

3. Establishments serving food or beverages which include entertainment or dancing.

4. Temporary outdoor sales, displays and other outdoor activities.

5. Indoor commercial recreation establishments, such as bowling alleys, billiard parlors, skating rinks and similar establishments.

6. Outdoor commercial recreation establishments.

7. Indoor theaters, assembly halls, ballrooms and similar places of assembly.

8. Taxi stand, bus stop, parking lots and garages.

9. Gas service stations.

10. Outdoor sales of nursery stock.

11. Pet shops.

12. Any such other uses as determined by the Planning and Zoning Commission and approved by the Town Council to be similar to those uses listed above and not detrimental to the public health, safety and general welfare in accordance with the provisions of this Ordinance.

13. Residential use of a building, including boarding houses, rooming houses, lodging houses, apartments and Bed and Breakfasts, when in the opinion of the Planning and Zoning Commission, said use has little or no adverse affect on the public health, safety and general welfare. Residential use with historic precedence in the subject buildings are exempt from the well-being criteria but remain subject to nonconforming use clauses.

14. RESERVED *(pending approval or rejection by voters in August 2014 of Ordinance 405)*

15. Spirituous Liquor Tasting Facility.

D. ZONE RESTRICTIONS

1. All activities, except as otherwise addressed herein, shall be conducted entirely within enclosed buildings.

2. Outdoor storage or display of goods or materials shall be prohibited.

3. Warehousing or indoor storage of goods or materials, exceeding that normally incidental to permitted uses, shall be prohibited.

[Ord. No. 293]

E. PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT AREA: None, provided all other provisions of the ordinance are met.

2. MINIMUM LOT WIDTH: None, provided all other provisions of the ordinance are met.

3. MINIMUM SQUARE FOOTAGE OF MAIN BUILDING: None, provided all other provisions of the Ordinance are met.

4. MAXIMUM LOT COVERAGE: None provided all other provisions of the ordinance are met.

5. YARDS:

a. Front Yard:

1) There shall be a front yard of not less than ten (10) feet in depth except when the following conditions prevail: The front yard is required equal to that established by any commercial building within one hundred (100) feet on either or both sides of the lot. Where more than one such building is within one hundred (100) feet of the lot then the front yard of the nearest such building shall be the required front yard of the lot, except that where the lot is between two (2) such buildings, each within one hundred (100) feet of a lot, then the front yard of this lot shall be that established by a line joining the nearest front corner of the other such building. Nothing in the above shall require that a front yard in this district exceed twenty (20) feet.

2) Where lots have a double frontage on two (2) streets, the required front yard shall be provided on both streets.

b. Side Yard:

1) Where the side lot line is in common with the side lot line of a property in a commercial or industrial zone, no side yard shall be required on that side.

2) Where a side lot line abuts a street, the side yard shall be considered a front yard for the purpose of determining width.

3) Where the side lot line is in common with the side lot line of a property in a residential zone, the side yard requirements of the residential zone shall apply to that side yard, provided nothing shall require such a side yard to be greater than ten (10) feet in width.

c. Rear Yard:

1) There shall be a rear yard of not less than twenty (20) feet in depth, except where the rear lot line is in common with or separated by an alley from the side lot line of a lot in a commercial or industrial zone, there shall be a rear yard of not less than ten (10) feet in depth.

2) Where the rear lot line abuts an alley, the required rear yard shall be measured from the centerline of the alley.

6. MAXIMUM BUILDING HEIGHT: The maximum building height shall not exceed the height of twenty-five (25) feet except when the following conditions prevail:

a. The maximum building height shall not exceed that established by any building within one hundred (100) feet on either or both sides of the lot. Where more than one such building is within one hundred (100) feet of the lot then the maximum building height of the nearest such building shall be the maximum building height of the lot. Except that where the lot is between two (2) such buildings, each within one hundred (100) feet of the lot, then the maximum building height of the center of this lot shall be that established by a line joining the highest point of the other such buildings. Nothing in the above shall require that the maximum building height in this district be less than twenty-five (25) feet. (see Appendix for diagrams).

b. Notwithstanding these provisions no face of any building shall exceed thirty-five (35) feet above the low point of original grade as defined in "original grade."

NUMBER SEQUENTIALLY DEPENDING ON CHANGES

SECTION ~~509~~/508 “I-1” ZONE, LIGHT INDUSTRIAL

C. CONDITIONAL USES

1. Any conditional use in the C-1 Zone.

SECTION 510 PARKING AND LOADING REQUIREMENTS

SECTION 511 HISTORIC OVERLAY DISTRICT

DRAFT

ZA ANALYSIS OF EXISTING COMMERCIAL/RESIDENTIAL USE IN C-1 ZONE 2019

EXAMPLES OF SIMILAR TYPES OF CURRENT USE EXISTING TODAY IN JEROME HILL ST.

- **CURRENT RESIDENTIAL USE IN C-1, WITH B&B USE MIX**
- **CURRENT RETAIL USE IN C-1, MIXED WITH RESIDENTIAL USE**
- **CURRENT HOTEL/RESTAURANT IN C-1**
- **RESIDENTIAL USE BEYOND GRAND HOTEL IN R1-5 ZONE**

RICH ST.

- **CURRENT RESIDENTIAL USE IN C-1**
- **CURRENT TWO (2) DUPLEX PROPERTIES IN C-1**
- **CURRENT FOUR PLEX USE IN C-1**

FIRST AVE & QUEEN ST

- **CURRENT MIX USE RESIDENTIAL/GALLERY IN C-1**
- **CURRENT TRIPLEX USE IN C-1 (RESIDENTIAL AND SHORT TERM RENTAL)**
- **CURRENT RETAIL/MANUFACTURING USE IN C-1 (GLASS BLOWING)**

MAIN ST., FROM ALTI LEATHER to MILLION DOLLAR VIEW

- **CURRENT THREE (3) MIX USE RESIDENTIAL/RETAIL**
- **HOTEL**
- **CURRENT MIX RESIDENTIAL & SHORT TERM RENTAL**
- **CURRENT MIX USE RETAIL & SHORT TERM RENTAL**

NOTES FROM JEROME'S GENERAL PLAN:

GOAL 2: Provide orderly and compatible land use development patterns throughout the Town of Jerome.

A. Create and maintain the proper balance of separate areas primarily devoted to residential, commercial, industrial, agricultural and public land uses.

Strategy:

- **Actively solicit citizen input and participation in the land use planning and decision making process.**

B. Promote a policy which coordinates private and public development with the expansion of public services and facilities.

Strategy:

- **Prioritize infrastructure upgrades and maintenance to encourage redevelopment and infill and meet land use goals.**

GOAL 3: Maintain a distinctive physical image for the Town of Jerome which reflects the historical and architectural character, culture, lifestyle, and natural environment of the area.

C. Promote the downtown sector as a mixed-use area. Strive for the widest variety of activities downtown to create a healthy mix of housing, services, working, shopping, cultural and civic uses.

D. Encourage historic preservation in all future developments.

Strategy:

- **Continue to develop and apply design standards which emphasize historic preservation.**
- **Conduct workshops and provide training for members of the Design Review Board and Planning and Zoning Commission.**

E. Encourage visual compatibility in all new development by supporting development which is complimentary to Jerome's community character, environmental setting and urban form.

Strategy:

- **Develop design standards for new construction and building modification.**

F. Encourage in-fill within existing commercial districts, rather than creating new commercial districts.

GOAL 6: Manage growth; discourage use which reduces the number of residents.

A. Discourage the extension of commercial activity into residential neighborhoods.

SECTION 414. "R-2" ZONE, SINGLE FAMILY/MULTIPLE FAMILY RESIDENTIAL.

A. PURPOSE.

duplex - triplex - or more

This district is intended to promote and preserve medium density single-family and multiple-family residential development. Regulations and property development standards are designed to protect the single-family residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes and multiple-family dwellings together with required recreational, religious and educational facilities.

B. PERMITTED USES.

1. One (1) single-family dwelling. Mobile homes are prohibited.
2. Multiple-family dwellings.
3. Customary accessory uses and buildings, provided such uses are incidental to the principal use.
4. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
5. Publicly owned and operated parks and recreation areas and centers.
6. Home occupations.
7. Churches or similar places of worship.
8. Schools: Public and private elementary and high having no room regularly used for housing or sleeping.
9. Colleges, universities and professional schools having a regular curriculum and having no room regularly used for housing or sleeping.
10. Nursery Schools and Day Care Centers.

~~11. The keeping of fowl, subject to the standards set out under Section 404. O.~~

C.

CONDITIONAL USES.

1. ~~Public utility buildings, structures or appurtenances thereto for public service use. Extension of public service lines in public or private right-of-way is exempt from this requirement.~~
2. ~~Temporary home and land sales offices and model homes, provided they are located within the same subdivision as that land or homes which are offered for sale.~~
3. Hospitals, clinics, medical and dental offices.

4. Any such other uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.
5. One manufactured home (as defined by the State Office of Manufactured Housing) per lot provided that the unit is installed at grade and anchored to an approved foundation.

D. PROPERTY DEVELOPMENT STANDARDS.

1. Minimum Lot Area: ~~7,500~~ Sq. Ft. 5000 ∇
2. Minimum Lot Area per Dwelling Unit: 3,750 Sq. Ft.
3. Minimum Average Lot Width: ~~60~~ Ft. 50
4. Minimum Lot Frontage: 30 Ft.
5. Maximum Lot Coverage: 40% 60%
6. Minimum Front Yard: 20 Ft. 10'
7. Minimum Side Yard:
 - a. 5 Ft. 5'
 - b. Where a side lot line abuts a street, there shall be a side yard of not less than 15 Ft. (10') *considered front yard*
8. Minimum Rear Yard:
 - a. 20 Ft. 20'
 - b. Where the rear lot line abuts an alley, the required rear yard shall be measured from the center line of the alley.
9. Minimum Dwelling Size:

TYPE OF DWELLING UNIT	MINIMUM FLOOR AREA
Efficiency or Studio	300 Sq. Ft.
One Bedroom	500 Sq. Ft.
Two Bedroom	650 Sq. Ft.
Over Two Bedroom	750 Sq. Ft. plus 150 Sq. Ft. per additional bedroom over two
10. Maximum Building Height: 2 ½ stories, but not to exceed 35 Ft., except under Conditional Use Permit.

E. GENERAL PROVISIONS.

The provisions of Section 404 shall apply.

F. SIGNS.

The provisions of Section 405 shall apply.

G. PARKING AND LOADING.

The provisions of Section 406 shall apply.

H. PLAN REVIEW.

The provisions of Section 303 shall apply to all single-family residences.

I. DEVELOPMENT REVIEW.

The provisions of Section 304 shall apply to all uses other than single-family residences.

J. CODE REVIEW.

The provisions of Section 305 shall apply to all uses other than single-family residences.

K. LANDSCAPING REQUIREMENTS.

The provisions of Section 407 shall apply to all uses other than single-family residences.

High Density
Smaller Setback/Rear 15 instead of Residential
20'

SECTION 415. "R-3" ZONE, MULTIPLE FAMILY RESIDENTIAL.

A. PURPOSE.

This district is intended to fulfill the need for high density multiple-family residential development. Regulations and property development standards are designed to allow maximum flexibility and variety in residential development while prohibiting all incompatible activities. Land use is composed chiefly of individual homes and multiple-family dwellings together with required recreational, religious and educational facilities.

B. PERMITTED USES.

1. One (1) single-family dwelling. Mobile home(s) and manufactured home(s) are prohibited.
2. Multiple-family dwellings.
3. Customary accessory uses and buildings, provided such uses are incidental to the principal use.
4. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
5. Publicly owned and operated parks and recreation areas and centers.
6. Home occupations.
7. Churches or similar places of worship.
8. Schools: Public and private elementary and high.
9. Colleges, universities and professional schools having a regular curriculum.
10. Nursery Schools and Day Care Centers.
11. Boarding or Rooming House.
12. Nursing Homes and Convalescent Homes.

