



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

(928) 634-7943

www.jerome.az.gov

AGENDA

SPECIAL COUNCIL MEETING - ZONING CODE UPDATE OF THE TOWN OF JEROME

COUNCIL CHAMBERS, JEROME TOWN HALL
600 CLARK STREET, JEROME, ARIZONA

MONDAY, SEPTEMBER 14, 2026, AT 4:00 PM

Due to the length of this meeting, Council may recess and reconvene at the time and date announced.

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Council and to the General Public that the Jerome Town Council plans to hold the above meeting. Persons with a disability may request an accommodation such as a sign language interpreter by contacting Kristen Muenz, Deputy Clerk, at 928-634-7943. Requests should be made early enough to allow time to arrange the accommodation. For TTY access, call the Arizona Relay Service at 800-367-8939 and ask for the Town of Jerome at 928-634-7943.

Notice is hereby given that pursuant to A.R.S. 1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Town Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. 1-602.A.9 have been waived.

We acknowledge we are on the traditional lands of the Yavapai and Apache People and we, the Town of Jerome, pay respect to the elders both past and present.

1. CALL TO ORDER/ROLL CALL

Mayor/Chairperson to call meeting to order
Town Clerk to call and record the roll.

2. NEW BUSINESS

Discussion/Possible Action

A. Representatives from the Town's Consultants from The Planning Center will Present the Revisions To-Date Following the First Public Input Meeting, then Facilitate Further Discussion, and Receive Direction from the Council

Conduct an update and an informal and all-inclusive discussion for the zoning code updates and revisions to the Town's Zoning Code.

3. ADJOURNMENT

The Town Council 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). The Chair reserves the right, with the consent of Council, to take items on the agenda out of order.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 7 p.m. on _____ in accordance with the statement filed by the Jerome Town Council with the Jerome Town Clerk: (1) 970 Gulch Road, side of Gulch Fire Station, exterior posting case; (2) 600 Clark Street, Jerome Town Hall, exterior posting case; (3) 120 Main Street, Jerome Post office, interior posting case.

Kristen Muenz, Deputy Town Clerk

File Attachments for Item:

A. Representatives from the Town's Consultants from The Planning Center will Present the Revisions To-Date Following the First Public Input Meeting, then Facilitate Further Discussion, and Receive Direction from the Council

Conduct an update and an informal and all-inclusive discussion for the zoning code updates and revisions to the Town's Zoning Code.

JEROME ZONING ORDINANCE

AS REVISED FEBRUARY 1997

AND UPDATED THROUGH JULY 2024

UPDATES:

UPDATE	ORDINANCES INCLUDED	UPDATED BY
9/10/2012	290 (original re- adopting ordinance); 293, 298, 301,313,324,340,343,374,378, 380 <i>(Typographical error in Section 303.1 E corrected 1/14/2013)</i>	Candace B. Gallagher, CMC
12/17/2013	406, 407, 408 In addition, REMOVED provisions of Ordinance 343, which was repealed by voters in 2008, and reversed renumbering of Sections 503-511 that had been renumbered with that ordinance. Numeric references to those sections were corrected as well.	Candace B. Gallagher, CMC
10/2/2014	410	Candace B. Gallagher, CMC
1/30/19	442, 445	Candace B. Gallagher, CMC
2/21/19	446	Candace B. Gallagher, CMC
6/26/19	451	Candace B. Gallagher, CMC
9/17/19	453, 454	Candace B. Gallagher, CMC
11/6/19	457	Candace B. Gallagher, CMC
1/15/20	459	Candace B. Gallagher, CMC
8/31/20	460	Candace B. Gallagher, CMC
6/8/21	465, 472	Candace B. Gallagher, CMC
7/8/21	470	Candace B. Gallagher, CMC
10/20/21	474	Candace B. Gallagher, CMC
2/28/22	477	Candace B. Gallagher, CMC
3/29/22	478	Candace B. Gallagher, CMC
7/10/24	490	Candace B. Gallagher, CMC

JEROME ZONING ORDINANCE 1997

COUNCIL

Paul Gross – Mayor
Alfredo Gutierrez
James A. Rome
Leo Sullivan
Helen Jane Troyer

PLANNING COMMITTEE

Richard Martin – Chairman
Larry Ahern – Vice Chairman
Mary Marc Armstrong
Barbara Hogan
John McNerney
Michael Smith
Jon Tudan

NACOG COMMUNITY PLANNING STAFF

Gary Millam – Division Chief
Matt Winkel – Project Mgr.
Ramon Bazarro – Graphics
Dolores Gonzales – Secretary
Alexandra Gallardo – Secretary

Northern Arizona Council of Governments



ORDINANCE NO. 177

ADOPTED JUNE 14, 1977

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF JEROME, ARIZONA, IMPOSING REGULATIONS, PROHIBITIONS, AND RESTRICTIONS FOR THE PROMOTION OF HEALTH, SAFETY, CONVENIENCE, AND WELFARE; REGULATING AND RESTRICTING HEIGHT, NUMBER OF STORIES, SIZE OF BUILDINGS AND OTHER STRUCTURES, THE PERCENTAGE OF LOT THAT MAY BE OCCUPIED, THE SIZE OF YARDS, COURTS, AND OTHER OPEN SPACES, THE DENSITY OF POPULATION, THE LOCATION AND USE OF BUILDINGS, STRUCTURES, AND LAND FOR TRADE, INDUSTRIAL, COMMERCIAL, RESIDENTIAL OR OTHER PURPOSES; ESTABLISHING STANDARDS OF PERFORMANCE AND DESIGN; AND FOR SUCH PURPOSES DIVIDING THE TOWN INTO DISTRICTS OF SUCH NUMBER, SHAPE, AND AREA AS MAY BE DEEMED BEST SUITED FOR THE PURPOSES HEREOF; AND ADOPTING A MAP OF SAID DISTRICTS; CREATING BOARDS AND DEFINING THE POWERS AND DUTIES OF SAID BOARDS; PRESCRIBING PROCEDURES FOR CHANGES OF DISTRICTS, CONDITIONAL USE PERMITS, VARIANCES, AND OTHER PERMITS; PRESCRIBING PENALTIES FOR VIOLATIONS OF SAID ORDINANCE; AND DECLARING AN EMERGENCY.

