



TOWN OF JEROME

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

Founded 1876
Incorporated 1899

ORDINANCE NO. 446

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, AMENDING SECTIONS 201, 303, 304, 503, 504, 505, 506 AND 507 OF THE JEROME ZONING ORDINANCE REGARDING ACCESSORY BUILDINGS

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

Section 1. The following definitions included under Section 201, "General," of the Jerome Zoning
Ordinance are hereby amended as follows (additions underlined, deletions in ~~strikeout text~~):

Accessory Building - a building or structure which is visually subordinate to and the use of which is
~~customarily~~ incidental to that of the main building, structure or use on the same lot or parcel.
Accessory buildings or structures shall not be used for human habitation.

~~Guest House - living or sleeping quarters within an accessory building for the sole use of occupants
of the premises, guests of such occupants or persons employed on the premises. Such quarters
shall not be rented, and/or otherwise used for income purposes.~~

Height, Building or Structure - (see Building, Height of, and Accessory Building, Height of).

Section 2. Section 201, "General," of the Jerome Zoning Ordinance is hereby amended by the
addition of the following definition:

Accessory Building, Height of - the vertical measurement down from the highest point on the
structure to an intersection with the horizontal projection of a plane established as the median
between the highest and lowest points of original grade beneath the enclosed portion of the
structure. (See Appendix for diagrams.)

Section 3. Paragraph B, "Projects Requiring Review," of Section 303.1, "Preliminary Site Plan
Review," of the Jerome Zoning Ordinance is hereby amended as follows (additions underlined, deletions in
~~strikeout text~~):

Date of first reading: 12/11/18

Date of adoption: 2/12/19

Published 2/24/19; 3/3/19

Voting record at adoption:

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

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

B. PROJECTS REQUIRING REVIEW

Projects requiring Preliminary Site Plan Review shall include but not be limited to: lot splits, lot line adjustments, new construction, alterations, accessory buildings, grading and excavation and clearing and grubbing.

Section 4. Item 2 of Paragraph A, "Final Plan Procedures," of Section 303.2, "Final Site Plan Review," of the Jerome Zoning Ordinance is hereby amended as follows (additions underlined, deletions in ~~strikeout text~~):

2. Compliance with the appropriate sections of the Zoning Ordinance for the Zoning District including:
 - a. lot area
 - b. lot width
 - c. maximum lot coverage
 - d. yard requirements
 - e. off-street parking and loading
 - f. building height
 - g. accessory building height
 - h. any other property development standards specific to the zone.

Section 5. In Paragraph F, "Review Procedures and Criteria," of Section 304, "Design Review," of the Jerome Zoning Ordinance, an item titled "ACCESSORY BUILDINGS," as set forth below, is hereby inserted as item i, and subsequent items renumbered accordingly.

- i. ACCESSORY BUILDINGS – Garages, carports and sheds shall be visually compatible with buildings, structures and places to which they are visually related.

Section 6. In Paragraph F, "Review Procedures and Criteria," of Section 304, "Design Review," of the Jerome Zoning Ordinance, newly renumbered item j is hereby amended as follows (additions underlined, deletions in ~~strikeout text~~):

- j. ~~ACCESSORY FEATURES – Garages, carports, sheds, fences,~~ walkways, decks, stairways, lighting, antenna and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related.

Section 7. In Paragraph E, "Property Development Standards," of Section 503, "'AR' ZONE, AGRICULTURAL RESIDENTIAL," of the Jerome Zoning Ordinance, Item 7 is hereby added, as follows:

7. ACCESSORY BUILDINGS
 - a. Accessory buildings shall be considered in determining yard, lot and area requirements.
 - b. Accessory buildings shall not be used for human habitation.
 - c. Detached accessory buildings shall meet all required setbacks and maintain a space of five (5) feet from the main building or other structures.
 - d. Detached accessory buildings shall be constructed to a height not greater than fourteen (14) feet to the peak or highest point of the roof, as defined in "Accessory Building, Height of."

Section 8. In Paragraph D, "Property Development Standards," of Section 504, "'R1-10' ZONE, SINGLE FAMILY RESIDENTIAL," of the Jerome Zoning Ordinance, Item 7 is hereby added, as follows:

7. ACCESSORY BUILDINGS

- a. Accessory buildings shall be considered in determining yard, lot and area requirements.
- b. Accessory buildings shall not be used for human habitation.
- c. Detached accessory buildings shall meet all required setbacks and maintain a space of five (5) feet from the main building or other structures.
- d. Detached accessory buildings shall be constructed to a height not greater than fourteen (14) feet to the peak or highest point of the roof, as defined in "Accessory Building, Height of."

Section 9. In Paragraph D, "Property Development Standards," of Section 505, "'R1-5' ZONE, SINGLE FAMILY RESIDENTIAL," of the Jerome Zoning Ordinance, Item 7 is hereby added, as follows:

7. ACCESSORY BUILDINGS

- a. Accessory buildings shall be considered in determining yard, lot and area requirements.
- b. Accessory buildings shall not be used for human habitation.
- c. Detached accessory buildings shall meet all required setbacks and maintain a space of five (5) feet from the main building or other structures.
- d. Detached accessory buildings shall be constructed to a height not greater than fourteen (14) feet to the peak or highest point of the roof, as defined in "Accessory Building, Height of."

Section 10. In Paragraph D, "Property Development Standards," of Section 506, "'R-2' ZONE, MULTIPLE FAMILY RESIDENTIAL," of the Jerome Zoning Ordinance, Item 7 is hereby added, as follows:

7. ACCESSORY BUILDINGS

- a. Accessory buildings shall be considered in determining yard, lot and area requirements.
- b. Accessory buildings shall not be used for human habitation.
- c. Detached accessory buildings shall meet all required setbacks and maintain a space of five (5) feet from the main building or other structures.
- d. Detached accessory buildings shall be constructed to a height not greater than fourteen (14) feet to the peak or highest point of the roof, as defined in "Accessory Building, Height of."

Section 11. In Paragraph E, "Property Development Standards," of Section 507, "'C-1' ZONE, GENERAL COMMERCIAL," of the Jerome Zoning Ordinance, Item 7 is hereby added, as follows:

7. ACCESSORY BUILDINGS

- a. Accessory buildings shall be considered in determining yard, lot and area requirements.
- b. Accessory buildings shall not be used for human habitation.
- c. Detached accessory buildings shall meet all required setbacks and maintain a space of five (5) feet from the main building or other structures.
- d. Detached accessory buildings shall be constructed to a height not greater than fourteen (14) feet to the peak or highest point of the roof, as defined in "Accessory Building, Height of."

Section 12. Following its adoption, this Ordinance shall be published by the Town Clerk in accordance with the requirements of A.R.S. § 9-812.

Section 13. 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 14. 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, YAVAPAI COUNTY, ARIZONA, THIS 12th DAY OF February, 2019.


Christina Alex Barber, Mayor

ATTEST:


Candace Gallagher, Town Manager/Clerk

APPROVED AS TO FORM:


William J. Sims, Esq.
Town Attorney

