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TOWN OF JEROME

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

REGULAR MEETING OF THE TOWN OF JEROME PLANNING AND ZONING COMMISSION

DATE: Wednesday, October 2nd, 2019 TIME: 7:00 pm
PLACE: **JEROME CIVIC CENTER**
600 Clark St., JEROME, ARIZONA 86331

AGENDA

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission and to the general public that the Planning & Zoning Commission will hold the above meeting in Council Chambers at Jerome Town Hall. Members of the Planning & Zoning Commission will attend either in person or by telephone, video or internet conferencing. The Planning & Zoning Commission may recess the public meeting and convene in Executive Session for the purpose of discussion or consultation for legal advice with the Town Attorney, who may participate telephonically, regarding any item listed on this agenda pursuant to A.R.S. § 38-431.03 (A)(3).

ITEM 1: CALL TO ORDER/ROLL CALL

ITEM 2: PETITIONS FROM THE PUBLIC — Pursuant to A.R.S. § 38-431.01(H), public comment is permitted on matters not listed on the agenda, but the subject matter must be within the jurisdiction of the Commission. All comments are subject to reasonable time, place and manner restrictions. All petitioners must fill out a request form with their name and subject matter. When recognized by the chair, please step to the podium, state your name and please observe the three (3) minute time limit. No petitioners will be recognized without a request. The Commission's response to public comments is limited to asking staff to review a matter commented upon, asking that a matter be put on a future agenda, or responding to criticism.

Possible Direction to Staff

ITEM 3: Approval of Minutes: Minutes of the Regular Meeting of September 4, 2019
Discussion/Possible Action/ Possible Direction to Staff

ITEM 4: Continued Items from Previous Meetings (none)

ITEM 5: Jerome Winery Relocation - CUP

APPLICANT: Brigid McLoughlin

ADDRESS: 114 Jerome Av.

ZONE: C-1

OWNER OF RECORD: Jerome 114 Avenue LLC

APN: 401-06-003E

Applicant is seeking Conditional Use Permit approval for Spiritous Liquor Tasting (wine tasting)

Discussion/Possible Action

ITEM :6 Education Items

- **Maximum Building Height in C-1 Zone**
Information & Discussion of Future Items

ITEM 7: Zoning Administrator Informational Items

- **Update 9/10/2019 Council Meeting**

- o C-1 Parking - Direction to return w/info. on In-Lieu Fee and Parking Overlay District to next Council meeting
- o Pay to Park (Kiosk) Program – Continued Discussion on Exemptions at next Council meeting
- o Sign Ordinance Amendments (1st Reading) – Direct Town Manager to make minor changes regarding special event banners
- o Jerome Clubhouse – Council supported P&Z recommendation of a CUP for Residential in C-1
- **Update on September 9th DRB Meeting**
 - o Tomlinson Deck (750 Verde Av) – cont. to Oct. 15th DRB
 - o Roberto Rabago Metal Roof/Paint “small project” (509 Main St.) – approved
 - o Firefly Awning Replacement “small project” (208 Main St.) – approved
 - o Passion Cellars Signage Change (301 Main St.) – approved
 - o Spirit of Jerome Metal Roof (640 Main St.) – approved



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- **Misc. Items**

- o Sidewalk Encroachment Policy – tentatively scheduled for October Council meeting
- o Code Enforcement – 860 Hampshire (determined NOT to be a legal duplex)
- o Zoning Administrator Work Program/Goal Setting Informational item (date still not set)
- o Small Projects Definition
- o Future Projects – Hotel Jerome, Comprehensive Code Update

ITEM 8: Potential items for next P&Z Agenda (November 6th)

- Downtown Parking Solutions – possible workshop or hearing and discussion
- Small Projects Definition/Policy

Discussion/Possible Direction to Staff

ITEM 9: ADJOURN

Discussion/Possible Action

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 7 p.m. on _____, 2019
 970 Gulch Road, side of Gulch Fire station, exterior posting case
 600 Clark Street, Jerome Town Hall, exterior posting case
 120 Main Street, Jerome Post Office, interior posting case

Joni Savage, Deputy Town Clerk, Attest

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the Deputy Town Clerk Joni Savage at (928) 634-7943. Requests should be made as early as possible to allow sufficient time to make arrangements. Anyone needing clarification on a P&Z Commission agenda item may call John Knight at (928) 634-7943.



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MINUTES

ITEM 1: CALL TO ORDER/ROLL CALL

Chair Lance Schall called the meeting to order at 7:00 p.m.

Roll call was taken by Joni Savage. Commission members present were Chair Lance Schall, Vice Chair Joe Testone, Commissioners Jessamyn Ludwig, Scott Hudson and Henry Vincent.

Staff present were John Knight, Zoning Administrator and Joni Savage, Deputy Clerk.

7:00 (01:15) ITEM 2: PETITIONS FROM THE PUBLIC-- There were no petitions from the public.

7:00 (01:25) ITEM 3: Approval of Minutes: Minutes of the Regular Meeting of August 7, 2019

Ms. Savage noted the corrections made to the minutes.