WHEREAS, it has been found necessary for the welfare of the Town of Jerome that a Zoning Ordinance shall 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 such an ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF JEROME as follows:

ZONING ORDINANCE OF THE TOWN OF JEROME

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ARTICLE I

ADMINISTRATION

SECTION 101. SHORT TITLE

This ordinance shall be known as “The Zoning Ordinance of the Town of Jerome.”

SECTION 102. PURPOSE

The purposes of this ordinance are to secure safety from fire, panic, and other dangers; to provide adequate light and air; to lessen congestion in the streets; to prevent the overcrowding of land; to avoid undue concentration of population, to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; to provide for the social, physical, and economic advantages resulting from comprehensive and orderly planned use of land resources; and to otherwise promote the health, safety, convenience and general welfare of the citizens of the Town of Jerome, Arizona.

SECTION 103. INTERPRETATION AND APPLICATION

In its interpretation and application, the provisions of this ordinance shall be held to be minimum requirements for the promotion of a comprehensive plan, and for the promotion of the public health, safety, and general welfare. It is not intended by this ordinance to repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws or ordinances, except those specifically repealed by this ordinance, or with restrictions placed upon property by covenant, deed, or other agreement between parties, provided that where this ordinance imposes a greater restriction on land, buildings or structures than is imposed or required by such existing provisions of law, ordinance, contract or deed, the provisions of this ordinance shall control.

SECTION 104. PLANNING AND ZONING COMMISSION

A. COMPOSITION; TERMS OF MEMBERS; VACANCIES; COMPENSATION OF MEMBERS

A Planning and Zoning Commission was established upon adoption of the Jerome Zoning Ordinance. At the adoption of this ordinance, the Commission shall consist of five (5) members, each of whom shall be a resident of the Town of Jerome, to be appointed by the Town Council. The members of the Commission shall serve for three (3) years, except as hereinafter provided. In the event of a death, resignation, or removal from the Commission, the vacancy shall be filled by the Council for the unexpired term. Members of the Commission may, after a public meeting, be removed by the Council for inefficiency, neglect of duty or unethical conduct in office. A Commission member who is absent four (4) regular meetings of a year beginning March 1st and ending February 28th shall be deemed to have vacated his or her appointment without further action being taken by the Commission or Council. All members shall serve without pay. However, members of the Commission may be reimbursed for actual expenses incurred in connection with their duties upon authorization or ratification by the Commission and approval of such expenditures by the Town Council.

[Ord. No. 313; Ord. No. 445]

B. POWERS AND DUTIES

It shall be the duty of the Commission to formulate and administer any lawful plan duly adopted by the Council for the present and future growth and development of the Town of

Jerome pertaining to the use of land and buildings for any purpose, to make or cause to be made a continuous study of the best present and future use to which land and buildings shall be put within the Town of Jerome and in cooperation with adjacent areas, and to recommend to the Council revisions in such plans which, in the opinion of the Commission, are for the best interest of the citizens of the Town of Jerome; to hold public hearings where necessary; to make recommendations to the Council on all matters concerning or relating to the creation of zoning districts, the boundaries thereof, the appropriate regulations to be enforced therein, and amendments of this ordinance; to carry out the specific duties as prescribed by this ordinance, and to undertake all activities usually associated therewith and commonly known as “Planning and Zoning”. The Commission is also authorized to confer and advise with other city, county, regional, or state planning commissions.

C. SELECTION OF OFFICERS

The Commission shall elect a Chair and Vice Chair from among its own members, who shall serve for one (1) year and until their successors are elected and qualified. No individual may serve consecutively as Chair, or consecutively as Vice Chair, for more than two one-year terms. The Chair shall preside at all meetings and exercise all the usual rights, duties and prerogatives of the head of any similar organization. The Chair shall have the power to administer oaths and to take evidence. The Vice Chair shall perform the duties of the Chair in the latter’s absence or disability. Vacancies created by any cause shall be filled for the unexpired term by a new election.

[Ord. No. 410]

D. QUORUM; VOTING

Three (3) members shall constitute a quorum. The affirmative vote of three (3) members shall be required for passage of any matter before the Commission. The minutes of the meeting shall reflect the “ayes” and “nays” cast on a particular measure and shall reflect the vote of each member present. A member may abstain from voting upon a declaration that he has a conflict of interest, in which case such member shall take no part in the deliberation on the matter in question.

[Ord. No. 313]

E. RULES; REGULATIONS; RECORDS; MEETINGS

The Commission shall make and publish rules and regulations, to govern its proceedings and to provide for its meetings, subject to Council approval. All meetings of the Commission shall be open to the public. The minutes and records of all Commission proceedings shall be kept and filed as public record in the office of the Town Clerk.

SECTION 105. BOARD OF ADJUSTMENT

A. ESTABLISHMENT; COMPOSITION; TERM OF MEMBERS; VACANCIES; COMPENSATION OF MEMBERS

There is hereby established a Board of Adjustment of the Town of Jerome, to consist of five (5) members, each of whom shall be a resident of the Town of Jerome, to be appointed by the Town Council. The members of the Board shall serve for three (3) years, except as hereinafter provided. The members of the first Board appointed hereunder shall serve for the following terms: two (2) members shall be appointed for a term of one (1) year, two (2) members shall be appointed for a term of two (2) years, and one (1) member shall be appointed for a term of three (3) years. In the event of a death, resignation, or removal from the Board, the vacancy

shall be filled by the Council for the unexpired term. Members of the Board may, after a public hearing, be removed by the Council for inefficiency, neglect of duty, or malfeasance in office. For any reason other than absence, the Council shall file a written statement of the reasons for removal. A Board member who is absent four (4) regular meetings of a year beginning March 1st and ending February 28th shall be deemed to have vacated his or her appointment without further action being taken by the Board or Council. All members shall serve without pay. However, members of the Board may be reimbursed for actual expenses incurred in connection with their duties upon authorization or ratification by the Board and approval of such expenditures by the Town Council.

[Ord. No. 445]

B. POWER AND DUTIES

1. It shall be the duty of the Board of Adjustment to:
 - a. Hear and decide appeals in which it is alleged there is an error in an order, requirement or decision made by the zoning administrator in the enforcement of the zoning ordinance, and to reverse or affirm, wholly or partly, or modify the order requirement or decision of the zoning administrator appealed from, and make such order, requirement, decision or determination as necessary.
 - b. Hear and decide appeals for variances from the terms of the zoning ordinance only if, because of special circumstances applicable to the property, including its size, shape, topography, location, or surroundings the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district. Any variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning in which such property is located.
2. The Board of Adjustment may not:
 - a. Make any changes in the uses permitted in any zoning classification or zoning district, or make any changes in the terms of the zoning ordinance provided the restrictions in this paragraph shall not affect the authority to grant variances pursuant to this article.
 - b. Grant a variance if the special circumstances applicable to the property are self-imposed by the property owner.

