



TOWN OF JEROME

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

Founded 1876
Incorporated 1899

ORDINANCE NO. 454

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, AMENDING SECTION 201, "DEFINITIONS," SECTION 506, "R-2 ZONE, MULTIPLE FAMILY RESIDENTIAL," AND SECTION 507, "C-1 ZONE, GENERAL COMMERCIAL" OF THE JEROME ZONING ORDINANCE

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

Section 1. The definition of "Modular Housing" included in Section 201, "General," of Article II, "Definitions," of the Jerome Zoning Ordinance is hereby amended as follows (additions underlined; deletions in strikeout text):

Modular Housing Home - a dwelling unit or habitable room thereof which is either wholly or in substantial part manufactured at an off-site location to be assembled on site, except that it does not include a mobile home as defined in this article.

Section 2. Paragraphs A, B and C of Section 506, "R-2 Zone - Multiple Family Residential," is hereby amended as follows (additions underlined; deletions in strikeout text):

SECTION 506. "R-2" ZONE, ~~MULTIPLE SINGLE- AND TWO-FAMILY RESIDENTIAL~~

A. PURPOSE

This district is intended to fulfill the need for medium density 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 and multiple~~ single- and two- family homes, together with required recreational, religious, and educational facilities.

B. PERMITTED USES

1. One (1) single-family dwelling or one (1) two-family dwelling or one (1) modular home per lot. Mobile homes are prohibited.
- ~~2. Multiple family dwellings and apartment houses.~~
- ~~3.~~ 2. Customary accessory uses and buildings, provided such uses are incidental to the principal use.
- ~~4.~~ 3. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
- ~~5.~~ 4. Publicly owned and operated parks and recreation areas and centers.
- ~~6.~~ 5. Home occupations.

C. CONDITIONAL USES

Any conditional use in the R1-5 zone.

- ~~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. Hospitals, clinics, medical and dental offices.~~
- ~~10. Nursing Homes and Convalescent Homes.~~
- ~~11. Boarding or Rooming House.~~
- ~~12. Bed and Breakfast.~~

Section 3. Paragraph C., "Conditional Uses," of Section 507, "C-1 Zone, General Commercial," is hereby amended to add "three-family dwellings," "multi-family dwellings," "apartment houses," "hospitals," "nursing homes and convalescent homes," and "boarding or rooming houses" as conditional uses.

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, YAVAPAI COUNTY, ARIZONA, THIS 13th DAY OF AUGUST 2019.



Christina "Alex" Barber, Mayor

ATTEST:

APPROVED AS TO FORM:


Candace Gallagher, Town Manager/Clerk


William J. Sims, Esq.
Town Attorney

Date of first reading: July 9, 2019

Date of adoption: 8/13/19

Dates of publication: 8/21/19; 8/28/19

Date of posting: n/a

Voting record at adoption

| | MOVED | SECONDED | AYE | NAY | ABSENT | ABSTAIN |
|-------------|-------|----------|-----|-----|--------|---------|
| BARBER | | | Y | | | |
| DREIBENBERG | | | Y | | | |
| HARVEY | X | | | | | |
| MOORE | | X | | | | |
| WORTH | | | Y | | | |



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