Motion to Approve the Minutes of August 7, 2019

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hudson			X			
Ludwig			X			
Schall	X		X			
Testone		X	X			
Vincent			X			

7:02 (3:10) ITEM 4: Continued Items from Previous Meetings – There were none.

7:03 (3:38) ITEM 5: Preliminary and Final Site Plan Review for Deck on Ex. Home

APPLICANT: Karen Tomlinson

ADDRESS: 750 Verde Ave.

ZONE: AR

OWNER OF RECORD: Karen Tomlinson

APN: 401-07-167C

Applicant is seeking approval to replace an existing at grade deck, add a 2nd story deck and add an overhead trellis.

Mr. Knight explained the application.

Chair Schall commented he sees no issues.

Motion for Final Site Plan Approval for Deck at 750 Verde Avenue

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hudson		X	X			
Ludwig			X			
Schall	X		X			
Testone			X			
Vincent			X			

7:07 (7:42) ITEM 6: Zoning Administrator Work Program/Goal Setting

Information/Discussion on future work items for the Zoning Administrator. A formal Goal Setting Setting Session with Council, P&Z, and DRB is tentatively scheduled for October 8th.

Mr. Knight gave them a preview of what is coming up. He talked about a special joint session with Council and P & Z and he will invite DRB to attend.



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7:13 (13:40) ITEM 7: Small Projects Definition

Information/Discussion on definition and policy on how to address "small projects". P&Z to provide direction and clarification on how/what constitutes small projects – this might include re-painting, color/material changes, new accessory structures, small decks, etc. This should also include a list of exempt projects that do not require review by P&Z and/or DRB. A similar discussion will be held with the DRB.

Mr. Knight explained there is nothing in the code that talks about this. He wants to open discussion about preparing a policy or list of items that are small projects. We can amend the code to identify what a small project is.

7:22 (22:42) ITEM 8: Parking Problems and Potential Solutions in the C-1 Zone

Information and update on the status of parking problems and proposed solutions that will affect the downtown area. Note - this is scheduled for Council discussion on Sept. 10th at their regular meeting. Should Council wish to proceed with changes to the Zoning Ordinance to address parking in the C-1, the item will return to P&Z as a Workshop and/or Public Hearing.

Mr. Knight introduced his parking concerns and wanted to give them a preview of what would be at the Council meeting. He handed them maps he had printed.

7:35 (36:02) ITEM 9: Sidewalk Encroachment Policy

Information and update on the status of encroachments placed in the sidewalk right of way. This may include benches, hostess stations, "café tables", and other possible encroachments.

Mr. Knight explained that he had walked through the C1 zone and there are all kinds of things on the sidewalks. We need to maintain an appropriate space on the sidewalk.

7:40 (40:42) Charlotte Page came forward and spoke about the sign ordinance.

Chair Schall noted that we just need to make a consistent policy.

7:53 (53:43) ITEM 10: Education Items

- Variances - Information and discussion on Zoning Code criteria regarding variances
- Non-conforming Use & Non-conforming structure
- Future Education Items – open for Commission Discussion

Mr. Knight updated them on this line item and there was discussion with the commission.

8:06 (1:006:54) ITEM 11: Zoning Administrator Informational Items

- Update on P&Z Projects from previous Council Meetings – Cuban Queen Parking Direction (8/13 e-session), R-2 Zone Ordinance Update (8/13), Sliding Jail Property Buyback (8/13) and Parking Kiosk Program (8/16)
- Future Projects – Hotel Jerome, Comprehensive Code Update
- Code Enforcement – 860 Hampshire
- Jerome Clubhouse
- Other Items

Mr. Knight explained the purpose of this line item.

8:18 (1:19:10) ITEM 12: Potential items for next P&Z Agenda (Oct. 2nd)

- Jerome Winery Relocation – CUP – relocate to 114 Jerome Ave. (currently Jerome Jewelry & Gifts)
- Downtown Parking Solutions – possible workshop or hearing and discussion
- Small Projects Definition/Policy
- Policy on Benches/Hostess Stations/and other Sidewalk Encroachments



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ITEM 13: ADJOURN

Motion to Adjourn at 8:21

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hudson			X			
Ludwig			X			
Schall	X		X			
Testone		X	X			
Vincent			X			

Approval on next page.

DRAFT



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DATE: Wednesday, September 4, 2019 TIME: 7:00 pm
PLACE: JEROME CIVIC CENTER
600 Clark St., JEROME, ARIZONA 86331

Respectfully submitted by Joni Savage on October 2, 2019

Approved: _____ Date: _____
Planning & Zoning Commission Chair

Attest: _____ Date: _____
Planning & Zoning Commission Vice Chair

DRAFT



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

OFFICE (928) 634-7943 FAX (928) 634-0715

ZONING ADMINISTRATOR ANALYSIS PLANNING & ZONING COMMISSION

October 2, 2019

ITEM 5: Jerome Winery Relocation
Location: 114 Jerome Ave.
Applicant: Brigid McLoughlin, Odyssey Cellars
ZONE: C-1
APN: 401-06-003E
Recommendation: Approve with Conditions
Prepared by: John Knight, Zoning Administrator

Summary: Applicant requests approval of a Conditional Use Permit for a Spiritous Liquor Tasting Facility (i.e.: Wine Tasting) in an existing building located at 114 Jerome Av. (currently Jerome Jewelry and Gifts). Applicant intends to use approximately 700 sq. ft. of the building for wine tasting and retail sales. Refer to the narrative provided by the applicant for additional details on the proposed use.