C. SELECTION OF OFFICERS

The Board shall elect a Chair and Vice Chair from among its own members, who shall serve for one (1) year and until their successors are elected and qualified. The Chair shall preside at all meetings and exercise all the usual rights, duties and prerogatives of the head of any similar organization. The Chair shall have the power to administer oaths and to take evidence. The Vice Chair shall perform the duties of the Chair in the latter's absence or disability. Vacancies created by any cause shall be filled for the unexpired term by a new election.

[Ord. No. 410]

D. QUORUM; VOTING

Three (3) members shall constitute a quorum. The affirmative vote of three (3) members shall be required for passage of any matter before the Board. In this connection, the minutes of the meeting shall reflect the "ayes" and "nays" cast on a particular measure and shall reflect the vote of each member present. A member may abstain from voting only upon a declaration

that he has a conflict of interest, in which case such member shall take no part in the deliberation on the matter in question.

E. RULES; REGULATIONS; RECORDS; MEETINGS

The Board shall make and publish rules and regulations to govern its proceedings and to provide for its meetings. All meetings of the Board shall be open to the public. The minutes and records of all Board proceedings shall be kept and filed as public record in the office of the Town Clerk.

SECTION 106. DESIGN REVIEW BOARD

A. PURPOSE

The purpose of the Design Review Board is to review the exterior design of new buildings and structures, the alteration of buildings and structures, signs, and proposed demolition of structures, within the Historic Overlay District, in order to ensure that new development is compatible with the surrounding environment, and to preserve and protect the historic character of the Town of Jerome in accordance with the provisions of Section 304.

[Ord. No. 470]

B. COMPOSITION; TERMS OF MEMBERS; VACANCIES; COMPENSATION OF MEMBERS

The Design Review Board of the Town of Jerome shall be composed of five (5) members. The membership shall consist of five (5) residents of Jerome, who shall be persons qualified by design background, training or experience, to be appointed by the Town Council. Each member shall serve for a term of three (3) years. Members may, after a public meeting, be removed by the Council for inefficiency, neglect of duty, or unethical conduct in office. A Board member who is absent four (4) regular meetings of a year beginning March 1st and ending February 28th shall be deemed to have vacated his or her appointment without further action being taken by the Board or Council. In the event of death or resignation, or removal from the Board, the vacancy shall be filled by the Council for the unexpired term. All members shall serve without pay. However, members of the Board may be reimbursed for actual expenses incurred in connection with their duties upon authorization or ratification by the Board and approval of such expenditures by the Town Council.

[Ord. No. 313; Ord. No. 378; Ord. No. 410; Ord. No. 445; Ord. No. 459]

C. POWERS AND DUTIES

1. The Design Review Board shall have the power to approve, conditionally approve or disapprove all requests for design approval as required by this Ordinance, basing its decision on the criteria as set down in Section 304.
2. It shall be the responsibility of the applicant to prove that the intent and purpose established in this Section will be accomplished.
3. The Design Review Board, upon hearing an application, may impose such reasonable conditions as it may deem necessary in order to fully carry out the provisions and intent of this ordinance. Violation of any such condition shall be a violation of this ordinance and such violation shall render any building permit null and void.

D. SELECTION OF OFFICERS

The Board shall elect a Chair and Vice Chair from among its own members, who shall serve for one (1) year and until their successors are elected and qualified. No individual may serve consecutively as Chair, or consecutively as Vice Chair, for more than two one-year terms. The Chair shall preside at all meetings and exercise all the usual rights, duties and prerogatives of the head of any similar organization. The Chair shall have the power to administer oaths and to take evidence. The Vice-Chair shall perform the duties of the Chair in the latter's absence or disability. Vacancies created by any cause shall be filled for the unexpired term by a new election.

[Ord. No. 410]

E. QUORUM; VOTING

Three (3) members shall constitute a quorum. The affirmative vote of three (3) members shall be required for the passage of any matter before the Board. The minutes of the meeting shall reflect the "ayes" and "nays" cast on a particular measure and shall reflect the vote of each member present. A member may abstain from voting upon declaration that he has a conflict of interest, in which case such member shall take no part in the deliberation on the matter in question.

[Ord. No. 313]

F. RULES; REGULATIONS; RECORDS; MEETINGS

The Board shall make and publish rules and regulations to govern its proceedings and to provide for its meetings, subject to Council approval. All meetings of the Board shall be open to the public. The minutes and records of all Board proceedings shall be kept and filed as public record in the office of the Town Clerk.

SECTION 107. ZONING ADMINISTRATOR

A. CREATION; APPOINTMENT

There is hereby created the office of Zoning Administrator of the Town of Jerome, who shall be appointed from time to time by the Mayor and Council.

B. POWERS AND DUTIES

The Zoning Administrator shall:

1. Enforce the Zoning Ordinance.
2. Accomplish all administrative actions required by the Ordinance.
3. Undertake preliminary negotiation with, and provide advice to, all applicants for zoning adjustment action, use permits, design review, or other action of the Planning and Zoning Commission or Design Review Board.
4. Subject to general and specific policy laid down by the Planning and Zoning Commission and Town Council, interpret the Zoning Ordinance to members of the public, Town departments, and other branches of government.

SECTION 108. ENFORCEMENT

This ordinance shall be enforced by the Zoning Administrator who shall in no case grant permission for the issuance of any permit for the construction, reconstruction, alteration,

demolition, movement or use of any building, structure, lot or parcel if the building or structure as proposed to be constructed, reconstructed, altered, used or moved or the lot or parcel as proposed to be used would be in violation of any of the provisions of this ordinance, unless directed to issue such permit by the Board of Adjustment after interpretation of the ordinance or the granting of a variance or by the Town Council after lawful amendment of this ordinance.

