



TOWN OF JEROME

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ORDINANCE NO. 465

AN ORDINANCE OF THE TOWN COUNCIL OF JEROME, ARIZONA, AMENDING SECTION 201, "DEFINITIONS," SECTION 507, "C-1 ZONE, GENERAL COMMERCIAL," AND SECTION 510, "PARKING AND LOADING REQUIREMENTS" OF THE JEROME ZONING ORDINANCE REGARDING TRANSIENT LODGING

WHEREAS, the Jerome Planning & Zoning Commission has recommended amendments to the Jerome Zoning Ordinance to remove references to boarding and lodging houses and motels, amend the definition of "hotel," and clarify the conditional use requirement in the C-1 zone of residential use of a building; and

WHEREAS, the Commission, following publication of a notice in the Verde Independent on January 3, 2021, conducted a public hearing on this ordinance at their regular meeting of January 20, 2021, and following said hearing adopted Resolution 2021-01 recommending the amendments set forth herein; and

WHEREAS, the Jerome Town Council concurs and wishes to enact these amendments;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, AS FOLLOWS:

Section 1. The definitions for "Bed and Breakfast," "Boarding or Rooming House," "Dwelling," "Hotel," and "Motel" included Section 201, "Definitions," of the Jerome Zoning Ordinance are hereby amended as follows (deletions in ~~strikeout text~~, additions underlined):

Bed and breakfast - a building or buildings containing central kitchen facilities and not more than three (3) rooms used to provide lodging for compensation; provided that the owner or caretaker lives on the premises, ~~1) No more than one (1) family is lodged per day, 2) no meals are provided other than breakfast, 3) the host family lives on the premises, 4) smoke alarms are installed and, 5) parking has no negative effect on the neighborhood.~~

~~**Boarding or Rooming House** - a building or buildings containing central kitchen facilities and not more than eight (8) rooms where lodging is provided for compensation with or without meals, but not to include rest homes.~~

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.

Hotel - a building in which lodging is provided and offered to the public for compensation and which is open to transient guests. ~~there are nine (9) or more rooms where lodging with or without meals is~~

Date of first reading: 2/9/2021

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Date of adoption: 3/9/2021

Date of posting: n/a

Voting record at adoption:

	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
BARBER			X			
DILLENBERG			X			
HARVEY	X		X			
MOORE		X	X			
WORTH			X			

~~provided for compensation, usually on a transient basis, "hotel" shall not be construed to include motel, trailer court, sanitarium, hospital, or other institutional building or jail or other building where persons are housed under restraint. No provision is made for cooking in the individual rooms or suites.~~

~~Motel—a building or group of buildings containing guest rooms or apartments each of which maintains a separate outside entrance, used primarily for the accommodation of motorists, and providing automobile parking space on the premises.~~

Section 2. Item #4 of Paragraph B, "Permitted Uses," and Item #13, of Paragraph C, "Conditional Uses," of Section 507, "C-1 Zone, General Commercial," are hereby amended as follows (deletions in ~~strikeout text~~, additions underlined):

B. PERMITTED USES

4. Hotels ~~and motels.~~

C. CONDITIONAL USES

13. Residential use of a building, including ~~three family dwellings, multi-family dwellings, boarding houses, rooming houses, lodging houses, apartment houses and Bed and Breakfasts~~, when in the opinion of the Planning and Zoning Commission, said use has little or no adverse effect 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.

Section 3. Item #1 of Paragraph D, "Schedule of Required Off-Street Parking Spaces," of Section 510, "Parking and Loading Requirements," is hereby amended as follows:

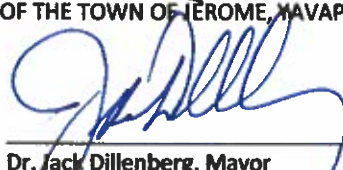
- A. Item a, "Boarding House," is deleted in its entirety, and subsequent lines renumbered accordingly.
B. Item g (being now renumbered as Item f), "Hotel or motel," is amended to delete the words "or motel."

Section 4. Following its adoption, this Ordinance shall be published by the Town Clerk in accordance with the requirements of A.R.S. § 39-203 *et seq.*

Section 5. All ordinances or parts of ordinances that are in conflict with the provisions of this Ordinance are hereby repealed to the extent of their inconsistency herewith.

Section 6. Should any section or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance, any provision incorporated by reference and any other provision of the Town Code as a whole or any part thereof other than the part so declared invalid.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF JEROME, NAVAPAI COUNTY, ARIZONA, THIS 9TH DAY OF MARCH, 2021.



Dr. Jack Dillenberg, Mayor

ATTEST:



Candace Gallagher, Town Manager/Clerk

APPROVED AS TO FORM:



William J. Sims, Esq.
Town Attorney