Zoning Ordinance Compliance -

Section 507.C.15: In the C-1 Zoning District a Conditional Use Permit (CUP) is required for a "Spiritous Liquor Tasting".

Response: P&Z will need to review the proposed CUP for Code Compliance and may add conditions to ensure compliance. Suggested conditions for discussion by the P&Z are included below.

Section 200. General (definitions): Spirituous Liquor Tasting Facility –

An establishment promoting the retail sales of vinous, spirituous or malt liquor to consumers, and allowing tasting of those vinous, spirituous or malt liquors on the premises of the tasting facility. A vinous, spirituous or malt liquor tasting facility may include snacks, not meals, to consume with vinous, spirituous or malt liquor as a complement to but not as the primary function of the tasting facility. Vinous, spirituous or malt liquor tasting facilities may not include dining room seating. Vinous, spirituous or malt liquor tasting facilities may have an "Other Food" License for ware washing and appetizer preparation only, not for meal preparation. A vinous, spirituous or malt liquor tasting facility shall not have a Series 12 restaurant liquor license.

Response: The definition identifies that wine tasting and other spirituous beverages are allowed. However, the definition states that the facility can not include dining room seating and that food is limited to snacks and not meals. The purpose of this is to ensure that the facility is not used as a restaurant (which has a much greater parking demand). Conditions have been suggested below that reflect this requirement.

Section 302.D.3. & 4. Conditional Use Permits – Condition Action and Findings

302.D.3. *In order to grant any use permit, the findings of the Commission must be that the establishment, maintenance, or operation of the use or building applied for will not be detrimental to the public health, safety, peace, convenience, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the Town.*

Response: The Commission must find that the "...establishment, maintenance, or operations of the use...not be detrimental to the public health, safety, peace, convenience, comfort, and general welfare of persons residing or working the neighborhood or to the general welfare of the Town." Conditions have been included to ensure compliance with this requirement.

302.D.4. *The Commission may designate such conditions in connection with the use permit as it deems necessary to secure the intent and purposes of this ordinance and may require guarantees and evidence that such conditions are being or will be complied with.*

Response: This section simply identifies that conditions can be added to ensure compliance with the Zoning Ordinance and as well as guarantees and evidence that the conditions are complied with.

Section 510.D.u. Parking: Spiritous Liquor Tasting Facilities require 1 space per 300 sq. ft. of usable area.

Response: The usable area is approximately 700 sq. ft. At 300 sq. ft. per space a total of 2.4 parking spaces (rounded down to 2) are required for the facility. Note that the applicant has identified that the lease includes a total of 7 adjacent parking spaces.

Suggested Conditions of Approval:

1. **Parking Spaces** – A total of two (2) parking spaces are required for the wine tasting facility. As long as the facility is in operation, a minimum of two (2) parking shall be dedicated and used exclusively for the wine tasting business. A copy of the lease shall be provided to the Zoning Administrator prior to Town approval of the liquor license and/or any building permits to ensure that the lease includes the required number of parking spaces.
2. **Food/Snacks** – The facility may include snacks, not meals, to consume with the wine tasting as a complement to but not as the primary function of the tasting facility. Vinous, spirituous or malt liquor tasting facilities may not include dining room seating.
3. **General CUP Requirement** - The establishment, maintenance, or operation of the use or building shall not be detrimental to the public health, safety, peace, convenience, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the Town.
4. **Music** – Music shall be limited to acoustic music only.
5. **Hours** – Hours shall be limited to 11 am to 8 pm with occasional special events lasting until 10 pm.
6. **Sign** – A separate application for DRB will be required for approval of any signage.

7. **Exterior Improvements** – This approval is for the Conditional Use only and does not include any exterior improvements to the building or parking area. If exterior improvements are requested, they will need to be submitted under a separate application for Site Plan Review.
8. **Second Story** – Only the first floor may be used for the business. This approval does not include use of the second story.
9. **Building Permits** – Applicant shall consult with the Jerome Building Inspector and obtain any required building permits prior to occupancy.
10. **Liquor License** – A Series 19 liquor license shall be approved by the Arizona Dept. of Liquor and the Town of Jerome.
11. **One Year Review** – The CUP shall be reviewed by the Zoning Administrator and Planning & Zoning Commission one (1) year after approval to ensure compliance with all applicable conditions. If necessary, the Planning & Zoning Commission may amend the conditions at that time to ensure compliance with all standards, ordinances and other requirements.

Action Required: The Planning and Zoning Commission shall make a motion to approve, conditionally approve or deny said plan. Note that the ZA is recommending approval with the above conditions. Note that the P&Z approval is a recommendation to the Town Council. This item is tentatively scheduled for the November Council meeting.