SECTION 109. VIOLATION AND PENALTY

It is hereby declared to be unlawful to construct, erect, install, alter, change, demolish, maintain or use any house, building, structure, or fence, or to use any lot or premise contrary to or in violation of any provision of this ordinance. Any person, firm, or corporation, violating any of the provisions of the Zoning Ordinance of the Town of Jerome shall be guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than three hundred dollars (\$300.00) or by imprisonment in the Town jail for not more than ninety (90) days, or by both such fine and imprisonment. Every such person, firm or corporation shall be deemed guilty of a separate offense for each and every day in which such violation is committed, continued or permitted, and shall be punished therefore as herein before provided in this section.

SECTION 110. SEVERABILITY

If any part of "The Zoning Ordinance of the Town of Jerome" is found to be invalid or unconstitutional by any Court, such action shall not apply to the ordinance as a whole and it is intended and declared that all parts of said "Zoning Ordinance of the Town of Jerome" not expressly declared to be invalid or unconstitutional shall continue in full force and effect notwithstanding so much thereof as may be declared to be invalid or unconstitutional.

ARTICLE II

DEFINITIONS

SECTION 201. GENERAL

For the purpose of this ordinance, certain words and terms used herein are defined as follows: all words used in the present tense include the future tense; all words in the plural number include the singular number, all words in the singular number include the plural number, unless the natural construction of the wording indicates otherwise. The word “lot” includes the word “plot”; the word “building” includes the word “structure”; and the word “shall” is mandatory and not discretionary. Other words and phrases used in this ordinance shall have the following meaning:

Abutting - the condition of two adjoining properties having a common property line or boundary, including cases where two or more lots adjoin only a corner or corners.

Access - denotes the right vested in the owner of land which adjoins a road or other highway to go and return from his own land to the highway without obstruction. Access to property does not necessarily carry with it possession

Accessory building - a building or structure which is visually subordinate to and the use of which is 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.

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.)

Accessory feature - any manmade structure erected upon or appurtenant to real property

Accessory use - a use incidental, related, appropriate and clearly subordinate to the main use of the lot or building, which accessory use does not alter the principal use of the subject lot or parcel,

Acre - an area of land containing 43,560 square feet.

Adjacent, adjoining - nearby, but not necessarily, touching.

Agriculture - the tilling of the soil, raising of crops, horticulture, viticulture, silviculture, small livestock farming, dairying and/or pasture and range livestock production, including all uses customarily incidental thereto but not including slaughter houses, fertilizer yards, or plants for the reduction of animal matter or any other industrial use which is similarly objectionable because of noise, odor, smoke, dust or fumes. Agriculture does not include the concentrated single-use operation of feed lots, hog, turkey, chicken, fur-bearing animals or other similar farms, unless these operations are operated in conjunction with or are a part of the crop production of the same or adjoining parcel under common ownership.

Alley - a public passageway, affording a secondary means of access to abutting property and is not intended for general traffic circulation.

Amendment - a change in the wording, context, or substance of this ordinance, or an addition or deletion or a change in the zone district boundaries or classifications of the zoning map.

Animal hospital - facilities for the care, treatment, and boarding of animals including the term “veterinary clinic.”

Antenna - accessory feature used for electronic signal reception or transmission.

Antique - a product that is sold or exchanged because of value derived, because of oldness as respects the present age, and not simply because same is not a new product.

Apartment - a room or suite of two (2) or more rooms in a multiple dwelling, occupied or suitable for occupancy as a residence for one (1) family.

Apartment House - A building containing apartments with two (2) or more families living independently of each other.

Appeal - an action which permits anyone to arrange for a hearing from other than the individual or group from whose decision the appellant seeks redress.

Apiary – one or more hives or colonies of bees at one location.

Area, open - (see Open Area).

ARS - Arizona Revised Statutes (Arizona State Law).

Artist - one who practices an art in which imagination and taste presides over the execution. This is not deemed to include the business of teaching the mechanics of the art.

Attached building - (see Building, Attached).

Automobile Service Station - (see Service Station).

Automobile Repair Garage - a structure or part thereof, other than a private garage, where motor vehicles are repaired or painted.

Bed and breakfast - a building or buildings containing central kitchen facilities and not more than three (3) rooms used to provide lodging for compensation; provided that the owner or caretaker lives on the premises, smoke alarms are installed and parking has no negative effect on the neighborhood.

Beekeeper – a person who owns and/or breeds bees, especially for their honey.

Beekeeping (or apiculture) – the maintenance of bee colonies, commonly in man-made hives by humans. May include the manufacture of honey, beeswax, and other byproducts of the beekeeping process.

Board of Adjustment - (see Section 105)

Boundary, Zone - the limit and extent of each zone district classification as shown on the official zoning map.

Building - a structure having a roof supported by columns or walls (see Structure).

Building, Attached - a building which has at least part of a wall in common with another building, or which is connected to another building by a roof.

Building, Detached - a building which is separated from another building or buildings on the same lot.

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.)

Building, Main - a building, or buildings, in which is conducted the principal use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be the main building of the lot on which the same is situated.

Building Area - the total areas, taken on a horizontal plane at the mean grade level, of the principal buildings and all accessory buildings (including decks), exclusive of uncovered porches, terraces and steps.

Building Permit - a permit required for the erection, construction, modification, addition to or moving of any building, structure or use in the incorporated area of the Town of Jerome.

Building Setback Line - the minimum distance as prescribed by this ordinance between any property line and the closest point of the foundation or any supporting post or pillar of any building or structure related thereto.

Building Site - the ground area of a building or buildings together with all open spaces adjacent thereto, as required by this ordinance, does not include any streets, alleys, access easements or other rights-of-way necessary for access to the property, or as a means of access through one property to another parcel of land.

Business or Commerce - The purchase, sale or other transaction involving the handling or disposition (other than defined in the term "industry") of any article, substance or commodity for profit or livelihood.

Campground - any lot, parcel, or tract of land used, designed, maintained, and intended for rent of plots or sites to accommodate temporary camping by the travelling public with or without sanitary facilities and water, whether or not a charge is made for the use of the park and its facilities.

Carport - an accessory structure or portion of a main structure open on two (2) or more sides designed for the storage of motor vehicles, without full enclosure.

Cemetery - land used or intended to be used for the burial of the dead, and dedicated for such purposes, including columbariums, crematoriums, mausoleums and mortuaries when operated in conjunction with and within the boundaries of such premises.

Church - a permanently located building commonly used for religious worship fully enclosed with walls, but including windows and doors, and having a structurally solid and sound roof.

