



Founded 1876
Incorporated 1899

TOWN OF JEROME, ARIZONA

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Respect for the past — Looking to the future

Celebrating Our 108th Anniversary March 1899-2007

ORDINANCE NO. 343

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF JEROME, ARIZONA, AMENDING ORDINANCE NO. 177, COMMONLY KNOWN AS THE JEROME ZONING ORDINANCE, BY AMENDING ARTICLE IV ZONING DISTRICTS, SECTION 401 ESTABLISHMENT OF ZONING DISTRICTS TO ADD THE R1-87 RESIDENTIAL – TWO ACRE ZONE; AND DELETING SECTION 402, SUBSECTION 3 RELATED TO AUTOMATIC ZONING OF ANNEXED TERRITORY; AND AMENDING ARTICLE V USE REGULATIONS, BY INSERTING NEW SECTION 503 R1-87 ZONE, RESIDENTIAL 2-ACRE ZONE RELATED TO ESTABLISHING A NEW ZONING DISTRICT AND TO ESTABLISH PERMITTED USES, CONDITIONAL USES, ZONE RESTRICTIONS AND PROPERTY DEVELOPMENT STANDARDS FOR THE R1-87 ZONE ALL RELATED TO LARGE-LOT RESIDENTIAL USES; AND BY RENUMBERING THE SECTIONS IN ARTICLE V USE REGULATIONS TO PROVIDE FOR THE INSERTION; AND BY AMENDING RE-NUMBERED SECTION 510 HISTORIC OVERLAY DISTRICT TO NOT APPLY TO ANNEXED TERRITORY UNLESS BY COUNCIL ACTION; AND BY AMENDING SECTIONS 501(C)(15) AND 502(C)(2) RELATED TO NON-CONFORMING CONTIGUOUS VACANT LOTS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR PENALTIES

NOW THEREFORE, BE IT ORDAINED by the Mayor and Common Council of the Town of Jerome, Arizona, as follows:

Section I. In General.



For TTY Access, Call The Arizona Relay Service at 1-800-367-8939 And Ask For Town of Jerome at 634-7943



Jerome Town Hall Located at 600 Clark Street, Jerome Civic Center

The Zoning Ordinance of Jerome, Arizona, (Ordinance No. 177), Article IV, Zoning Districts is hereby amended by amending Section 401 Establishment of Zoning Districts to read as follows (Additions shown in ALL CAPS; Deletions shown in ~~strikeout~~):

In order to carry out the purposes of this ordinance, the Town of Jerome is hereby divided into the following zoning districts:

- “R1-87” ZONE –SINGLE FAMILY RESIDENTIAL – TWO ACRE
- “AR” Zone – Agricultural Residential
- “R1-10” Zone – Single Family Residential
- “R1-5” Zone – Single Family Residential
- “R-2” Zone – Multiple Family Residential
- “C-1” Zone – General Commercial
- “I-1” Zone – Light Industrial
- Historic Overlay District

The Zoning Ordinance of Jerome, Arizona, (Ordinance No. 177), Article IV, Zoning Districts is further amended by deleting Section 402 Location and Boundaries of Districts, Subsection 3 as follows (Additions shown in ALL CAPS; Deletions shown in ~~strikeout~~):

3. ~~Unzoned territory annexed to the Town subsequent to the effective date of this ordinance shall, upon the date that said annexation becomes effective, automatically become zoned as AR, agricultural residential, and shall so remain until such time as the Town Council shall see fit to approve a change of zone request for the annexed area.~~

The Zoning Ordinance of Jerome, Arizona, (Ordinance No. 177), is further amended hereby by amending Article V, Use Regulations, by inserting “R1-87 Zone, Single Family Residential – Two Acre as Section 503 and renumbering subsequent sections as follows (Additions shown in ALL CAPS; Deletions shown in ~~strikeout~~):

- SECTION 503 “R1-87 ZONE – SINGLE FAMILY RESIDENTIAL – TWO ACRE
- Section ~~503~~ 504 “AR” Zone – Agricultural Residential
- Section ~~504~~ 505 “R1-10 Zone – Single Family Residential
- Section ~~505~~ 506 “R1-5 Zone – Single Family Residential

Section 506 507	“R-2” Zone – Multiple Family Residential
Section 507 508	“C-1” Zone – General Commercial
Section 508 509	“I-1” Zone – Light Industrial
Section 509 510	Historic Overlay District
Section 510 511	Signs
Section 511 512	Parking and Loading Requirements

The Zoning Ordinance of Jerome, Arizona, (Ordinance No. 177), is further amended hereby by amending Article V, Use Regulations, by adding new Section 503 “R1-87” Zone, Single Family Residential Two-Acre to read as follows (Additions shown in ALL CAPS; Deletions shown in ~~strikeout~~):

SECTION 503. “R1-87” ZONE, SINGLE FAMILY RESIDENTIAL – TWO-ACRE

A. PURPOSE

THIS DISTRICT IS INTENDED TO PROMOTE AND PRESERVE LOW DENSITY RESIDENTIAL DEVELOPMENT. LAND USE IS COMPOSED OF SINGLE-FAMILY HOMES, TOGETHER WITH COMPATIBLE RECREATIONAL, RELIGIOUS, AND EDUCATIONAL FACILITIES.