TOWN OF JEROME

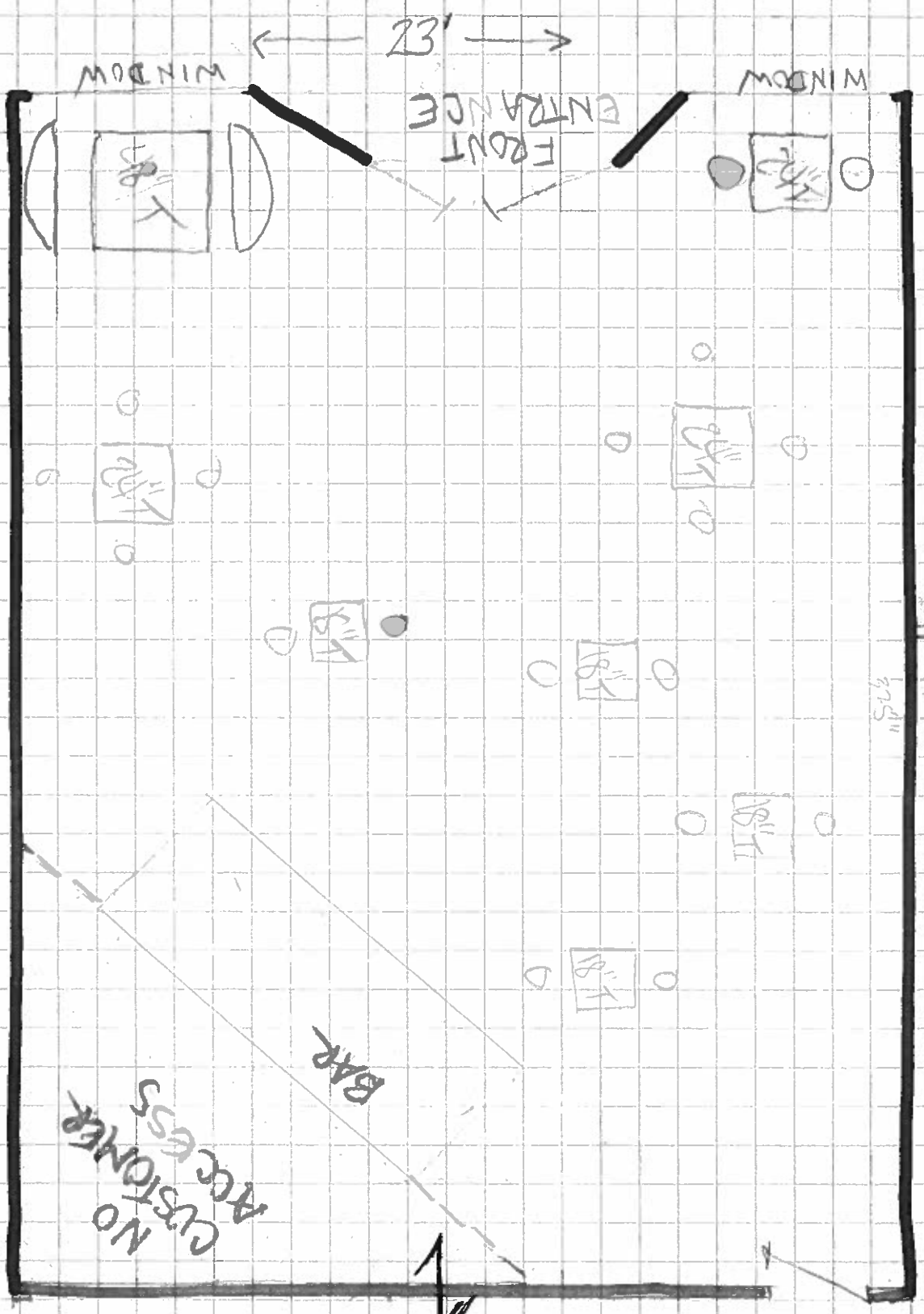
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PLANNING & ZONING COMMISSION

APPLICANT		FOR OFFICE USE ONLY CONDITIONAL USE PERMIT			
Project Name: JEROME Winery	Parcel Number(s): building 401-06-003E parking 406-06-004	Fee			
Project Address: 114 JEROME AVE		Receipt			
		Zone			
		Date			
		Taken By			
		Parking Req's:		Met	Y N
		Final action			A D
Property Owner(s): ALBERT FELICIONE		Applicant/Agent:	BRIGID MULLOUGHAN		
Mailing Address: PO Box 20053		Mailing Address:	7035 E Hampton Ave #110		
City: SEDONA		City:	Mesa		
State: AZ		State:	AZ		
Zip Code: 86341		Zip Code:	85209		
Phone: 9284512382		Phone:	928 451 4078		
Email: felicione1@msn.com		Email:	info@cellar433.com		
State Request (proposed usage requiring permit and other information pertinent to the consideration of granting requested permit): use existing space to open a wine tasting room. limited seating for tasting. Will also sell wine bottles, glasses of wine & food in accordance with existing statute					
I hereby certify that the information submitted on this application is complete and accurate to the best of my knowledge and that I am the owner or authorized agent of the same as stated in the attached documentation.					
Signature:					
Print Name:	BRIGID MULLOUGHAN				
Date:	082619				