Clinic - a place for the provision of group medical services, not involving overnight housing of patients.

Club - an association of persons for some common non-profit purposes, but not including groups organized primarily to render a service which is customarily carried on as a business.

Clubhouse - a structure and related facilities for conducting or continuing the social purposes for which the club was organized.

Colony - the inhabitation of the hive, including the queen, drones, worker bees and brood.

Commission - Town of Jerome Planning and Zoning Commission. (See Section 194.)

Comprehensive Plan (General Plan) - a plan developed and adopted by the planning and zoning commission and town council as a guide for future growth and development within the Town of Jerome, including any other plan adopted as a part or any amendments to such plan or parts thereof.

Contiguous - in actual contact.

Convalescent Home - (same as Nursing Home).

Council - Jerome Town Council.

Court - any space other than a yard on the same lot with a building or group of buildings and which is unobstructed and open to the sky from above the floor level of any room having a window or door opening on such court. The width of a court shall be its least horizontal dimension.

County - Yavapai County, State of Arizona.

Day Care - (see School, Nursery).

DECK - An open, unroofed porch or platform structure built at least twelve (12) inches above the ground that is located in the front, rear, or side yard or court of a property. When a structure has a roof or wall enclosure that keeps out the elements, it is not a deck and shall be deemed part of the primary structure for purposes of this Ordinance.

Design Review Board - (see Section 106).

Drive-In Restaurant - any establishment where food or beverages are dispensed and may be consumed on the premises, but not within a closed building.

Drive-In Theater - an open air theater where the performance is viewed by all, or part, of the audience from motor vehicles.

Dump - a place used for the disposal, abandonment or discarding by burial, incineration or by any other means of any garbage, sewage, trash, refuse, rubble, waste material, offal, or dead animals. Such use shall not include any industrial or commercial processes, and/or material.

Dwelling - a building portion thereof designed exclusively for residential purposes, including one-family, two-family, three-family and multiple dwellings; but not including hotels, fraternity and sorority houses, rest homes and nursing homes, or child care nurseries.

Dwelling, One-Family - a detached building designed exclusively for occupancy by or occupied by one (1) family for residential purposes.

Dwelling, Two-Family - a building designed exclusively for occupancy by or occupied by two (2) families living independently of each other (i.e., duplex).

Dwelling, Three-Family - a building designed exclusively for occupancy by or occupied by three (3) families living independently of each other (i.e., triplex).

Dwelling, Multi-Family - a building designed exclusively for occupancy by or occupied by four (4) or more families living independently of each other (i.e., four plex or apartment).

Dwelling Unit - a room or group of rooms within a dwelling containing one (1) cooking accommodation, occupied exclusively by one (1) or more persons living as a single non-profit family housekeeping unit.

Easement - a space on a lot or parcel of land reserved or used for location and/or access to utilities, drainage or other physical access purposes. No structure or other physical obstruction may be located within an easement.

Erect - the word "erect" includes built, built upon, added to, altered, constructed, reconstructed, moved upon, or any physical operations on the land, required for a building.

Family - an individual, or two (2) or more persons related by blood or marriage, or a group of persons not related by blood or marriage, living together as a single housekeeping group in a dwelling unit.

Farming - land used or cultivated which is intended only as a supplementary source of income or livelihood.

Fence - a structure built to separate two (2) parcels of land or separate a parcel of land into different use areas.

Floodplain - the areas adjoining the channel of a watercourse, or areas where drainage is or may be restricted by man-made structures which have been or may be covered partially or wholly by floodwater, but shall compose an area not less than that area confined by the fifty-year flood and shall not exceed that area confined by the one hundred-year flood.

Flyway barrier – a solid wall, fence, dense vegetation, or combination of these materials at least six (6) feet high that extends at least ten (10) feet beyond the hives on each end of a bee colony.

Frontage - the linear distance of property along a public right of way.

Garage, private - an accessory building or a main building or portion thereof, used for the shelter or storage of self-propelled vehicles, owned or operated by the occupants of a main building wherein there is no service or storage for compensation.

Garage, Public - any building, except one herein defined as a private or storage garage used for the storage, care or repair or self-propelled vehicles or where any such vehicles are equipped for operation or kept for hire.

Garage, Repair - (see Automobile Repair Garage).

Governmental Agency - includes any agency of the federal, state, county or municipal governments.

Greenhouse - a building or structure constructed chiefly of glass, glass like translucent material, cloth or lath, which is devoted to the protection or cultivation of flowers or other tender plants.

Guest Room - a room having no cooking facilities intended for occupancy by one or more persons not members of the family. Does not include dormitories for sleeping purposes.

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

Hives – the domicile of bees, including any receptacles or containers inhabited by bees.

Home Occupation - an occupation, profession, activity or use that is clearly a customary, incidental and secondary use of a residential dwelling unit and which does not alter the exterior of the property or affect the residential character of the neighborhood.

Hospital - a place for the treatment or care of human ailments, and unless otherwise specified, the term shall include sanitarium, preventorium, clinic and maternity home.

Hotel - a building in which lodging is provided and offered to the public for compensation and which is open to transient guests.

Industry, Light - those industrial uses which do not result in extensive open yard area, storage of extensive raw materials, nor otherwise result in noise, odors, dust, lights, vibration, waste products or adversely affect the surrounding properties.

Junk Yard - the use of two hundred (200) or more square feet of any lot or parcel of land for outside storage of any used or secondhand materials, including but not limited to lumber, auto parts, household appliances, pipe, drums, machinery or furniture. The outside storage of used or secondhand materials in an area less than two hundred (200) square feet is permitted only on the rear half of a lot or parcel.

Kitchen - any room in a building or dwelling unit which is used or intended to be used for cooking or the preparation of food.

Kindergarten - same as nursery school, except when operated in conjunction with a school of general instruction and having accredited instruction.

Laundry, Self Help - a building in which domestic type washing machines and/or dryers are provided on a rental basis for use by individuals doing their laundry.

Land - any lot or parcel, developed or undeveloped, and capable of being located, surveyed, staked and described by a legal description

Lodge - an order or society of persons organized for some common non-profit purpose, but not including groups organized primarily to render a service which is customarily carried on as a business.

Lot - land occupied or to be occupied by a building and its accessory structures, together with such surrounding open spaces as are required under the provisions of this ordinance, achieving not less than the minimum area required by this ordinance for a lot in the district in which such lot is situated and having frontage on a dedicated street or legally recorded easement.