C.

CONDITIONAL USES.

1. Hospitals, clinics, medical and dental offices.
2. ~~Temporary home and land sales offices and model homes, provided they are located within the same subdivision as that land or homes which are offered for sale.~~

3. Public utility buildings, structures or appurtenances thereto for public service use. Extension of public service lines in public or private right-of-way is exempt from this requirement.
4. Cemeteries.
5. Any such other uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.

D. PROPERTY DEVELOPMENT STANDARDS.

1. Minimum Lot Area: ~~7,500~~ Sq. Ft. ⁵⁰⁰⁰

2. Minimum Lot Area per Dwelling Unit:

AREA OF LOT	MINIMUM LOT AREA PER DWELLING UNIT
Up to 10,000 Sq. Ft.	3,000 Sq. Ft.
10,001 Sq. Ft. to 14,000 Sq. Ft.	2,500 Sq. Ft.
14,001 Sq. Ft. to 24,000 Sq. Ft.	2,000 Sq. Ft.
24,001 Sq. Ft. and over	1,500 Sq. Ft.

3. Usable Open Space:

For all uses other than single-family residences and mobile homes, 30% of the total lot area shall be provided as "Usable Open Space" as defined in this Ordinance. No less than 30% of the "Usable Open Space" shall be located between the front of the structure and the front lot line.

4. Minimum Average Lot Width: 60 Ft.
5. Minimum Lot Frontage: 30 Ft.
6. Maximum Lot Coverage: 40%
7. Minimum Front Yard: 10 Ft., including covered entry, porch or deck.
8. Minimum Side Yard:
 - a. 5 Ft.
 - b. Where a side lot line abuts a street, there shall be a side yard of not less than 10 Ft.
9. Minimum Rear Yard:
 - a. 15 Ft.
 - b. Where the rear lot line abuts an alley, the required rear yard shall be measured from the center line of the alley.

10. Minimum Dwelling Size:

TYPE OF DWELLING UNIT	MINIMUM FLOOR AREA
Efficiency or Studio	300 Sq. Ft.
One Bedroom	500 Sq. Ft.
Two Bedroom	650 Sq. Ft.
Over Two Bedroom	750 Sq. Ft. plus 150 Sq. Ft. per additional bedroom over two

11. Maximum Building Height: 2 ½ stories, but not to exceed 35 Ft., except under Conditional Use Permit.

E. GENERAL PROVISIONS.

The provisions of Section 404 shall apply.

F. SIGNS.

The provisions of Section 405 shall apply.

G. PARKING AND LOADING.

The provisions of Section 406 shall apply.

H. PLAN REVIEW.

The provisions of Section 303 shall apply to all single-family residences.

I. DEVELOPMENT REVIEW.

The provisions of Section 304 shall apply to all uses other than single-family residences.

J. CODE REVIEW.

The provisions of Section 305 shall apply to all uses other than single family residences.

K. LANDSCAPING REQUIREMENTS.

The provisions of Section 407 shall apply to all uses other than single family residences.

SECTION 420. "CR" ZONE, COMMERCIAL RESIDENTIAL DISTRICT

A. PURPOSE.

This district is intended to provide for an orderly and compatible mix of single-family residential and light commercial uses in a manner that preserves and protects the established neighborhood character of the area. The land use is composed chiefly of single-family residential uses, light retail, office uses, art galleries and personal service businesses, together with necessary accessory uses and certain more intensive uses subject to Conditional Use Permit approval. The CR zoning district provides a zoning classification for an area generally identified along North Main Street from North 8th Street to North Willard Street, including portions of intersecting streets.

B. PERMITTED USES.

1. Single-family residential uses, subject to the R-1 Zone property development standards.
2. Professional offices, including executive, administrative and business offices for accounting, clerical, graphic art, real estate, attorneys, architects, engineers and similar professional uses.
3. Medical and dental offices and clinics, including physical therapy, massage therapy, chiropractic, and similar medical and health related services.
4. Offices for charitable, philanthropic and social welfare organizations provided that their primary activities are administrative and clerical rather than residential in nature.
5. Personal and household services, such as barber and hair styling shops, beauty salons, dry cleaners, clothing alteration, shoe repair, small appliance and electronic equipment repair, and self-service copying and printing shops, and excluding drive-through or drive-up facilities for all such uses.
6. Retail sales, provided:
 - a. No outdoor display or outdoor storage of any kind, including products or materials.
 - b. No individual store shall exceed an area of 1,500 square feet of gross floor area.
 - c. No drive-through or drive-up facilities are included.
7. Art galleries and studios for the practice of fine arts.
8. Home occupation uses, as permitted in Section 404.N. of this Ordinance.
9. One (1) guest house, as defined in Section 201 of this ordinance, for properties with no more than one (1) existing single-family dwelling.
10. Accessory buildings, structures and uses customarily incidental to a permitted use.

C. CONDITIONAL USES

1. Multiple-family residential uses subject to the R-2 Zone property development standards.
2. Establishments serving food or beverages such as: restaurants, bakeries, cafes and coffee shops, excluding bars, taverns and lounges, and excluding drive-through or drive-up facilities.
3. Light manufacturing incidental to a permitted or conditional use, subject to the following limitations:
 - a. All such manufacturing activity shall be conducted entirely within an enclosed building with no outdoor storage or display of equipment, materials, supplies or products.
 - b. All such manufacturing activity shall be restricted to no more than twenty-five (25) percent of the ground floor area of the building or buildings allocated to the permitted use.
4. Public and private schools, including general instruction, business and trade schools, dancing, art and music schools, martial arts schools and similar uses.
5. Cultural institutions, art centers and performance halls.
6. Churches and similar places of worship.
7. Any such other uses as determined by the Zoning Administrator to be substantially similar to those uses listed above and not detrimental to the public health, safety and general welfare.

D. PROPERTY DEVELOPMENT STANDARDS.

1. Minimum Lot Area: 5,000 Sq. Ft.
2. Minimum Average Lot Width: 50 Ft.
3. Minimum Front Yard:
 - a. 20 Ft. from garage/carport to the back of sidewalk.
 - b. 15 Ft. from main structure, including covered entry, porch or deck.
4. Minimum Side Yard:
 - a. 5 Ft.
 - b. Where a lot adjoins a lot in a residential district along its side lot line, there shall be a 15 Ft minimum side yard for non-residential or mixed use development and 10 Ft. for single-family residential development.

- c. Where a lot line abuts a street there shall be a 10 Ft. side yard.

- 5. Minimum Rear Yard: 5 Ft.
- 6. Maximum Building Height: 2 ½ stories, but not to exceed 35 Ft., unless otherwise permitted under a Conditional Use Permit.
- 7. Screening: Where the lot adjoins a residential district, a commercial use shall be screened from the residential property by a solid masonry wall or solid material fence six (6) Ft. in height or higher if required by the Development Review Board or Zoning Administrator, subject also to the fence height and material regulations established in Section 404 of this Ordinance. Required screening shall not include chain link fence with or without slats.

Refer to Article V, Section 501, for specific screening requirements regarding wall height greater than six (6) Ft.
- 8. Mixed Uses: Residential and non-residential uses may occupy the same development site subject to meeting the property development standards for each use. In the event of conflicting standards, the more restrictive standards shall take precedence.

E. GENERAL PROVISIONS.

The provisions of Section 404 shall apply.

F. SIGNS.

The provisions of Section 405 shall apply.

G. PARKING AND LOADING.

The provisions of Section 406 shall apply.

H. PLAN REVIEW.

The provisions of Section 303 shall apply to all single-family residences and individual manufactured homes.

I. DEVELOPMENT REVIEW.

The provisions of Section 304 shall apply to all uses other than single-family residences and individual manufactured homes.

J. CODE REVIEW.

The provisions of Section 305 shall apply to all uses other than single family residences.

1111ingus Ave / High Density
Smaller Setback/Rear 15 instead of Residential
20'

SECTION 415. "R-3" ZONE, MULTIPLE FAMILY RESIDENTIAL.

A. PURPOSE.

This district is intended to fulfill the need for high density multiple-family residential development. Regulations and property development standards are designed to allow maximum flexibility and variety in residential development while prohibiting all incompatible activities. Land use is composed chiefly of individual homes and multiple-family dwellings together with required recreational, religious and educational facilities.

B. PERMITTED USES.

1. One (1) single-family dwelling. Mobile home(s) and manufactured home(s) are prohibited.
2. Multiple-family dwellings.
3. Customary accessory uses and buildings, provided such uses are incidental to the principal use.
4. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
5. Publicly owned and operated parks and recreation areas and centers.
6. Home occupations.
7. Churches or similar places of worship.
8. Schools: Public and private elementary and high.
9. Colleges, universities and professional schools having a regular curriculum.
10. Nursery Schools and Day Care Centers.
11. Boarding or Rooming House.
12. Nursing Homes and Convalescent Homes.

C.

CONDITIONAL USES.

1. Hospitals, clinics, medical and dental offices.
2. ~~Temporary home and land sales offices and model homes, provided they are located within the same subdivision as that land or homes which are offered for sale.~~

3. Public utility buildings, structures or appurtenances thereto for public service use. Extension of public service lines in public or private right-of-way is exempt from this requirement.
4. Cemeteries.
5. Any such other uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.

D. PROPERTY DEVELOPMENT STANDARDS.

1. Minimum Lot Area: ~~7,500~~ Sq. Ft. 5000
2. Minimum Lot Area per Dwelling Unit:

AREA OF LOT	MINIMUM LOT AREA PER DWELLING UNIT
Up to 10,000 Sq. Ft.	3,000 Sq. Ft.
10,001 Sq. Ft. to 14,000 Sq. Ft.	2,500 Sq. Ft.
14,001 Sq. Ft. to 24,000 Sq. Ft.	2,000 Sq. Ft.
24,001 Sq. Ft. and over	1,500 Sq. Ft.

3. Usable Open Space:

For all uses other than single-family residences and mobile homes, 30% of the total lot area shall be provided as "Usable Open Space" as defined in this Ordinance. No less than 30% of the "Usable Open Space" shall be located between the front of the structure and the front lot line.

4. Minimum Average Lot Width: 60 Ft.
5. Minimum Lot Frontage: 30 Ft.
6. Maximum Lot Coverage: 40%
7. Minimum Front Yard: 10 Ft., including covered entry, porch or deck.
8. Minimum Side Yard:
 - a. 5 Ft.
 - b. Where a side lot line abuts a street, there shall be a side yard of not less than 10 Ft.
9. Minimum Rear Yard:
 - a. 15 Ft.
 - b. Where the rear lot line abuts an alley, the required rear yard shall be measured from the center line of the alley.

10. Minimum Dwelling Size:

TYPE OF DWELLING UNIT	MINIMUM FLOOR AREA
Efficiency or Studio	300 Sq. Ft.
One Bedroom	500 Sq. Ft.
Two Bedroom	650 Sq. Ft.
Over Two Bedroom	750 Sq. Ft. plus 150 Sq. Ft. per additional bedroom over two

11. Maximum Building Height: 2 ½ stories, but not to exceed 35 Ft., except under Conditional Use Permit.

E. GENERAL PROVISIONS.

The provisions of Section 404 shall apply.

F. SIGNS.

The provisions of Section 405 shall apply.

G. PARKING AND LOADING.

The provisions of Section 406 shall apply.

H. PLAN REVIEW.

The provisions of Section 303 shall apply to all single-family residences.

I. DEVELOPMENT REVIEW.

The provisions of Section 304 shall apply to all uses other than single-family residences.