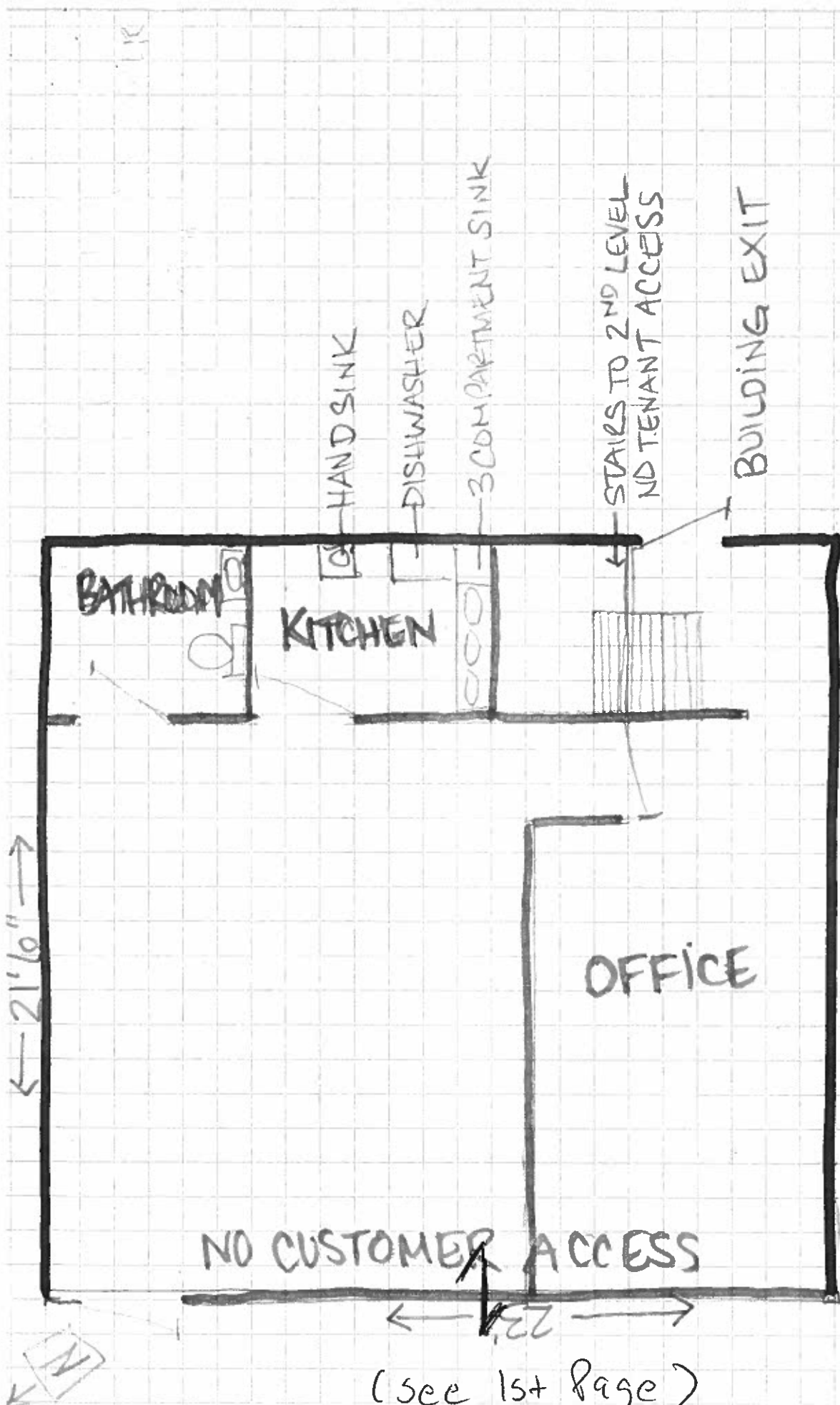
JEROME AVE



SCALE: 1 SQUARE = 1 FOOT
 SHOWS INTERIOR FROM
 FRONT DOOR TO MID INTERIOR ONLY, ALL

713 S.F.
 CUSTOMER ACCESS
 (95) BAR BACK BAR
 NO CUSTOMER
 ACCESS

(see 2nd page)



500 SQ FT
NO CUSTOMER ACCESS

Scale 1 square = 1 Foot

SHOWS INTERIOR FROM MID INTERIOR POINT WALL TO BACK WALL

(see 1st page)



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TOWN OF JEROME, ARIZONA

Jerome Town Hall and Civic Center
600 Clark Street
P.O. Box 335, Jerome, AZ 86331
(928) 634-7943 FAX (928) 634-0715
www.jerome.az.gov

APPLICATION FOR PLANNING & ZONING COMMISSION

PLEASE PRINT LEGIBLY SO THAT PROCESSING WON'T BE DELAYED.