Lot Area - the total horizontal area within the lot lines of a lot.

Lot Coverage - that portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.

Lot depth - the depth of a lot shall be the horizontal length of a straight line connecting the bisecting points of the front and rear lot lines.

Lot, double frontage - a lot having frontage on and with access on more than one street.

Lot Line, Rear - a lot line which is opposite and most distant from the front lot line.

Lot Line, Side - those property lines connecting the front and rear property lines.

Lot of Record - a lot which is part of a subdivision, the map of which has been recorded in the Yavapai county recorder's office; or parcel of land, the deed of which is recorded in the office of the county recorder.

Manufacturing - (see Industry, Light).

Mobile Home or Mobile Housing - a movable or portable dwelling over thirty-two (32) feet in length or over eight (8) feet wide, constructed to be towed on its own chassis and designed so as to be installed with or without a permanent foundation for human occupancy as a residence which may include one (1) or more components that can be retracted for towing purposed and subsequently expanded for additional capacity, or two (2) or more units separately towable but dwelling composed of a single unit. Does not include recreational vehicle as defined in this article. The removal of the wheels and running gear shall **not** change the meaning of this term.

Modular Home - a dwelling unit or habitable room thereof which is either wholly or insubstantial 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.

Natural - the condition of the land, vegetation, rocks, and other surface features which have not been physically disturbed, changed or added to by any action of man or machine.

Newspaper of general circulation - *The Verde Independent*.

Nonconforming building - (see Section 501).

Nonconforming use - (see Section 501).

- Nuisance** - anything, condition or use of property which endangers life or health, gives offense to the senses, and/or obstructs the reasonable and comfortable use of other property.
- Nurseries** - a commercial operation for the growth and sale of plants, storage of equipment for landscaping and the wholesale-retail sale of commercial gardening supplies.
- Nursing Home** - a structure operated as a lodging house in which nursing, dietary and other personal services are rendered to convalescents, not including persons suffering from contagious diseases and in which surgery is not performed and primary treatment, such as customarily is given in hospitals and sanitariums, is not provided. A convalescent home shall be deemed a nursing home.
- Office** - a room or rooms and accessory facilities for the managing or conducting of a business.
- Off-Street Loading Facilities** - a site or a portion of a site devoted to the loading or unloading of motor vehicles or trailers, including loading berths, aisles, and access drives. (see Section 510).
- Off-Street Parking Facilities** - a site or a portion of a site devoted to the off-street parking of motor vehicles including parking spaces, aisles, and access drives. (see Section 510).
- Open Area** - any area used or intended to be used for parking, recreation, open space, agriculture, landing fields and other similar uses.
- Open Space** - any area used or intended to be used for recreation and/or conservation purposes for an unspecified period of time. This term implies that the environment will remain in its natural state and not be physically disturbed in any way.
- Original Grade** - the condition of the surface of the property at the time of submittal of preliminary site plan with no grading changes made.
- Park** - a public or private parcel of land developed and used for passive or active recreation.
- Parking Area** - an area designed and constructed and used exclusively for the parking, storage and maneuvering of vehicles.
- Parking District** - a public parking district maintained by the federal, state, county or town government, to special district
- Patio** - an area, usually paved, that is used for outdoor lounging, dining, and/or recreating that is less than 12 inches above the ground surface. When a structure has a roof or wall enclosure that keeps out the elements, it is not a patio and shall be deemed part of the primary structure for purposes of this Ordinance.
- Person** - included are: individual association, company, firm, corporation, Partnership, co-partnership, joint venture, city, county, special district, trust or any other legal group acting as an entity.
- Playground** - an area used by children for recreation purposes. Also may include a “tot-lot”.
- Professional Office** - any building, structure, or portion thereof used or intended to be used as an office for a lawyer, architect, engineer, surveyor, planner, optometrist, accountant, doctor, dentist, or other similar professions.
- Public Building** - facilities for conducting public business constructed for various public agencies, including federal, state, county, and town offices and buildings.
- Public Hearing** - hearings held as required by law.
- Public Utility** - private or public facilities for distribution of various services, such as water, power, gas, communication, etc., to the public.

Right-of-Way - includes any public or private right-of-way and includes any area required for public use pursuant to any general or official plan.

Recreation Facilities - includes buildings, structures or areas built or developed for purposes of entertaining, exercising or observing various activities participated in either actively or passively by individuals or organized groups.

Recreational Vehicle - a vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motor power or is mounted on or drawn by another vehicle.

Recreational vehicle park - facilities for the temporary storage, parking and maneuvering of recreational vehicles (motor homes, travel trailers, campers etc.) with adequate roads and stall sites, including sanitary and water facilities. Site locations are provided on a day to day basis. Does not constitute a mobile home or trailer park.

Retail store - a commercial business for selling goods, services, ware or merchandise directly to the customer.

Residence - a structure containing a dwelling unit designed for occupancy or occupied by one (1) family living as a single non-profit family housekeeping unit.

Restaurant - an establishment which serves food or beverages only to persons seated within the building. This includes cafes and tea rooms.

School, elementary, junior high, high school - public and other non-profit institutions conducting regular academic instruction at kindergarten, elementary and secondary levels. Such institutions shall offer general academic instructions equivalent to the standards prescribed by the state board of education.

School, Nursery - a school or the use of a site or a portion of a site for an organized program devoted to the education or day care of five (5) or more children of elementary school age or younger, than those residents on the site. Includes day care center.

School, Trade - schools offering preponderant instruction in the technical, commercial or trade skills, such as real estate schools, business colleges, electronic schools, automotive and aircraft technicians schools and similar commercial establishments operated by a non-governmental organization.

School, Private or Parochial - an institution conducting regular academic instruction at kindergarten, elementary and secondary levels operated by a non-governmental organization.

Service Station - an occupancy engaged in the retail sales of gasoline, oil, tires, batteries, and new accessories and which provides for the servicing of motor vehicles and operations incidental thereto, including: automobile washing, waxing and polishing, tire changing and repairing, but not including recapping. May also include battery service, radiator cleaning, flushing and repair, installation of minor accessories, lubrication of motor vehicles, rental of utility trailers, testing, adjustment and replacement of motor parts and accessories.

Setbacks - (see Yard).

Sewage Disposal, Community - a sewage system publicly or privately owned having approval to collect and dispose of domestic and/or industrial waste materials.