J. CODE REVIEW.

The provisions of Section 305 shall apply to all uses other than single family residences.

K. LANDSCAPING REQUIREMENTS.

The provisions of Section 407 shall apply to all uses other than single family residences.

SECTION 420. "CR" ZONE, COMMERCIAL RESIDENTIAL DISTRICT

A. PURPOSE.

This district is intended to provide for an orderly and compatible mix of single-family residential and light commercial uses in a manner that preserves and protects the established neighborhood character of the area. The land use is composed chiefly of single-family residential uses, light retail, office uses, art galleries and personal service businesses, together with necessary accessory uses and certain more intensive uses subject to Conditional Use Permit approval. The CR zoning district provides a zoning classification for an area generally identified along North Main Street from North 8th Street to North Willard Street, including portions of intersecting streets.

B. PERMITTED USES.

1. Single-family residential uses, subject to the R-1 Zone property development standards.
2. Professional offices, including executive, administrative and business offices for accounting, clerical, graphic art, real estate, attorneys, architects, engineers and similar professional uses.
3. Medical and dental offices and clinics, including physical therapy, massage therapy, chiropractic, and similar medical and health related services.
4. Offices for charitable, philanthropic and social welfare organizations provided that their primary activities are administrative and clerical rather than residential in nature.
5. Personal and household services, such as barber and hair styling shops, beauty salons, dry cleaners, clothing alteration, shoe repair, small appliance and electronic equipment repair, and self-service copying and printing shops, and excluding drive-through or drive-up facilities for all such uses.
6. Retail sales, provided:
 - a. No outdoor display or outdoor storage of any kind, including products or materials.
 - b. No individual store shall exceed an area of 1,500 square feet of gross floor area.
 - c. No drive-through or drive-up facilities are included.
7. Art galleries and studios for the practice of fine arts.
8. Home occupation uses, as permitted in Section 404.N. of this Ordinance.
9. One (1) guest house, as defined in Section 201 of this ordinance, for properties with no more than one (1) existing single-family dwelling.
10. Accessory buildings, structures and uses customarily incidental to a permitted use.

C. CONDITIONAL USES

1. Multiple-family residential uses subject to the R-2 Zone property development standards.
2. Establishments serving food or beverages such as: restaurants, bakeries, cafes and coffee shops, excluding bars, taverns and lounges, and excluding drive-through or drive-up facilities.
3. Light manufacturing incidental to a permitted or conditional use, subject to the following limitations:
 - a. All such manufacturing activity shall be conducted entirely within an enclosed building with no outdoor storage or display of equipment, materials, supplies or products.
 - b. All such manufacturing activity shall be restricted to no more than twenty-five (25) percent of the ground floor area of the building or buildings allocated to the permitted use.
4. Public and private schools, including general instruction, business and trade schools, dancing, art and music schools, martial arts schools and similar uses.
5. Cultural institutions, art centers and performance halls.
6. Churches and similar places of worship.
7. Any such other uses as determined by the Zoning Administrator to be substantially similar to those uses listed above and not detrimental to the public health, safety and general welfare.

D. PROPERTY DEVELOPMENT STANDARDS.

1. Minimum Lot Area: 5,000 Sq. Ft.
2. Minimum Average Lot Width: 50 Ft.
3. Minimum Front Yard:
 - a. 20 Ft. from garage/carport to the back of sidewalk.
 - b. 15 Ft. from main structure, including covered entry, porch or deck.
4. Minimum Side Yard:
 - a. 5 Ft.
 - b. Where a lot adjoins a lot in a residential district along its side lot line, there shall be a 15 Ft minimum side yard for non-residential or mixed use development and 10 Ft. for single-family residential development.

- c. Where a lot line abuts a street there shall be a 10 Ft. side yard.

- 5. Minimum Rear Yard: 5 Ft.
- 6. Maximum Building Height: 2 ½ stories, but not to exceed 35 Ft., unless otherwise permitted under a Conditional Use Permit.
- 7. Screening: Where the lot adjoins a residential district, a commercial use shall be screened from the residential property by a solid masonry wall or solid material fence six (6) Ft. in height or higher if required by the Development Review Board or Zoning Administrator, subject also to the fence height and material regulations established in Section 404 of this Ordinance. Required screening shall not include chain link fence with or without slats.

Refer to Article V, Section 501, for specific screening requirements regarding wall height greater than six (6) Ft.

- 8. Mixed Uses: Residential and non-residential uses may occupy the same development site subject to meeting the property development standards for each use. In the event of conflicting standards, the more restrictive standards shall take precedence.

E. GENERAL PROVISIONS.

The provisions of Section 404 shall apply.

F. SIGNS.

The provisions of Section 405 shall apply.

G. PARKING AND LOADING.

The provisions of Section 406 shall apply.

H. PLAN REVIEW.

The provisions of Section 303 shall apply to all single-family residences and individual manufactured homes.

I. DEVELOPMENT REVIEW.

The provisions of Section 304 shall apply to all uses other than single-family residences and individual manufactured homes.

J. CODE REVIEW.

The provisions of Section 305 shall apply to all uses other than single family residences.

K. LANDSCAPING REQUIREMENTS.

The provisions of Section 407 shall apply to all uses other than single family residences.

Zoning Districts

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Section 3-010 Single Family Residential (R1)

- A. Principal Use Permitted: (Not requiring a use permit).
1. Single family dwellings, excluding mobile or manufactured homes.
 2. Publicly owned or operated park, playground or community building.
 3. Installation for sewer, water, gas, electric and telephone main lines and incidental appurtenances, excluding electrical substations and treatment plants.
 4. Family Day Care Homes located on a public street.
 5. Bed and Breakfast establishments in conformance with Section 4-15.
- B. Accessory Uses Permitted: (Not requiring a use permit).
1. Accessory uses, building or structures customarily incident to any use permitted by this section such as servant or guest quarters, private garages, private workshops, and home occupations governed by the provisions of Section 4-11.
- C. Conditional Uses Permitted: (Requires a use permit).
1. Home Occupations which do not adhere to the provisions of Section 4-11.
 2. Group Day Care Homes located on a public street.
 3. Churches, Synagogues, or other places of worship on lots of at least 10,000 sq. ft.
 4. Cemeteries
 5. Medical Marijuana Caregiver Facility. (Created Ordinance #331 - Effective 04/08/11)
 - (a) Applicant is required to obtain a Home Occupation License.
- D. Building Height Limitation: 2 ½ stories, not to exceed 35 feet. E.
- Maximum Lot Coverage Ratio: 0.3
- F. Minimum Lot Size: 10,000 square feet per single family dwelling unit.
- G. Minimum Lot Frontage: 60 feet.
- H. Minimum Average Lot Width: 80 feet.
- I. Minimum Yard Area Standards:
- | | |
|---------|---------|
| Front - | 20 feet |
| Side- | 10 feet |
| Rear- | 20 feet |
- J. Signs: Sign standards for this district are stated in Section 7.

Section 3-020 Single Family Residential (R1A)

- A. Principal Use Permitted: (Not requiring a use permit).
1. Single family dwellings, excluding mobile or manufactured homes.
 2. Publicly owned or operated park, playground or community building.
 3. Installation for sewer, water, gas electric and telephone main lines and incidental appurtenances, excluding electrical substations and treatment plants.
 4. Family Day Care Home.
 5. Bed and Breakfast establishments in conformance with Section 4-15.
- B. Accessory Uses Permitted: (Not requiring a use permit).
1. Accessory uses, buildings or structures customarily incident to any use permitted by this section such as servant or guest quarters, private garages, private workshops, and home occupations governed by the provisions of Section 4-11.
- C. Conditional Uses Permitted: (Requires a use permit).
1. Home Occupations which do not adhere to the provisions of Section 4-11.
 2. Group Day Care Homes
 3. Churches, Synagogues, or other places of worship on lots of at least 10,000 sq. ft.
 4. Medical Marijuana Caregiver Facility. (Created Ordinance #331 - Effective 0 4/08/11)
 - (a) Applicant is required to obtain a Home Occupation License.
- D. Building Height Limitation: 2 stories, not to exceed 35 feet.
- E. Maximum Lot Coverage Ratio: 0.4
- F. Minimum Lot Size: 5,000 sq. ft. per single family dwelling unit.
- G. Minimum Lot Frontage: 50 feet.
- H. Minimum Average Lot Width: 50 feet.
- I. Minimum Yard Area Standards:
- | |
|-----------------|
| Front - 15 feet |
| Side - 5 feet |
| Rear - 15 feet |
- J. Signs: Signs standards for this district are stated in Section 7.

Section 3-030 Single Family Residential Limited (R1L)

- A. **Principal Use Permitted:** (Not requiring a use permit).
1. Single family dwellings, excluding mobile or manufactured homes.
 2. Publicly owned or operated park, playground or community building.
 3. Installation for sewer, water, gas, electric and telephone main lines and incidental appurtenances, excluding electrical substations and treatment plants.
 4. Family Day Care Homes located on a public street.
 5. Bed and Breakfast establishments in conformance with Section 4-15.
- B. **Accessory Uses Permitted:** (Not requiring a use permit).
1. Accessory uses, buildings or structures customarily incident to any use permitted by this section such as servant or guest quarters, private garages, private workshops, and home occupations governed by the provisions of Section 4-11.
- C. **Conditional Uses Permitted:** (Required a use permit).
1. Home Occupations which do not adhere to the provisions of Section 4-11.
 2. Group Day Care Homes located on a public street.
 3. Churches, Synagogues, or other places of worship on lots of at least 43,560 sq. ft. (1 acre) and located on a public street.
 4. Golf Courses, Country Clubs including social and dining activities.
 5. Cemeteries.
 6. Medical Marijuana Caregiver Facility. (Created Ordinance #331 - Effective 04/08/11)
 - (a) Applicant is required to obtain a Home Occupation License.
- D. **Building Height Limitation:** 2 ½ stories, not to exceed 35 feet.
- E. **Maximum Lot Coverage Ratio:** 0.2
- F. **Minimum Lot Size:** 43,560 sq. ft. (1 acre) per single family dwelling unit.
- G. **Minimum Lot Frontage:** 100 feet.
- H. **Minimum Average Lot Width:** 140 feet.
- I. **Minimum Yard Area Standards:**
- | | |
|---------|---------|
| Front - | 30 feet |
| Side - | 10 feet |
| Rear - | 30 feet |

J. Signs: Sign standards for this district are stated in Section 7.

Section 3-040 Single Family and Limited Multiple Family Residential (R2)

A. Principal Uses Permitted: (Not requiring a use permit).

1. Single family dwellings, excluding mobile or manufactured homes.
2. Two (2), three (3) and four (4) family dwelling units, excluding mobile homes.
3. Publicly owned or operated park, playground or community building.
4. Installation for sewer, water, gas, electric and telephone main lines and incidental appurtenances, excluding electrical substations and treatment plants.
5. Family Day Care Homes and Group Day Care Homes.
6. Bed and Breakfast establishments in conformance with Section 4-15.

B. Accessory Uses Permitted: (Not requiring a use permit).

1. Accessory uses, buildings or structures customarily incident to any use permitted by this section such as servant or guest quarters, private garages, private workshops, and home occupations governed by the provisions of Section 4-11 of this Zoning Code.

C. Conditional Uses Permitted: (Requires a use permit).

1. Home Occupations which do not adhere to the provisions of Section 4-11.
2. Apartment buildings exceeding four (4) units per building.
3. Churches, Synagogues or other places of worship on lots of at least 10,000 sq. feet.
4. Hospitals, public schools or private schools located on collector or arterial streets.
5. Day Care Centers.
6. Cemeteries.
7. Medical Marijuana Caregiver Facility. (Created Ordinance #331 - Effective 04/08/11)

(a) Applicant is required to obtain a Home Occupation License.