B. PERMITTED USES

- 1. ONE (1) SINGLE FAMILY DWELLING OR ONE (1) MODULAR HOME PER LOT.**
- 2. CUSTOMARY ACCESSORY USES AND BUILDINGS.**
- 3. ONE ACCESSORY DWELLING UNIT IS PERMITTED ON LOTS EXCEEDING FOUR ACRES. ADDITIONAL ACCESSORY DWELLING UNITS ARE PERMITTED, PROVIDED THE TOTAL NUMBER OF ACCESSORY DWELLING UNITS DOES NOT EXCEED ONE UNIT FOR EVERY TWO ACRES. ACCESSORY DWELLING UNITS MAY BE USED FOR LONG-TERM RESIDENTIAL RENTALS OF AT LEAST THIRTY DAYS DURATION.**

4. TEMPORARY BUILDINGS FOR USES INCIDENTAL TO CONSTRUCTION WORK, WHICH BUILDINGS SHALL BE REMOVED UPON COMPLETION OF OR ABANDONMENT OF THE CONSTRUCTION WORK, BUT SHALL NOT BE ON SITE FOR MORE THAN TWO YEARS, UNLESS AUTHORIZED BY APPROVAL OF A CONDITIONAL USE PERMIT.

5. PUBLICLY OWNED AND OPERATED PARKS AND RECREATION CENTERS.

6. HOME OCCUPATIONS

7. NON-COMMERCIAL FARMING AND AGRICULTURAL, NOT INCLUDING THE KEEPING OF LIVESTOCK.

8. KEEPING OF CATTLE AND HORSES OWNED BY MEMBERS OF THE FAMILY OCCUPYING THE PREMISES, BUT NOT TO EXCEED ONE HEAD PER 20,000 SQUARE FT. OF LOT AREA.

9. QUARTERS FOR SERVANTS OR OTHER NON-PAYING GUESTS ATTACHED TO THE PRINCIPAL DWELLING UNIT. FACILITIES FOR THE PREPARATION OF FOOD ARE PROHIBITED EXCEPT WITH A CONDITIONAL USE PERMIT.

C. CONDITIONAL USES

1. FOWL, AND OTHER TYPICAL FARM LIVESTOCK, INCLUDING THE KEEPING OF CATTLE AND HORSES EXCEEDING ONE HEAD PER 20,000 SQUARE FT OF LOT AREA EXCEPT AS OTHERWISE PROHIBITED BY THIS ZONING ORDINANCE OR BY THE TOWN CODE.

2. COMMERCIAL STABLES NOT TO EXCEED 1 HORSE PER 20,000 SQ FT.

3. CHURCHES OR SIMILAR PLACES OF WORSHIP

4. FACILITIES FOR EDUCATIONAL AND/OR CLASSROOM PURPOSES OPERATED BY A PUBLIC OR PRIVATE EDUCATIONAL INSTITUTION OFFERING A GENERAL COURSE OF STUDY AT PRESCHOOL, KINDERGARTEN, PRIMARY, MIDDLE, HIGH SCHOOL, COLLEGE, OR UNIVERSITY LEVEL.

5. NURSERY SCHOOLS AND DAY CARE CENTERS

6. PRIVATELY OWNED AND OPERATED RECREATION AREAS AND CENTERS.

7. PUBLIC BUILDINGS OTHER THAN HOSPITALS.

8. PUBLIC UTILITY BUILDINGS, STRUCTURES, OR APPURTENANCES THERETO FOR PUBLIC SERVICE USE.

9. LIBRARIES

10. MODEL HOMES

11. BED AND BREAKFAST

D. PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT AREA: EIGHTY-SEVEN THOUSAND ONE HUNDRED AND TWENTY (87,120) FEET.

2. MINIMUM LOT DEPTH AND WIDTH: TWO HUNDRED AND TWENTY-FIVE (225) FEET.

3. MAXIMUM LOT COVERAGE: NOT MORE THAN TEN (10) PERCENT OF THE NET AREA OF THE LOT MAY BE COVERED BY THE MAIN BUILDING AND ALL ACCESSORY BUILDINGS.