Shed - a simple roofed accessory building or structure, typically made of wood or metal, used as a storage space or a workshop.

Sign - (see Section 509).

Site - a parcel of land, subdivided or unsubdivided, occupied or to be occupied by a use or structure.

Spirituosus 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.

Stable - a detached accessory structure including, but not limited to, a corral or paddock for the keeping of one or more horses owned by the occupants of the premises and which are not kept for remuneration, hire or sale.

Stable, Commercial - a structure including, but not limited to, a corral or paddock for the keeping of horses for remuneration, hire or sale.

Story - that portion of a building included between the surface of any floor and the finished ceiling next above it or the finished under surface of the roof directly over that particular floor.

Street - a public or private way permanently dedicated or reserved as a primary means of access to abutting property.

Street Line - the boundary line between street right-of-way and abutting property.

Structure - anything constructed or erected which requires a fixed location on the ground, including a building but not including a fence or wall used as a fence.

Structure, Main - a structure housing the principal use of a site or functioning as the principle use.

Structure Alteration - any change in the supporting members of a building, such as foundations, bearing walls, columns, beams, floor or roof joints, or any change in the exterior dimensions of a building, excepting those changes which may result from providing minor repairs and building maintenance.

Subdivision of Land - (see Arizona Revised Statutes, Section 9-463).

Swarming – Swarming is a natural process in the life of a honeybee colony. Swarming occurs when a large group of honeybees leaves an established colony and flies off to establish a new colony. Swarming is a natural method of propagation that occurs in response to crowding within the colony.

Swimming Pool - any permanent structure containing or intended to contain water for recreational uses, including wading pools.

Travel Trailer - a vehicle without motive power, portable structure with wheels built on a chassis, designed as a temporary dwelling for travel recreation and vacation purposes, having a body width not exceeding eight (8) feet and its body length does not exceed thirty-two (32) feet.

Trailer Park or Court - facilities for the storage, parking and maneuvering of mobile homes or trailers with adequate road and stall sites, and providing adequate sanitation and water facilities required to meet the needs of the residents. Site location is provided on a rent or lease basis. Includes mobile home parks.

Town - the Town of Jerome, Yavapai County, Arizona.

Use - the purpose for which a site or structure is arranged, designed, intended, constructed, moved, erected, altered or enlarged or for which either a site or structure is or may be occupied and maintained.

Use, Conditional - a use which is listed as a conditional use in any given district in this ordinance. Conditional uses may be required to meet certain requirements as a condition precedent to the granting of a use permit which will allow the establishing of a conditional use in any given district.

Use, Permitted - a use which is listed as a permitted use in any given district in this ordinance. Permitted uses may not meet special requirements as a condition precedent to be allowed to establish in a given district, except as may be required by the provisions of this ordinance.

Variance - (see Arizona Revised Statutes, Section 9-462, and Section 305 of this Ordinance).

Vineyard - is an area of land planted with cultivated grapevines.

Viniculture - is the science, cultivation and study of grapes which deals with the series of events that occur in a vineyard, which vineyard produces grapes specifically for winemaking, whether for commercial, non-commercial or domestic use. The term "viniculture" shall not apply to plantings of one hundred (100) vines or less.

Wall - any structure or device forming a physical barrier which is so constructed that fifty (50) percent or more of the vertical surface is closed preventing the passage of light, air and vision through said surface.

Warehouse - a building or buildings used for the commercial storage of goods, where no retail or wholesale operations are conducted at the site.

Wholesale - the sale of goods or materials for the purposes of resale.

Water System, Community - a water supply system publicly or privately owned having an authorized permit, which serves the needs of the residents.

Yard - open and unoccupied space on a lot or parcel.

Yard, Front - a yard, the depth of which is the minimum required horizontal distance between the front line and a line parallel thereto on the lot, which yard extends across the full width of the lot.

Yard, Rear - a yard, the depth of which is the minimum required horizontal distance between the rear lot line and a line parallel thereto on the lot, which yard extends across the full width of the lot.

Yard, Side - a yard, the width of which is the minimum required horizontal distance between the side lot line and a line parallel thereto on the lot, not including any portion of required front yard or required rear yard.

Zone - a district classification established by this ordinance which limits or permits various and specific uses.

Zone District - a zone area in which the same zoning regulations apply throughout the district.

[Ord. No. 374; Ord. No. 408; Ord. No. 442; Ord. No. 446; Ord. No. 454; Ord. No. 465; Ord. No. 470; Ord. No. 474]

ARTICLE III

PROCEDURES

SECTION 301. AMENDMENTS OR ZONE CHANGES

A. PURPOSE

The Council may, from time to time as the public necessity, convenience, general welfare, or good zoning practice requires, change the district boundaries or amend, change, repeal or supplement the regulations herein established. Such change or amendment may be initiated by the Council or the Commission on its own motion or by petition of one or more owners of real property within the area proposed to be changed.

B. PETITIONS FOR AMENDMENTS

1. Petitions for change of district boundaries or amendment of regulations shall be filed with the Zoning Administrator by an owner of real property within the area proposed to be changed. In the case of a petition requesting a zoning district change which includes other property in addition to that owned by the petitioner, the petition shall include the signatures of the real property owners representing at least seventy-five (75) percent of the land in the area proposed to be changed. Such petition shall be filed on a form provided for the purpose and shall include:
 - a. A map showing the particular property or properties for which the change of zone is requested and substantially the adjoining properties and the public streets and ways within a radius of three hundred (300) feet of the exterior boundaries thereof.
 - b. A Tentative Development Plan which shall show the following:
 - 1) Topography.
 - 2) Proposed street system.
 - 3) Proposed block layouts.
 - 4) Proposed reservation for parks, parkways, playgrounds, recreation areas and other open spaces.
 - 5) Off-street parking space.
 - 6) Types and uses of structures.
 - 7) Locations of structures, garages and/or parking spaces.
 - 8) A tabulation of the total number of acres in the proposed project and a percentage thereof designated for the proposed structures.
 - 9) Preliminary plans and elevations of the structure types.
 - c. Reasons justifying the petition;
 - d. A true statement revealing any conditions or restrictions of record (if any) which would affect the permitted “uses” of the property if rezoned as requested and the data or dates (if any) of expiration thereof; and

- e. Such photographs, drawings, and other supporting documents (if any) as the applicant may desire to present.
 - f. Payment of a filing fee in an amount established by a schedule adopted by resolution of the Council and filed in the offices of the Town Clerk. No part of the filing fee shall be returnable. Payment of filing fee shall be waived when the change or amendment is initiated by the Council or the Commission or when the petitioner is the Town, County, State or Federal government.
2. Upon receipt of a complete application for amendment, the Zoning Administrator shall forward the application to the Planning and Zoning Commission.
 3. Any plan approved by the Zoning Administrator under the provisions of Section 303 must substantially conform to the Tentative Development Plan submitted as part of the petition for a change of district boundaries.