APPLICANT'S NAME: BRIGID M'LOUGHLIN

MAILING ADDRESS: PO Box 1027

TELEPHONE: 928 457 4078 EMAIL: info@cellar433.com

PROJECT ADDRESS: 114 Jerome Ave

PARCEL NUMBER: 401-010-003E ZONE DISTRICT: GW HILLS PLAT

APPLICATION FOR (Please describe the project.): Wine testing / saritaw liquor testing room

- I hereby apply for consideration and conditional approval by the above Commission.
- I understand that any approval is not valid until application fees are received by the Town.
- I have obtained and reviewed information on the criteria used in evaluation by these bodies and/or reviewed the application provisions in the Town Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and reviewed.

APPLICANT'S SIGNATURE: [Signature] DATE: 082719

TOWN USE BELOW

RECEIVED FROM: Brigid McLoughlin DATE: 9/12/19

Received the sum of \$ 100 as: Check No. 21166 Cash Credit Card

Per Fee schedule - Ordinance 332

BY: [Signature] FOR: John Knight

PLANNING & ZONING -- Please review ZONING ORDINANCE, ALL OF §303, Conditional Use Permits must also be approved by Council

ZONING DISTRICT: C1

PROPOSED USE: spirits liquor tasting room

PERMITTED USE:

CONDITIONAL USE:

PROPERTY DESCRIPTION

1. Non-conforming lot of record? N/A.

2. Name of connecting public street Jerome Ave

3. Public water (domestic)? YES Public Sewer? YES

Public water (fire suppression?) YES Public Septic? NO

4. Lot area .04 acres. 401-06-003E Required for zone none

.04 acres - 406-06-004

5. Lot width _____ Required for zone none

6. Square footage of building 2718, Required for zone N/A

Square footage of footprint _____

7. Percentage of lot covered 100% of 401-06-003E

8. Yards

Front _____ Front of buildings within 100' _____

Side yard (1) _____ Side yard (2) _____

Rear yard _____

Single or double frontage _____ N/A

9. Building height from median _____ Maximum face _____

Engineering may be required on Items 10 and 11

10. Fill required? _____ Evidence of safety of fill _____

11. Excavation required? _____ Evidence of safety of excavation _____

12. Design Review required? _____

Sign proposed? yes -

13. Performance Standards – Please review and indicate compliance with the following:

Standard	Compliance Guaranteed
Noise	<u>[Handwritten mark]</u>
Smoke	<u>[Handwritten mark]</u>
Glare or heat	<u>[Handwritten mark]</u>
Vibration	<u>[Handwritten mark]</u>
Fly ash, dust, fumes, vapors, gases or other forms of air pollution	<u>[Handwritten mark]</u>
Liquid and solid waste	<u>[Handwritten mark]</u>
Odors	<u>[Handwritten mark]</u>

14. Is land suitable for building? (Engineering verification may be necessary.) N/A

Slope [Handwritten mark]

Engineering report submitted? [Handwritten mark]

15. Home occupation? [Handwritten mark]

16. Exterior lighting? [Handwritten mark]

17. Walls and fences? [Handwritten mark]

18. Accessory building(s)? [Handwritten mark]

Square footage _____ Height _____

19. Projections from building (type of projection in feet) _____

PARKING AND LOADING – Please review ZONING ORDINANCE, §510

1. Use Wine Tasting & Retail

2. Is this a change of use or a new use of a pre-existing structure? change

3. Loading requirement _____

How will requirements be fulfilled? _____

4. Parking requirement 1 per 300 sqft of useable space (customer)

How will requirement be fulfilled? parcel. 406-06-004 holds 7 parking sp.

5. Off-street parking

Spaces required 2.37

Spaces provided 7 existing 406-06-004

Access from public street (which street) Jerome Ave

Dimensions .04 acre

Grading required _____

Surface asphalt

Circulation pattern and exiting procedure 2 way traffic

entry and exit from Jerome Ave and UVX Road

PLAN REVIEW

Each application for design approval will be filed with the Zoning Administrator to be forwarded to the Planning & Zoning Commission. The application for approval shall be submitted with eight (8) identical copies of the plan. Each copy shall be on one or more sheets of paper, not measuring more than twenty-four inches (24") by thirty-six inches (36"), drawn to a scale not smaller than forty feet (40') to the inch, which show the features referenced in Section 303 I.C. 1-11. The following checklist is provided for the applicant's convenience to ensure inclusion of all necessary data.

- Eight (8) copies of the site plan enclosed
- North arrow
- Scale
- Lot dimensions
- Street dedications
- Easements
- Utilities
- Property lines
- Location of all buildings and structures and number of stories (building height)
- Vicinity sketch
- Adjacent properties and their uses
- Dimensions of all required yards
- Lot coverage
- Space between buildings
- Dimensions of all proposed walls and fences
- Exterior lighting
- Parking and loading
 - Location of spaces
 - Number of spaces
 - Dimension of spaces
 - Circulation patterns
 - Surface materials
- Existing and proposed drainage
- Existing natural features (rock outcroppings, washes, etc.)
- Existing man-made features (roads, walkways, stairways, etc.)
- Existing and proposed grades
- Slope of property
- Proposed excavation and grading
- Engineering reports where needed

PLAN REVIEW CHECKLIST CONTINUED ON NEXT PAGE

N/A

Driveways - proposed

- _____ Location
- _____ Number
- _____ Dimensions
- _____ Circulation patterns
- _____ Surface materials