D. Building Height Limitations: 2 ½ stories, not to exceed 35 feet.

E. Maximum Lot Coverage Ratio: 0.4

F. Minimum Lot Size:

1. 8,000 square feet per single family dwelling unit.

ZONING DISTRICTS**ZONING CODE****CHAPTER 3**

2. 4,000 square feet per dwelling unit for structures exceeding detached single family homes.

G. Minimum Lot Frontage:

1. 60 feet for a single family dwelling unit.
2. 90 feet for two (2), three (3) or four (4) unit structures.
3. 120 feet for apartment complexes.

H. Minimum Average Lot Width: 60 feet.**I. Minimum Yard Area Standards:**

Front- 20 feet

Rear- 20 feet

Side- 8 feet for single family dwelling unit and single story multi-unit structures, 10 feet for multi-unit structures exceeding one story.

J. Signs: Sign standards for this district are stated in Section 7.**Section 3-050 Multiple Family Residential (R3)****A. Principal Uses Permitted: (Not requiring a use permit).**

1. Any use permitted by right in the R2 zone district.
2. Multiple family dwelling structures.
3. Churches, hospitals, schools and cemeteries.
4. Convalescent homes and retirement centers.
5. Bed and breakfast establishments, boarding and rooming houses.

B. Accessory Uses Permitted: (Not requiring a use permit).

1. Accessory uses, buildings or structures customarily incident to any use permitted by this section such as private garages, private workshops, and home occupations governed by the provisions of Section 4-11. For non-residential uses one illuminated, non-flashing identification on premise sign not exceeding sixty-four (64) square feet and indicating only the name or address of the use thereof in conformance with Section 7.

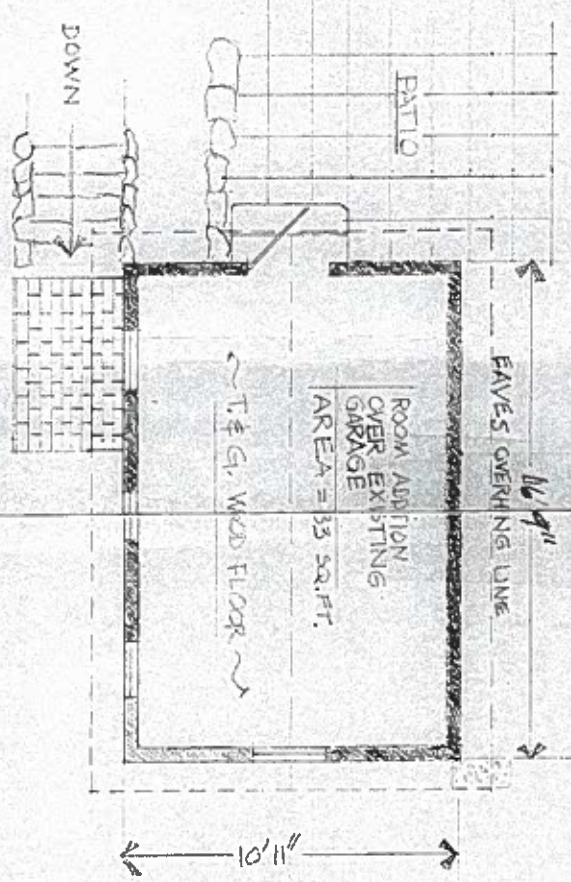
C. Conditional Uses Permitted: (Requires a use permit).

1. Home occupations which do not adhere to the provisions of Section 4-11.
2. Day Care Centers.

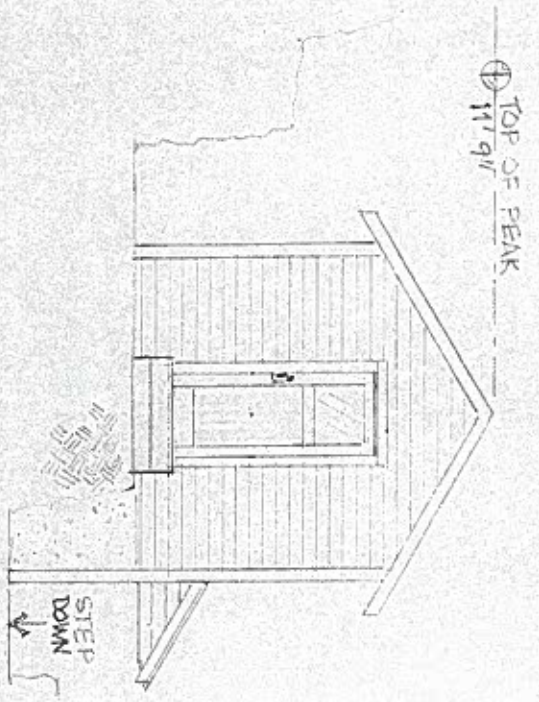
3. Golf Courses and Country Clubs including social and dining activities.
 4. Private clubs, fraternities, sororities and lodges, excepting those whose chief activity is a service customarily carried on as a business.
 5. Medical Marijuana Caregiver Facility. (Created Ordinance #331 - Effective 04/08/11)
 - (a) Applicant is required to obtain a Home Occupation License.
- D. Maximum Building Height: 3 stories, not to exceed 45 feet.
- E. Minimum Lot Size:
1. 8,000 square feet for single family use.
 2. 4,000 square feet per unit for two (2), three (3) or four (4) family structures.
 3. 3,000 square feet per unit for apartment structures, with a minimum of 18,000 square feet.
 4. 20,000 square feet for non-residential uses.
- F. Maximum Lot Coverage Ratio: 0.4
- G. Minimum Lot Frontage:
1. 60 feet for a single family dwelling unit.
 2. 90 feet for two (2), three (3) or four (4) unit structures.
 3. 120 feet for apartment complexes and non-residential uses.
- H. Minimum Average Lot Width: 60 feet.
- I. Minimum Yard Area Standards:
- | | |
|--------|--|
| Front- | 20 feet for residential uses,
25 feet for non-residential uses |
| Rear- | 20 feet for residential uses,
25 feet for non-residential uses |
| Side- | 8 feet for single family dwelling unit and single story multi-unit structures,
10 feet for multi-unit structures exceeding one story,
25 feet for non-residential uses |
- J. Signs: Sign standards for this district are stated in Section 7.

NOTES:

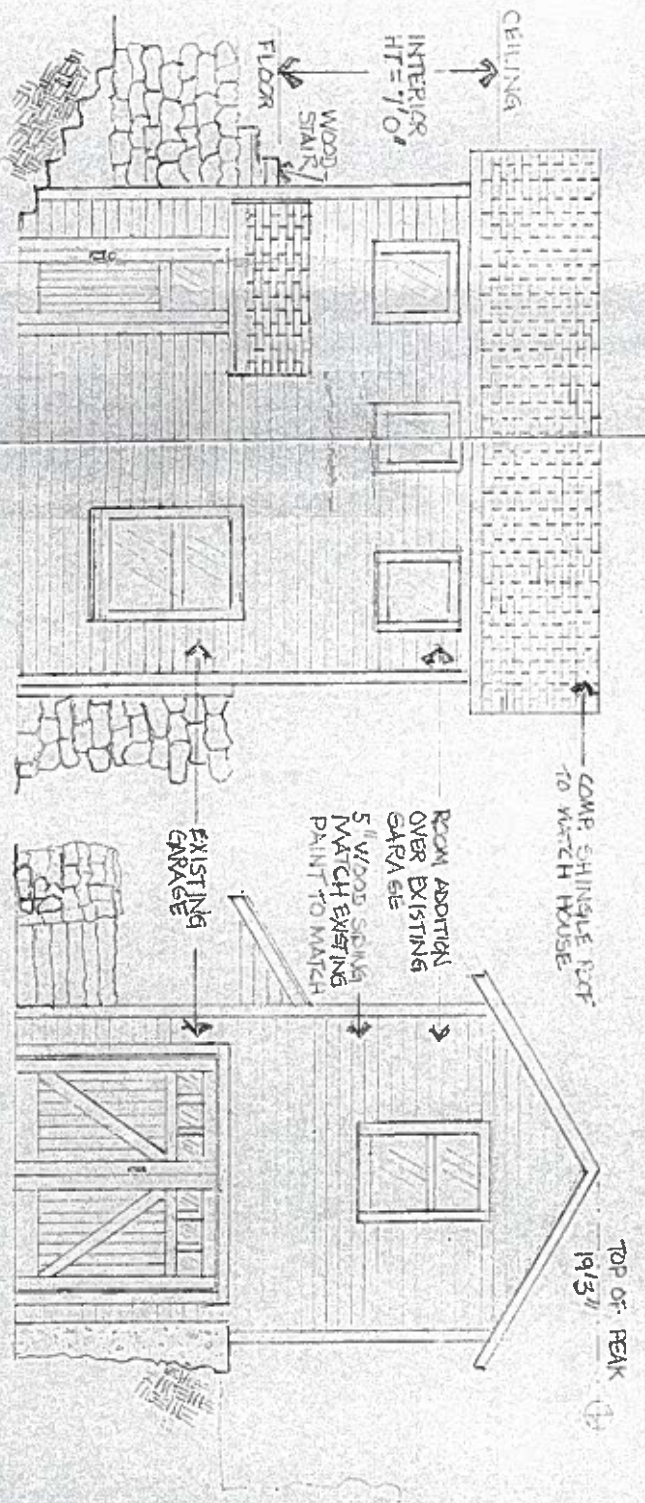
1. ADDITION TO BE BUILT ABOVE EXISTING GARAGE FOOTPRINT
2. ELECTRICAL SUPPLY - NONE
3. MECHANICAL SUPPLY - NONE
4. PLUMBING - NONE
5. WINDOW/DOOR SCHEDULE
 DOOR - NORTH ELEV - 6'8" x 2'8"
 PANEL W/TOP LIGHT
 WINDOW - WEST ELEV. 2'0" x 2'0"
 WOOD FRAME (3 REQ)
 WINDOW - SOUTH ELEV. 2'6" x 3'6"
 WOOD FRAME