4. SETBACKS: THERE SHALL BE A FRONT YARD, SIDE YARD, AND REAR YARD SETBACK OF NOT LESS THAN TWENTY (20) FEET.

5. NO BUILDING SHALL EXCEED THE HEIGHT OF THIRTY (30) FEET.

The Zoning Ordinance of Jerome, Arizona, (Ordinance No. 177), is further amended hereby by amending Article V, Use Regulations, by amending re-numbered Section 510 Historic Overlay District, Subsection (C) District Boundaries to read as follows (Additions shown in ALL CAPS; Deletions shown in ~~strikeout~~):

The Historic Overlay District shall include all areas within the CORPORATE LIMITS OF the Town of Jerome AS OF DECEMBER 31, 2006. OTHER AREAS MAY BE ADDED BY ORDINANCE OF THE TOWN COUNCIL.

The Zoning Ordinance of Jerome, Arizona, (Ordinance No. 177), Article V, Use Regulations is further amended by amending Section 501(C)(15) and 502(C)(2) both regarding two or more vacant contiguous lots as follows (Additions shown in ALL CAPS; Deletions shown in ~~strikeout~~):

15. Where two or more vacant contiguous lots of record, having continuous frontage, are owned by the same person at the time of the passage of the controlling ordinance AND NEITHER LOT WOULD BE BUILDABLE IN CONFORMANCE WITH EXISTING ZONING AND SUBDIVISION ORDINANCES, the land included in the lots shall be considered to be an undivided parcel FOR PURPOSES OF APPLYING DEVELOPMENT STANDARDS AND COMPLIANCE WITH BUILDING REGULATIONS. SUCH PARCELS AS ARE CONSIDERED AS ONE TO MEET MINIMUM STANDARDS SHALL BE COMBINED INTO ONE LOT AND REPLATTED AS SUCH. ~~and no portion of said parcel shall be used as a building site or sold which does not meet the area and width requirements of the zone in which the lot is located.~~

* * *

2. Where two or more vacant contiguous lots of record, are owned by the same person at the time of the passage of the controlling ordinance AND NEITHER LOT WOULD BE BUILDABLE IN CONFORMANCE WITH EXISTING ZONING AND SUBDIVISION ORDINANCES, the land included in the lots shall be considered to be an undivided parcel FOR PURPOSES OF APPLYING DEVELOPMENT STANDARDS AND

COMPLIANCE WITH BUILDING REGULATIONS. SUCH PARCELS AS ARE CONSIDERED AS ONE TO MEET MINIMUM STANDARDS SHALL BE COMBINED INTO ONE LOT AND REPLATTED AS SUCH. ~~and no portion of said parcel shall be used as a building site or sold which does not meet the area and width requirements of the zone in which the lot is located.~~

Section II. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference, are hereby repealed.

Section III. Providing for Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of the Code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section IV. Providing for Penalties.

Any person found guilty of violating any provision of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine, imprisonment, probation, and/or penalties, as set forth in Article 1-8 of the Code of the Town of Jerome. Each day that a violation continues shall be a separate offense punishable as herein described.

PASSED AND ADOPTED by the Common Council of the Town of Jerome, Arizona, this 16th day of April, 2007, by the following vote:

AYES: 3

NAYES: 2 ABSENT: 0

EXCUSED: 0 ABSTAINED: 0

APPROVED this 16th day of April, 2007.

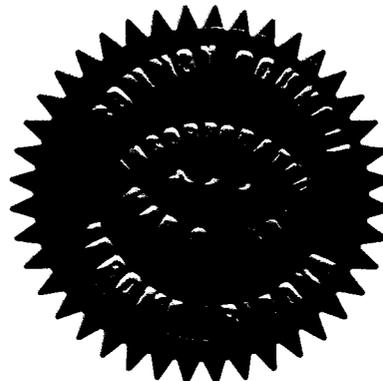
John R. Bouwman
John R. Bouwman, Mayor

ATTEST:

Balt Lozano
Balt Lozano, Town Clerk

APPROVED AS TO FORM:

Phyllis L.N. Smiley
Curtis, Goodwin, Sulliyann, Udall & Schwab, P.L.C.
Town Attorneys
By Phyllis L.N. Smiley



I, BALT LOZANO, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. 343 ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF JEROME ON THE 16th DAY OF April, 2007, WAS POSTED IN THREE PLACES ON THE 2nd DAY OF April, 2007.

Balt Lozano
Balt Lozano, Town Clerk

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