N/A

Other access ways – proposed

- _____ Location
- _____ Number
- _____ Dimensions
- _____ Circulation patterns
- _____ Surface materials

N/A

Pedestrian walkways and stairways - proposed

- _____ Location
- _____ Number
- _____ Dimensions
- _____ Circulation patterns
- _____ Surface materials

N/A

Legal description of property to be developed

_____ Additional information requested by Zoning Administrator

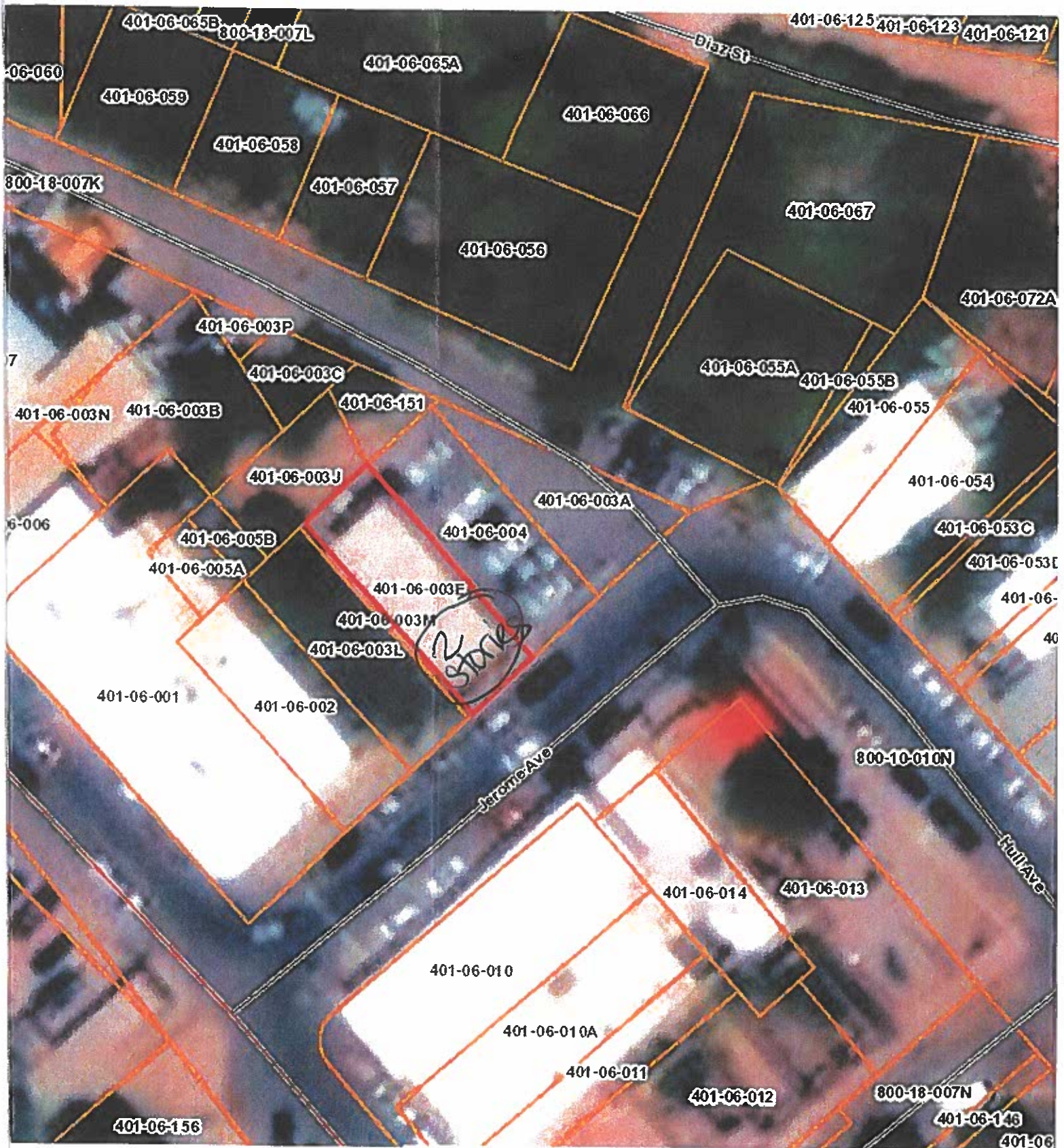
_____ Additional information requested by Design Review Board

PLEASE NOTE:

After Planning & Zoning Commission approval and Design Review Board approval, building projects must then be submitted to the Building Inspector for review, approval and issuance of building permit(s).

REGARDING BUILDING PERMITS:

There are additional fees required for building permits to reimburse the Town for costs of providing plan review and construction inspection services. Please refer questions to the Building Inspector. Commercial projects, and some residential projects, generally require plans to be prepared and/or sealed by an Arizona registrant, such as a licensed architect or engineer, per A.R.S. §32-144. Licensed contractors are required for construction projects per A.R.S. §32-1121.