PLAN VIEW
ROOM ABOVE GARAGE



NORTH ELEVATION



WEST ELEVATION

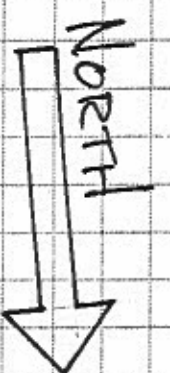
SOUTH ELEVATION

STORAGE ROOM ADDITION OVER EXISTING GARAGE

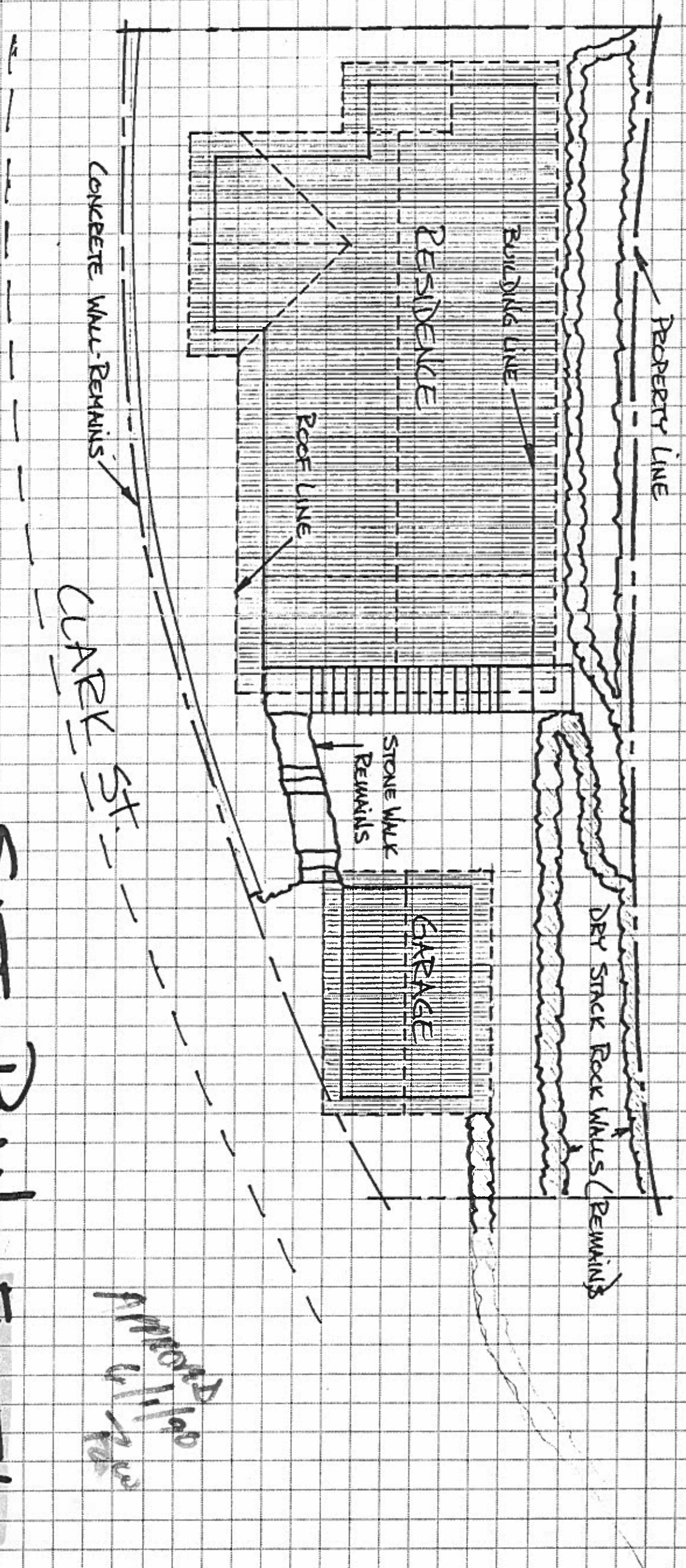
701 HULL ROAD
 P.O. BOX 244
 JEROME AZ 86331

DON AND KATHI FEHER
 (562) 225-4498
 FEHER.SAILING@GMAIL.COM

Date	2/10/2019
Scale	1/4" = 1'0"
Drawn	DON FEHER
Job	



B9A



NO SCALE; FOR REFERENCE ONLY

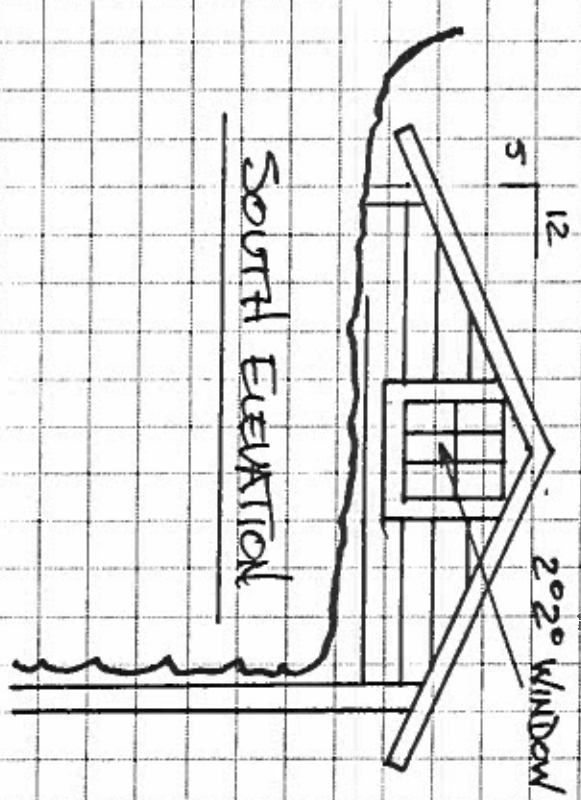
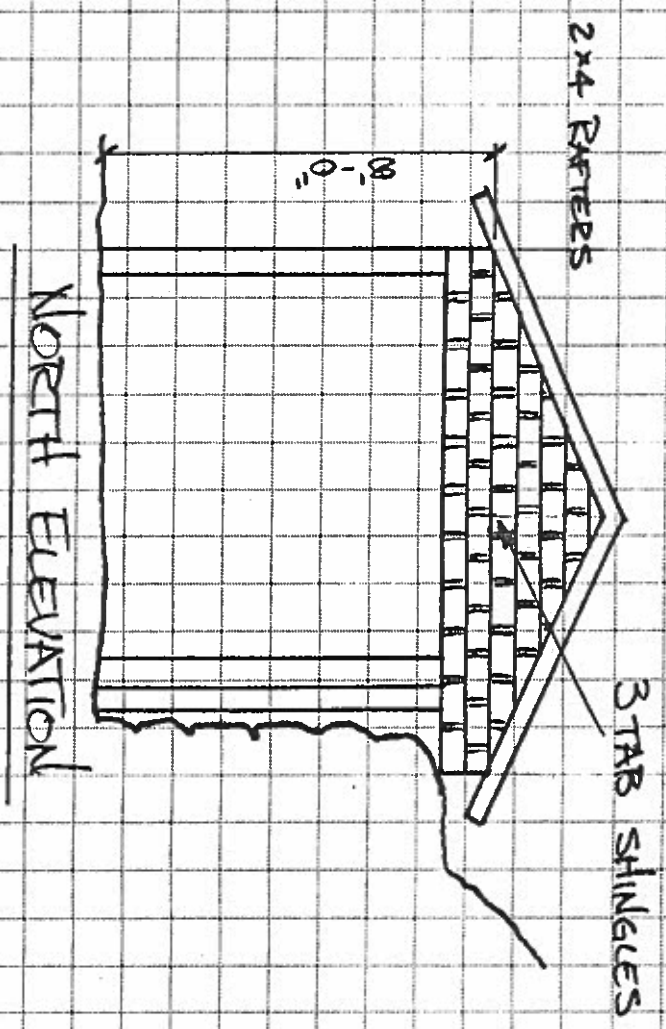
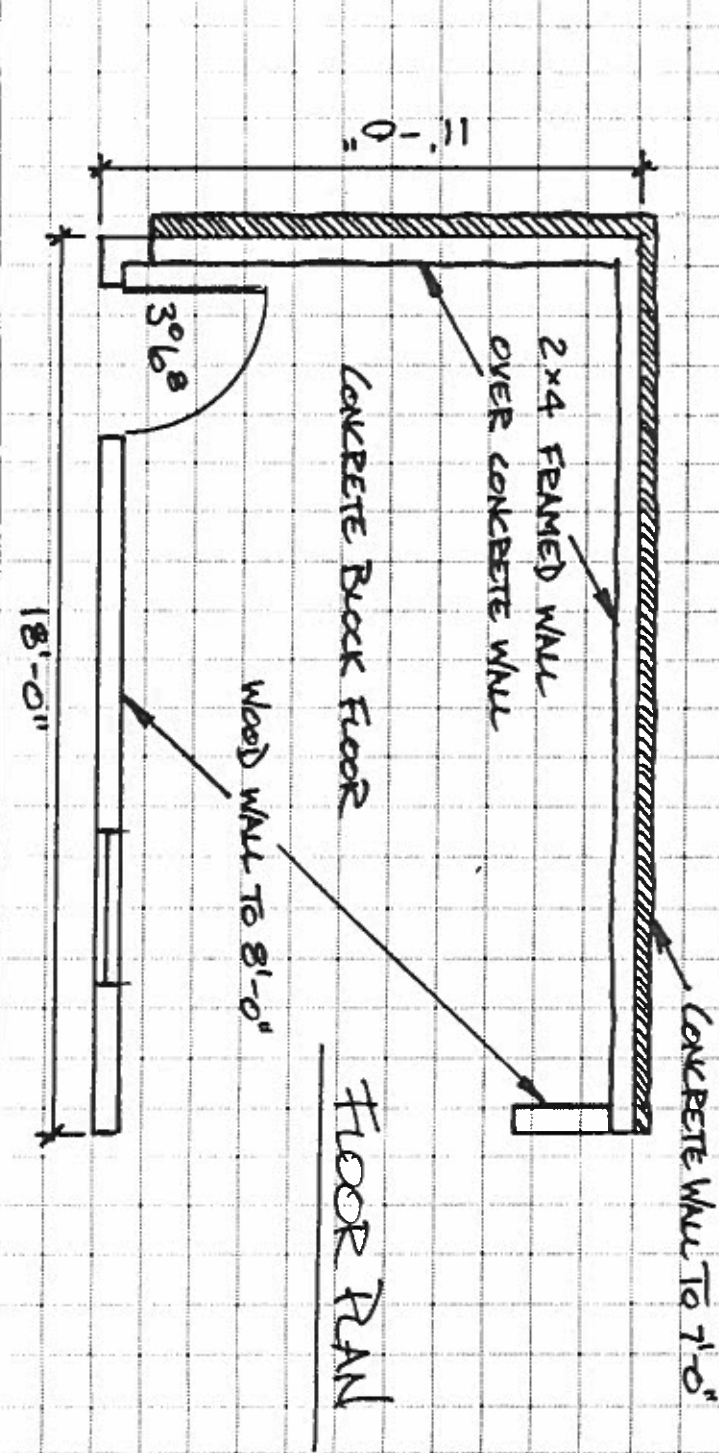
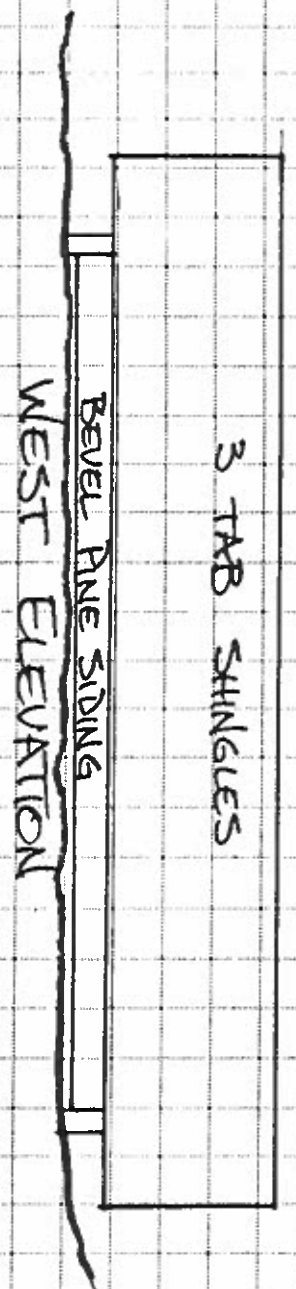
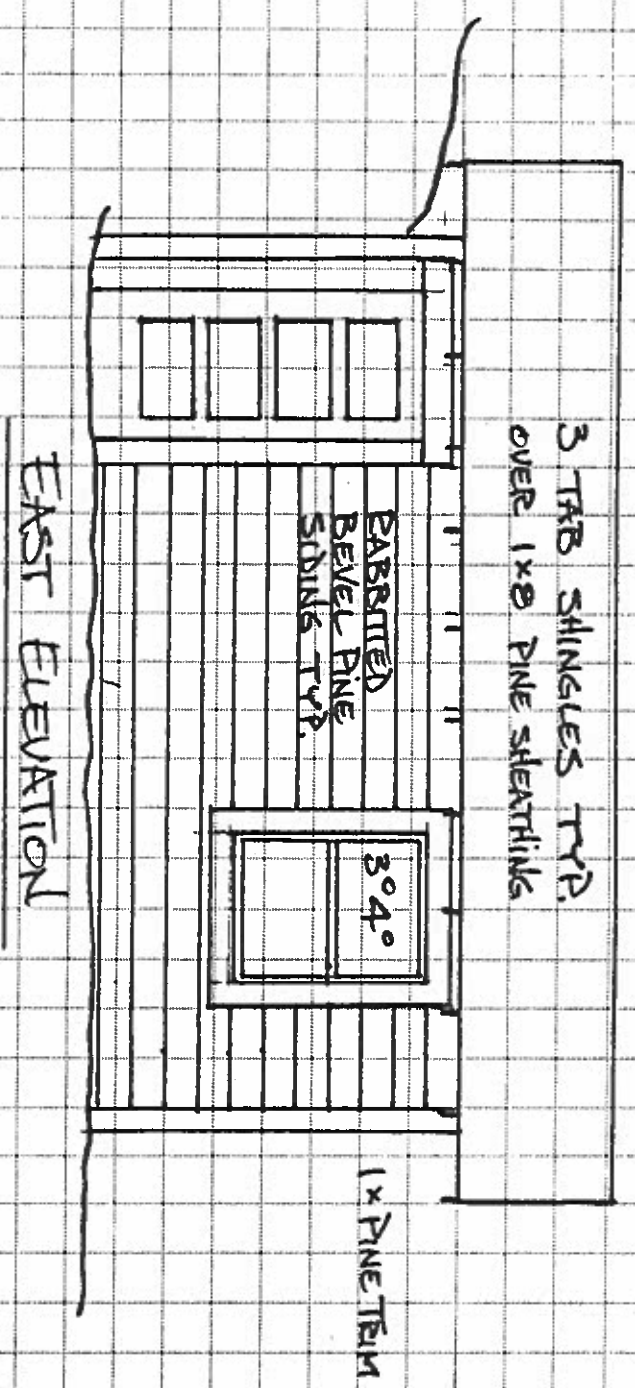
SITE PLAN - EXISTING

