

ORDINANCE NO. 231

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF JEROME, ARIZONA AMENDING ORDINANCE NO. 177, COMMONLY KNOWN AS THE JEROME ZONING ORDINANCE

WHEREAS, the Planning and Zoning Commission has held a public hearing on the items of this amendment; and

WHEREAS, the Commission has voted in the majority to recommend this amendment to the Mayor and Council, and

WHEREAS, the Mayor and Council concur with the recommendations of the Commission, finding it is necessary for the welfare of the Town of Jerome that this Zoning Ordinance Amendment be enacted; and

WHEREAS, by authority conferred by Title 9, Chapter 4, Article 6, Sections 1 through 6, Arizona Revised Statutes, 1956; and statutes amendatory thereto, the Town of Jerome is authorized and empowered to enact the following amendment;

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

Amend Article V, Section 510. Parking and Loading Requirements as follows:

Section 510.B.8 - In calculating the total number of required off-street parking spaces, fractional amounts over 50% (50 percent) shall be regarded as the next highest number.

Add Section 510.B.9 to read: A minimum of one (1) space is required for any use.

Section 510.C.2c - Off-Street parking spaces shall be situated in a manner which will not result in automobiles backing onto a public street.

A variance from the requirement of Section C2(c) may be granted by the Board of Adjustment if compliance with this section is geographically impossible. If such a variance is granted, it shall be required as a condition of the variance that traffic signs shall be placed by the Town, after approval by the Design Review Board, and paid for by the applicant, alerting crossing traffic of automobiles backing onto public streets in all areas except those abutting the State highway.

Section 510.D.1. - Add after second sentence, If the use of any structure is changed, off-street parking shall be required and provided under the new use.

Section 510.D.h. - Manufacturing, industry, or wholesaling; 1 space per 500 sq. ft. of usable area.

Section 510.D.j. - Offices; 1 space per 300 sq. ft. of usable area.

Section 510.D.k - Public assembly place (such as auditorium, meeting hall, or theater); 1 space per 6 seats (each 30 inches of bench space is considered 1 seat), plus 1 space per 100 sq. ft. of usable area.

Section 510.D.n - Restaurant or bar; 1 space per 6 seats (each 30 inches of bench space is considered 1 seat), plus 1 space per 100 sq. ft. of usable area.

Section 510.D.o - Retail and service uses; 1 space per 300 sq. ft. of usable space.

Section 510 D.q. - School (other than elementary and middle); 1 space per 10 seats in the auditorium or 3 spaces per classroom, whichever is greater.

Section 510 D.r. - Service station; 2 spaces, plus 1 space per service bay.

Add Section 510 D.t. - Studio; 1 space per 500 sq. ft. of usable area.

Create new Section 510. F. as follows:

Other Variance From General Off-Street Parking Requirements

The loading requirements of Subsection D and E. (Schedule of Required Off Street Parking Spaces and Off Street Loading Requirements) may be varied upon a variance granted by the Board of Adjustment based on the findings listed herein below and only upon the conditions set forth herein below.

1. Findings Necessary as a Prerequisite to Granting of Variance

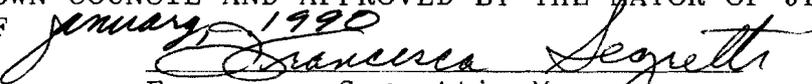
- A. That compliance with the off-street parking requirements may be tantamount to a physical impossibility.
- B. That adequate conditions may be placed on the granting of the variance to ensure public safety and welfare.
- C. The applicant has agreed to payment of the required parking fund fee for each waived space.
- E. Payment in lieu of parking in residential districts should be discouraged.

2. Conditions Required to be Placed on an Off-Street Parking or Loading Variance

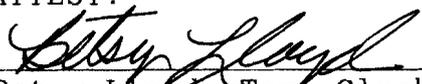
If the Board of Adjustment makes the findings set forth above it shall grant a variance on the following minimum conditions:

- A. That any waiver shall include the most limited number of waived spaces possible.
- B. That the applicant pays in advance of building permit approval, one time parking fund fee of ONE THOUSAND DOLLARS (\$1,000), times each waived space into the Town's Parking Development and Maintenance Fund.
- C. Any other conditions the Board might deem reasonable to protect the public's health and/or welfare.

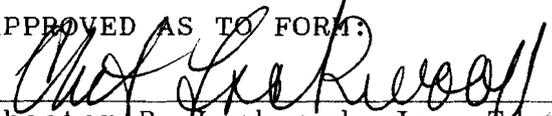
PASSED AND ADOPTED BY THE TOWN COUNCIL AND APPROVED BY THE MAYOR OF JEROME, ARIZONA THIS 9th DAY OF January, 1990

  
Francesca Segretti, Mayor

ATTEST:

  
Betsy Lloyd, Town Clerk

APPROVED AS TO FORM:

  
Chester R. Lockwood, Jr., Town Attorney