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ZONING ADMINISTRATOR ANALYSIS PLANNING & ZONING COMMISSION

October 2, 2019

ITEM 6: Education Item - Maximum Building Height in C-1
Recommendation: Discussion Only
Prepared by: John Knight, Zoning Administrator

Summary: One of the more confusing standards in the Zoning Ordinance has to do with the way building height is calculated. Building Height is essentially calculated using the "median" elevation. Key Code Sections are noted below and will be explained in more detail at the meeting.

Section 201. General (Definitions):

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 507.E.6. Maximum Building Height:

The maximum building height shall not exceed the height of twenty-five (25) feet except when the following conditions prevail:

- a. The maximum building height shall not exceed that established by any building within one hundred (100) feet on either or both sides of the lot. Where more than one such building is within one hundred (100) feet of the lot then the maximum building height of the nearest such building shall be the maximum building height of the lot. Except that where the lot is between two (2) such buildings, each within one hundred (100) feet of the lot, then the maximum building height of the center of this lot shall be that established by a line joining the highest point of the other such buildings. Nothing in the above shall require that the maximum building height in this district be less than twenty-five (25) feet. (see Appendix for diagrams).
- b. Notwithstanding these provisions no face of any building shall exceed thirty-five (35) feet above the low point of original grade as defined in "original grade."

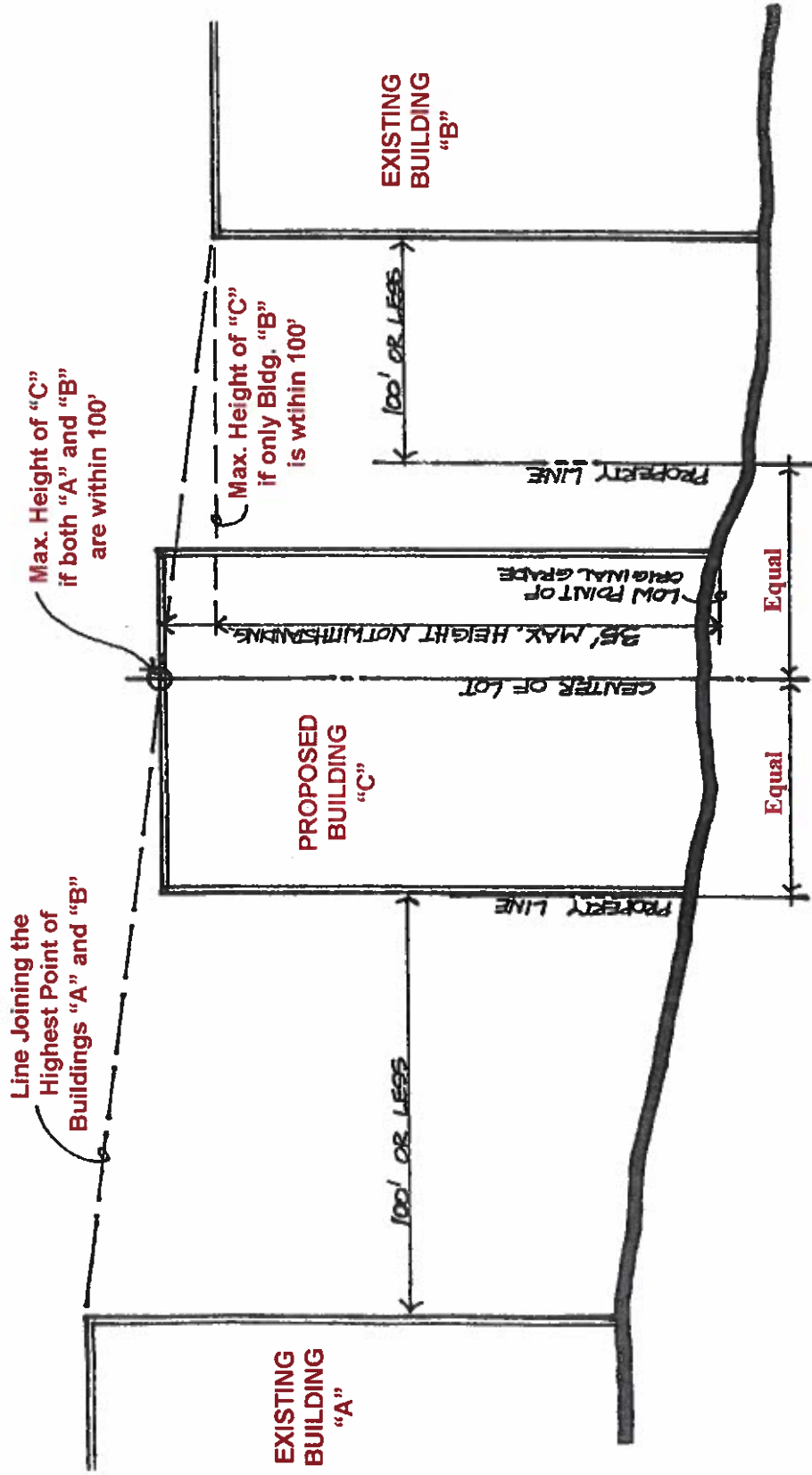


DIAGRAM AT C-1 ZONE ONLY
 Elevation View
 BB '98