(SHOWN AS PROPOSED)

APPROVED
4/11/90

THORNE & DIBBLE CONST.
P.O. Box 11
SEDONA, AZ 86336
282-7077

JOB SUE GOODMAN RESIDENCE
SHEET NO. 700 CLARK ST. OF 3
CALCULATED BY TEROME AZ
CHECKED BY 4-25-90
DATE 4-25-90
SCALE 1" = 10'



EXISTING - GARAGE

THORNE & DIBBLE CONST.

P.O. Box 11
SEDONA, AZ 86336
282-7077

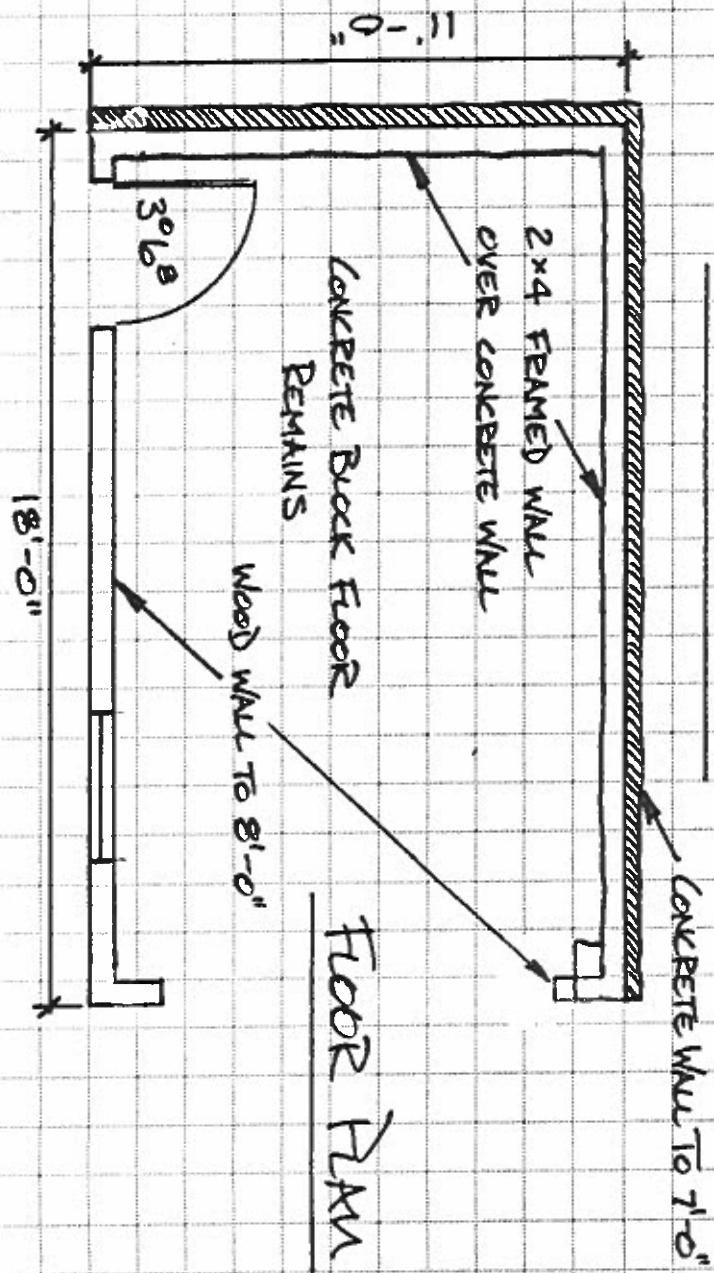
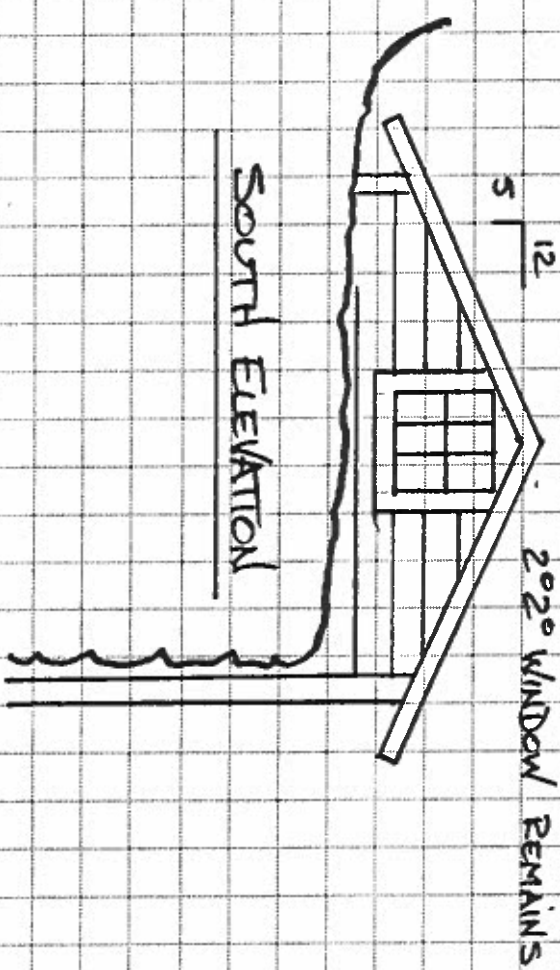
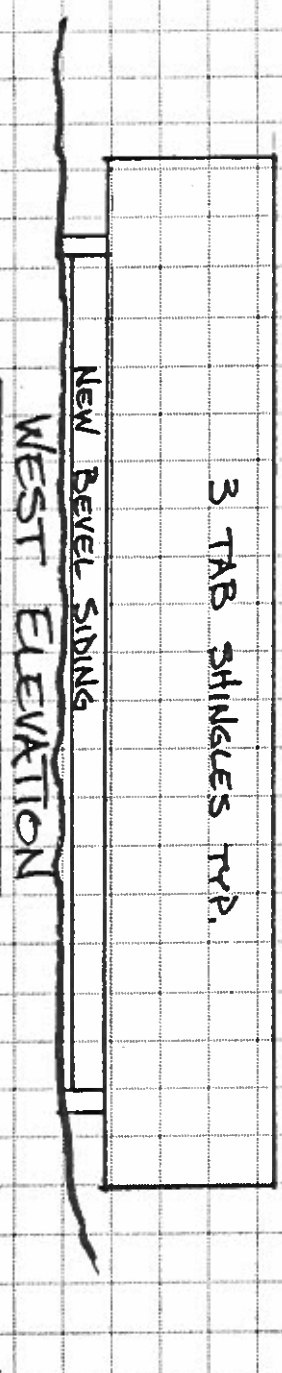
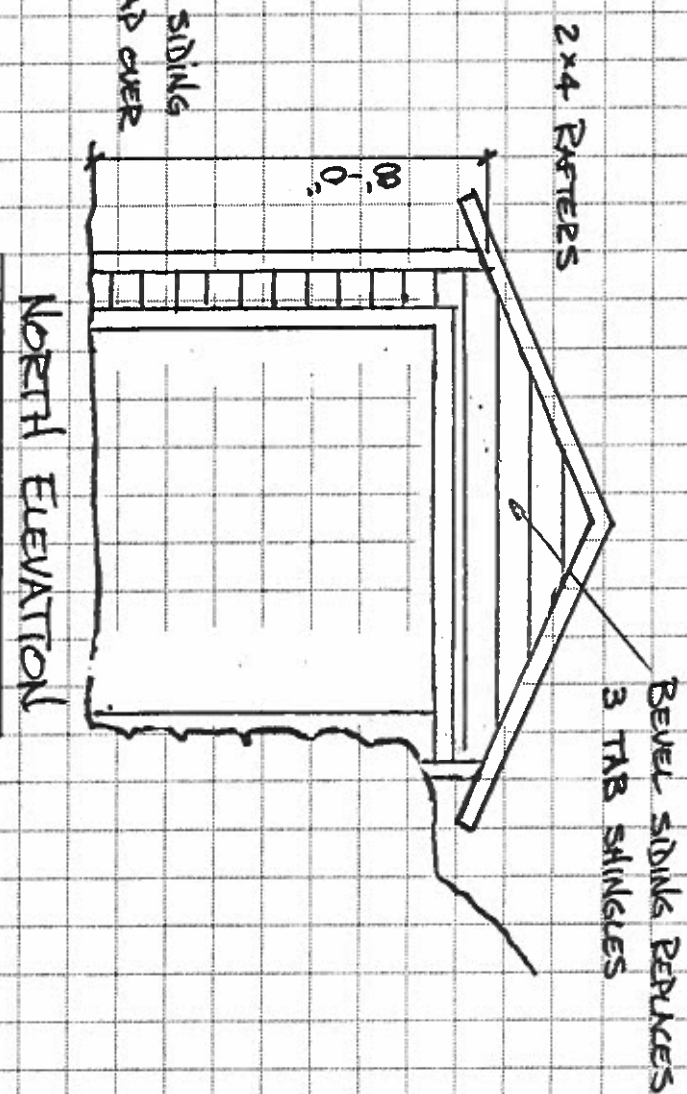
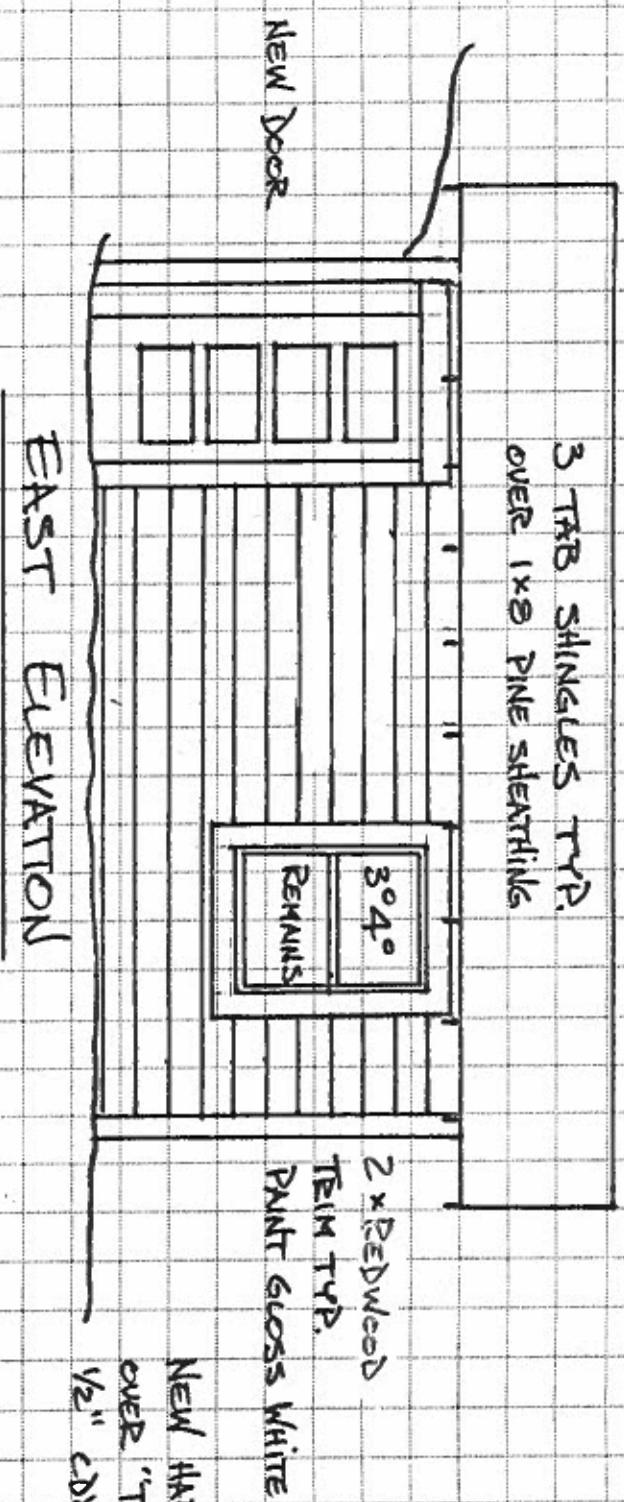
JOB SUE GOODMAN RESIDENCE

SHEET NO 700 CARK ST OF TERREME AZ

CALCULATED BY _____ DATE 4-25-90

CHECKED BY 1/4" = 1' DATE _____

SCALE 6



PROPOSED REMODEL - GARAGE

THORNE & DIBBLE CONST.

P.O. Box 11
SEDONA, AZ 86336
282-7077

JOB Sue GOODMAN Residence

SHEET NO. 700 CARK ST OF THORNE AZ

CALCULATED BY DATE 4-25-90

CHECKED BY DATE

SCALE 1/4" = 1'

6



Jerome Fire Department

P.O. Box 1025 Jerome, AZ 86331 Tel. (928) 649-3034 Fax (928) 649-3039
e-mail: blair@jeromefire.us

March 4, 2019

As code enforcement officers we rely on our combined codes in order to make decisions regarding projects. The zoning code sets, lot coverage, setbacks, lot sizes, different zones, height of structures, determines whether it is a legal nonconforming structure and much more.

Fire Department codes dictate Fire Protection Systems, Building Services, Interior finishes decoration materials and furnish, Means of Egress, Fire service features, Fire Department access considerations, numbers of hydrants and distances from hydrants and much more.

Building code dictates how these projects are constructed.

All of these department's also rely on stamped architectural plans and engineers stamped plans to do their jobs.

When the zoning official states that they have a nonconforming situation that tells the fire code official that it does not meet the minimum zoning code standards for setbacks or other reasons.

The garage located at 701 Hull Rd is nonconforming issue is due to lack of setbacks. According to the zoning code states (See information sent to fire code official on 2-27-19 by the zoning administrator). This structure is bordered on 2 sides on one street. Which means it should have a set back of 10 feet on the front and the side of the street. The fire code official has not received any documentation regarding whether the structure does or does not fall within the town easement on Hull Rd, which already does not meet minimum Fire Code requirements of a 20 foot easement, grade or surface requirements.

As a fire code officer, trained professional firefighter and Fire Chief, I question any approval of the doubling the size of this structure. This already bad situation should it be allowed to be made worse by increasing the height of the structure from its current height to 19 feet would make it dangerous for Fire Department personnel fight fire in this area.

1. According to the Zoning Administrator this project does not meet current set back requirements.
2. Does not meet the minimum Fire Department access fire code requirements.
3. If made taller it would increase the collapse zone into the already noncompliant one lane street and would collapse closer to the structure on the downhill side.
4. Would increase the fuel load in this already nonconforming structure.
5. Make it extremely dangerous for firefighters to advances Fire Protection lines around the structure to the structure on the downhill side and the main structure.
6. Due to the topography in this area it would be difficult to formulate a different fire attack.

All of these considerations have been a part of the Fire Code Official formulating an opinion. All of these code officials Zoning, Building, and Fire Code Officers are supposed to work together in order to provide for life safety. This does not appear to be happening and should be reviewed.

Rusty Blair,
Fire Code Officer, Professional firefighter and Fire Chief.
Jerome Volunteer Fire Department



Founded 1876
Incorporated 1899

TOWN OF JEROME, ARIZONA

POST OFFICE BOX 335, JEROME, ARIZONA 86331

Barry Wolstencroft , Building Official

Office: (928) 634-7943 Fax: (928) 634-0715 b.wolstencroft@jerome.az.gov

The current adopted 2012 international residential code states that any new structure that requires a permit and is to be built within five feet of a property line, must be constructed of materials to qualify a one hour construction. Referenced from 2012 IRC Table R302.1(1) Exterior walls.

3-4-19

Whom it may concern

Rusty Blair and Harry Stewart both worked on the concrete pertaining to this project 701 Hull Rd in 1990. This previous garage was completely demolished. We excavated the site for footings, set Symons forms on both uphill side and the side closest to the house approximately 6 foot high. We also excavated the site for footings and a small wall on the Downhill side of the project. There were existing concrete paver blocks on the floor which we had to remove in order to excavate these footings. These pavers we're set back in place after the garage had been completed. The contractor had us pour the uphill retaining wall about 1 ½ foot too long and we had to cut back the little wing portion of the wall. Barry Wolstencroft who is our current building inspector, was also the inspector for this project.

Rusty Blair



Harry Stewart, Concrete contractor





Jerome Fire Department

P.O. Box 1025 Jerome, AZ 86331 Tel. (928) 649-3034 Fax (928) 649-3039
e-mail: blair@jeromefire.us

Fire Code Official
Jerome Volunteer Fire Department

2-28-2019

Re: Expansion of Non-Conforming Building
701 Hull Road

The Jerome Fire Code Official has completed a life safety assessment of this project. The Fire Code Official developed his opinion of the hazards in this area. The town of Jerome has unique situations due to the density of structures, topography and age. Jerome was developed as a mining community during the time of horse and buggies without any Fire Code or Zoning requirements. Jerome was not designed with modern vehicles or fire suppression in mind. It has very narrow, winding streets (most of Jerome streets do not meet fire code requirements including Hull road), with limited building lots and at one time was densely populated. Throughout the years Jerome has had many major fires destroying large areas of the town due to the topography and density of the structures.

Jerome has many structures and accessory buildings that have no setbacks resulting in structures which abut each other and the public right of ways. This increases the typical hazards of fire suppression.

One of these situations was already brought to my attention regarding the property at 121 Third Street in Jerome. The owner requested the addition of a second story to a nonconforming building without any setbacks at which time I gave the same opinion regarding the fire hazards. Expanding the non-conforming building would lead to an increase in hazardous conditions of fire suppression associated with the building expansion. (see letter dated 5-30-18)

There are numerous structures in Jerome with these same nonconforming conditions. The town must consider that by allowing these nonconforming structures to expand their nonconforming situation exacerbates the dangerous challenges faced by the Jerome Volunteer Fire Department to fight fire under these conditions. The Fire Code official also expressed this opinion when the Town Council was reviewing accessory building heights. (see letter dated 2-8-19)

Rusty Blair
Fire Chief
Fire Code Official
Jerome Volunteer Fire Department



Jerome Fire Department

P.O. Box 1025 Jerome, AZ 86331 Tel. (928) 649-3034 Fax (928) 649-3039
e-mail: blair@jeromefire.us

[A] 101.3 Intent. The purpose of this code is to establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to provide safety to fire fighters and emergency responders during emergency operations.

[A] 102.1 Construction and design provisions. The construction and design provisions of this code shall apply to:

1. Structures, facilities and conditions arising after the adoption of this code.
2. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.
3. Existing structures, facilities and conditions when required in Chapter 11.
4. Existing structures, facilities and conditions which, in the opinion of the *fire code official*, constitute a distinct hazard to life or property.

A) 110.1 General. If during the inspection of a premises, a building or structure, or any building system, in whole or in part, constitutes a clear and imminent threat to human life, safety or health, the *fire code official* shall issue such notice or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this section, and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.

[A] 110.1.1 Unsafe conditions. Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate *means of egress* or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure which is not secured against unauthorized entry as required by Section 311 shall be deemed unsafe.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2 Authority. The *fire code official* shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.



Jerome Fire Department

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2-19-19

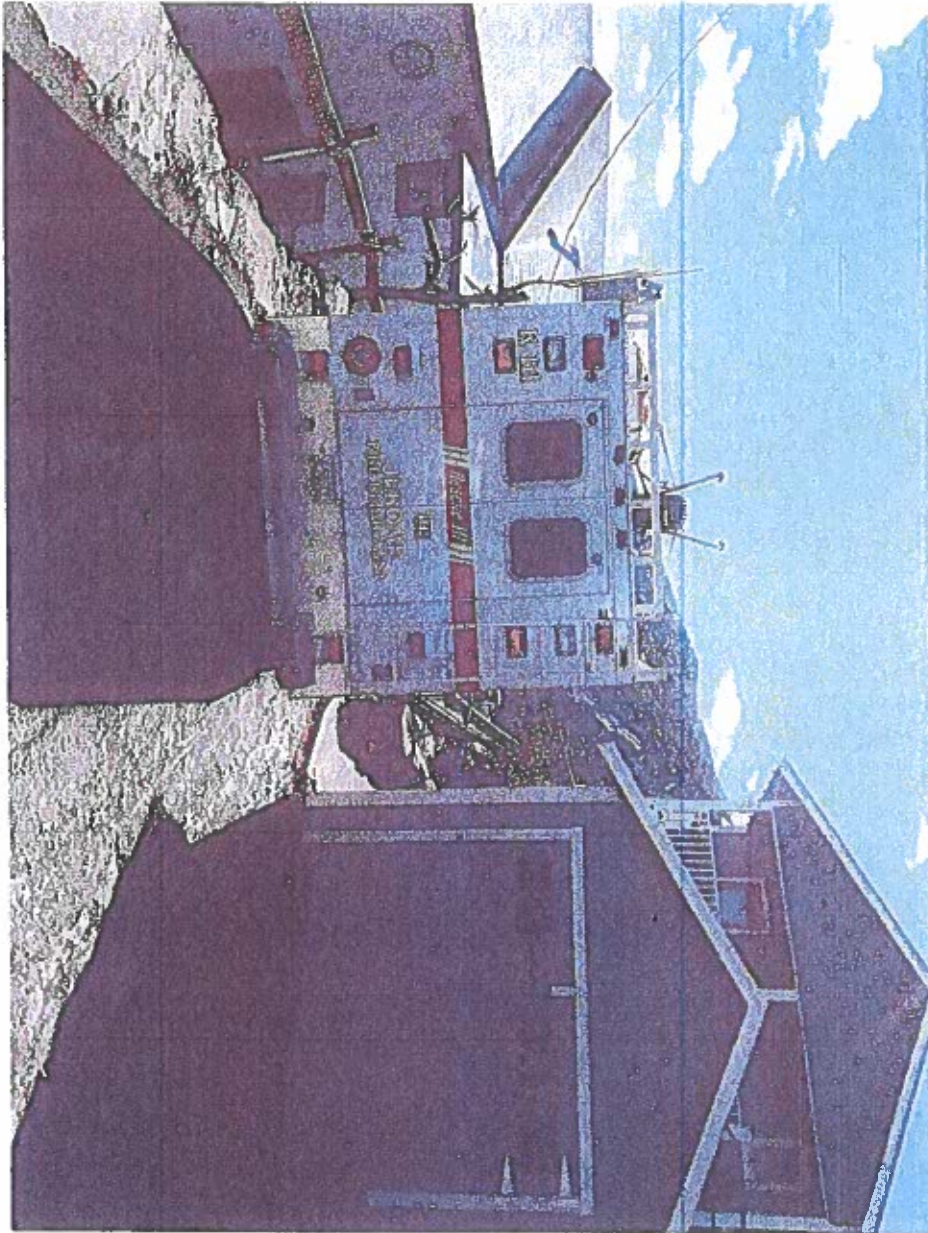
Regarding the structure on the address of 701 Hall Rd.

It is the opinion the Fire Chief that extending the height of the garage structure to 19 feet on parcel 401-08-011B would worsen the Fire Departments ability to fight fire in this area. This structure already extends into the easement without any setbacks. To heighten this structure would extend the collapse zone further into an already narrow street which is only 14 feet at this point (see pic #1). Making access around this structure would become more difficult to extend fire hose lines to protect the main structure and the structure across the street on Hall road. This would also endanger the lives of our firefighters. In addition there is a power line directly above this structure if heightened it would bring the structure closer to these power lines (see pic #2). Jerome is a unique town with narrow streets, steep topography and with limited access. These existing situations already make it difficult for the Fire Department to fight fire in these areas.

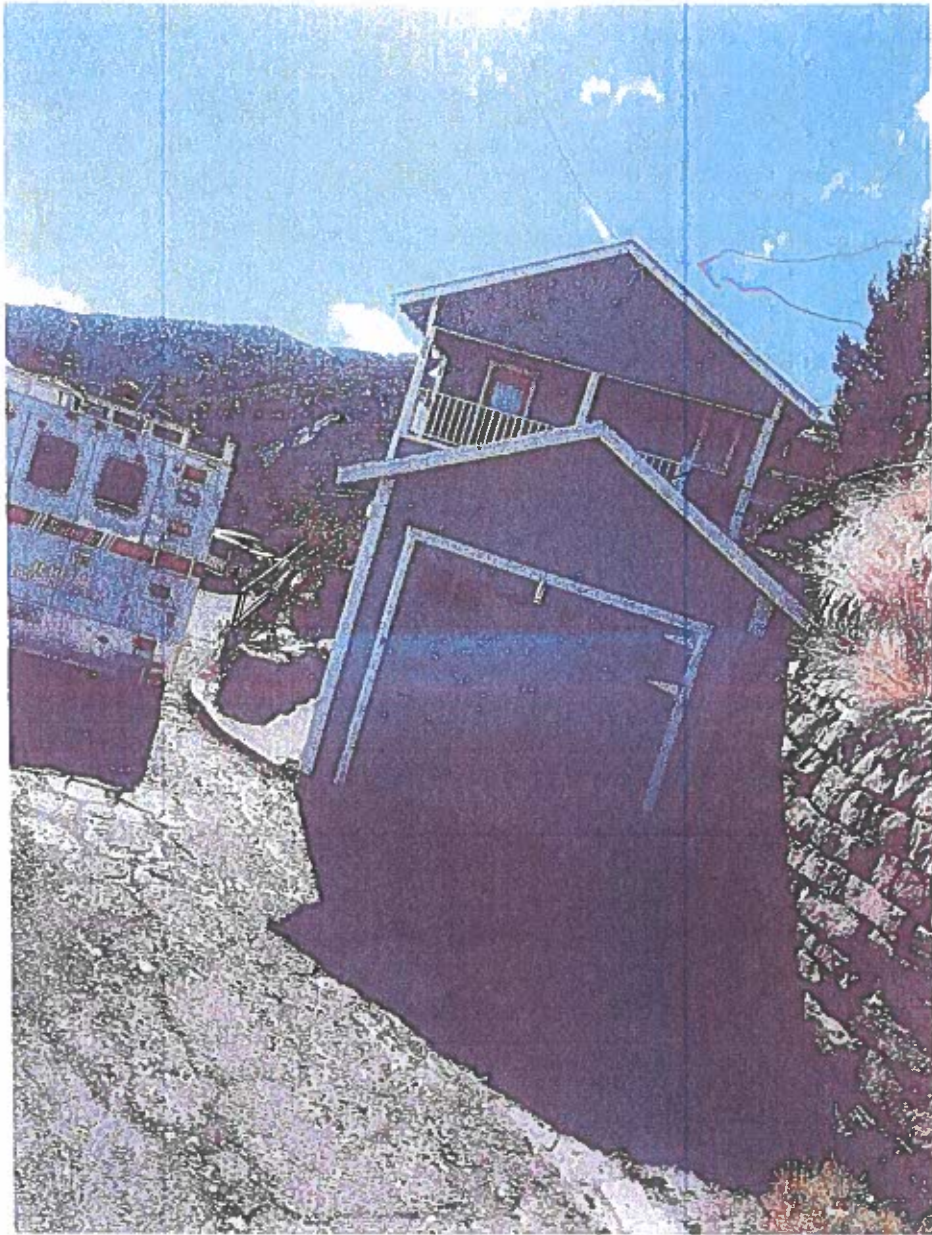
Rusty Blair

Fire Chief,
Jerome Fire Department

pic #1



Pic # 2





Jerome Fire Department

P.O. Box 1025 Jerome, AZ 86331 Tel. (928) 649-3034 Fax (928) 649-3039

E-mail: blair@jeromefire.us

2-8-19

Jerome Town Council
Planning and Zoning Commissioners
Jerome Town Manager
Jerome Zoning Administrator

Re: Accessory Building

Jerome has numerous areas where there are legal nonconforming accessory buildings already. These situations already add for continuous fuel loading, making it extremely difficult to manage fire in these areas. On 11-29-17 Jerome Fire Department responded to one of these areas, at 679 Verde St with multiple structures without any separation including an accessory building.

It is in the opinion of the Jerome Fire Chief that without regulating new accessory buildings or the modification to existing accessory buildings by providing for setbacks and separation. In addition to considerations for size, height, location and lot size. It would worsen the Fire Department's ability to fight fire and protect other close-lying structures.

In addition, having accessory structures occupied as a residence without a separate address would restrict the Fire Department's ability to perform searches, rescue operations and the ability to finding the right structure. Also, if occupied without considerations for access to these structures, it would make it more difficult to manage an EMS event in these areas.

Rusty Blair
Jerome Fire Department
Fire Chief



Jerome Fire Department

P.O. Box 1025 Jerome, AZ 86331 Tel. (928) 649-3034 Fax (928) 649-3039

E-mail: blair@jeromefire.us

5-30-18

Re: 121 Third Street

It is the opinion of the Jerome Fire Chief that adding a second story to the existing garage, without providing for setbacks or separation, would worsen the Fire Department's ability to fight fire and protect other close-lying structures.

Rusty Blair
Jerome FD Chief

ARTICLE I

ADMINISTRATION

SECTION 101. SHORT TITLE

This ordinance shall be known as "The Zoning Ordinance of the Town of Jerome".

SECTION 102. PURPOSE

The purposes of this ordinance are to secure safety from fire, panic, and other dangers; to provide adequate light and air; to lessen congestion in the streets; to prevent the overcrowding of land; to avoid undue concentration of population, to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; to provide for the social, physical, and economic advantages resulting from comprehensive and orderly planned use of land resources; and to otherwise promote the health, safety, convenience and general welfare of the citizens of the Town of Jerome, Arizona.

SECTION 103. INTERPRETATION AND APPLICATION

In its interpretation and application, the provisions of this ordinance shall be held to be minimum requirements for the promotion of a comprehensive plan, and for the promotion of the public health, safety, and general welfare. It is not intended by this ordinance to repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws or ordinances, except those specifically repealed by this ordinance, or with restrictions placed upon property by covenant, deed, or other agreement between parties, provided that where this ordinance imposes a greater restriction on land, buildings or structures than is imposed or required by such existing provisions of law, ordinance, contract or deed, the provisions of this ordinance shall control.

SECTION 104. PLANNING AND ZONING COMMISSION

A. COMPOSITION; TERMS OF MEMBERS; VACANCIES; COMPENSATION OF MEMBERS

A Planning and Zoning Commission was established upon adoption of the Jerome Zoning Ordinance. At the adoption of this ordinance, the Commission shall consist of five (5) members, each of whom shall be a resident of the Town of Jerome, to be appointed by the Town Council. The members of the Commission shall serve for three (3) years, except as hereinafter provided. In the event of a death, resignation, or removal from the Commission, the vacancy shall be filled by the Council for the unexpired term. Members of the Commission may, after a public meeting, be removed by the Council for inefficiency, neglect of duty or unethical conduct in office. Three (3) absences without prior notification during a year from any regular or special meeting shall be grounds for termination at the will and pleasure of the appointing authority and such action shall be final. All members shall serve without pay. However, members of the Commission may be reimbursed for actual expenses incurred in connection with their duties upon authorization or ratification by the Commission and approval of such expenditures by the Town Council.

[Ord. No. 313]

B. POWERS AND DUTIES

It shall be the duty of the Commission to formulate and administer any lawful plan duly adopted by the Council for the present and future growth and development of the Town of Jerome pertaining to the use of land and buildings for any purpose, to make or cause to be



Founded 1874
Incorporated 1899

TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943 FAX (928) 634-0715

February 27, 2019

Town of Jerome, Fire Department
ATTN: Chief Rusty Blair,

Per your request, the following information is provided from the current Zoning Ordinance:

ARTICLE V - USE REGULATIONS

SECTION 505. "R1-5" ZONE, SINGLE FAMILY RESIDENTIAL

D. PROPERTY DEVELOPMENT STANDARDS

5. YARDS:

a. Front Yard:

1) There shall be a front yard of not less than ten (10) feet in depth except when the following conditions prevail:

A front yard is required equal to that established by any building within one hundred (100) feet on either or both sides of the lot. Where more than one (1) such building is within one hundred (100) feet of the lot then the front yard of the nearest such building shall be the required front yard of the lot, except that where the lot is between two such buildings, each within one hundred (100) feet of a lot, then the front yard of this lot shall be that established by a line joining the nearest front corner of the other such building. Nothing in the above shall require that a front yard in this district exceed twenty (20) feet.

2) Where lots have a double frontage on two (2) streets, the required front yard shall be provided on both streets.

b. Side Yard:

1) There shall be a side yard along interior lot lines of not less than five (5) feet in width.

2) Where a side lot line abuts a street, the side yard shall be considered a front yard for the purpose of determining width.

c. Rear Yard:

1) There shall be a rear yard of not less than twenty (20) feet in depth. Except where the rear lot line is in common with or separated by an alley from the side lot line of another lot, there shall be a rear yard of not less than ten (10) feet in depth.

2) Where the rear lot line abuts an alley, the required rear yard shall be measured from the center line of the alley.

Charlotte Page
Zoning Administrator
Town of Jerome