C. COMMISSION ACTION

1. Upon receipt of any complete application for, and prior to holding a public hearing on, rezoning or ordinances that impose a new land use regulation or modify an existing land use regulation, a Neighborhood Meeting shall be required in accordance with Section 306 of this zoning ordinance. The Commission shall then fix a reasonable time for the hearing of the proposed zone change, amendment, or addition and shall give notice thereof to interested parties and to the public by publication of a notice in the official newspaper of the Town, and by posting the area included in the proposed change, not less than fifteen (15) days prior to the hearing. The notice shall set forth the time and place of the hearing including a general explanation of the matter to be considered and including a general description of the area affected. The Commission may for any reason, when it deems such action necessary or desirable, continue such hearing to a time and place certain. Within thirty (30) days after the close of the hearing, the Commission shall render its decision in the form of a written recommendation to the Council. The recommendation shall include the reasons for the recommendation.
2. Prior to publishing a petitioned Zoning Map change, the Commission may, on its own motion, delimit or extend the boundaries of such area, so as to constitute a more reasonable zone district boundary.
3. The Commission may on its own motion propose any amendments to this ordinance and map. After holding a public hearing as required by this section, the Commission shall either:
 - a. Transmit such proposal to the Council which shall thereupon proceed as set forth herein for any other amendment, or
 - b. Vote to quash the Commission initiated proposal, in which case no further action need be taken by the Commission or Council.

[Ord. No. 406]

D. COUNCIL ACTION

1. Once the Commission has held a public hearing, the Council may adopt the recommendations of the Commission without holding a public hearing if there is no objection, request for public hearing, or other protest. The Council shall hold a public hearing if requested by the party aggrieved or any member of the public or of the governing body. Notice of the time and place of the hearing shall be given in the time and

manner provided for the giving of notice of the hearing by the Commission as specified in Subsection C. In addition, the Town may give notice of the hearing in such other manner as it may deem necessary or desirable.

2. If the owners of twenty (20) percent or more either of the area of the lots included in a proposed change, or of those immediately adjacent in the rear or any side thereof extending one hundred fifty (150) feet therefrom, or of those directly opposite thereto extending one hundred fifty (150) feet from the street frontage of the opposite lots, file a protest in writing against a proposed amendment, it shall not become effective except by the favorable vote of three-fourths (3/4) of all members of the Council. If any members of the Council are unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three-fourths (3/4) of the remaining membership of the Council, providing that such required number of votes shall in no event be less than a majority of the full membership of the legally established governing body.
3. If the Council's recommendation is to overrule the recommendation of the Commission, such decision shall require the vote of a majority of the number of members of the Council qualified to vote on the matter. For example, if one Council member is disqualified from voting due to a conflict of interest, a majority of the remaining four members would be required to overrule the recommendation.
4. The Council shall not make any changes in any proposal recommended by the Commission until the proposed changes have been referred back to the Commission for a report, Failure of the Commission to file a report back to the Council within thirty (30) days from date of receipt of the recommended changes shall be deemed to be approval of the proposed change(s) as recommended by the Council.
5. At the time of rezoning, the Council shall establish a schedule for development of the specific use or uses for which rezoning is requested. If at the expiration of this period the property has not been improved for the use for which it was conditionally approved, it shall revert to its former zoning classification without legislative action.

[Ord. No. 453]

E. RECONSIDERATION OF DENIED AMENDMENTS

In the event that a petition for an amendment is denied by the Council, or is withdrawn after the Commission hearing, the Commission shall not consider the petition or any other petition for the same amendment of this Ordinance as it applies to the same property described in the original petition, or any part thereof, within a period of one (1) year from the date of such denial action, unless the conditions upon which the original denial was based have changed.

F. EXCEPTIONS

In the event that a request for amendment concerns only the amendment of general requirements of this Ordinance, no signature of affected property owners or posting of property shall be required; provided, however, that all other provisions of this Section shall be complied with.

SECTION 302. CONDITIONAL USE PERMITS

A. PURPOSE

Every zoning district contains certain buildings, structures and uses of land which are normal and complementary to Permitted Principal Uses in the district, but which, by reason of their typical physical or operational characteristics, influence on the traffic function of adjoining streets, or similar conditions, are often incompatible with adjacent activities and uses. It is the intent of this Ordinance to permit Conditional Uses in appropriate zoning districts, but only in specific locations within such districts that can be designed and developed in a manner which assures maximum compatibility with adjoining uses. It is the purpose of this Section to establish principles and procedures essential to proper guidance and control of such uses.

B. GENERAL REGULATIONS

1. Zoning district regulations established elsewhere in this Ordinance specify that certain buildings, structures and uses of land may be authorized by the Commission as Permitted Conditional Uses in a given district subject to the provisions of this Section and to requirements set forth in district regulations. The Planning and Zoning Commission is empowered to make recommendations to the Town Council regarding granting or denying applications for use permits and to impose reasonable conditions upon them. Prior to becoming effective, all actions by the Planning and Zoning Commission concerning a use permit application must be acted upon by the Town Council in accordance with the provisions of subsection 302 E.
2. Any building, structure or use existing on the effective date of this Ordinance which is reclassified as a Permitted Conditional Use by this Ordinance for the district in which it is located shall be considered as meeting the conditions which would otherwise be imposed upon such use by this Ordinance, and its continuance shall not be subject to issuance of a Conditional Use Permit; provided, however, to the extent that such fails to conform to the requirements of this Ordinance, it shall be considered nonconforming as described in Section 501, and its continuance shall be governed by all nonconforming use regulations applicable thereto.
3. Every Conditional Use Permit issued shall be personal to the permittee and applicable only to the specific use and to the specific property for which it is issued. Use Permits may contain specific limitations on the scope, nature and duration of the use, as well as transferability of the Use Permit, as deemed necessary to secure the objectives of this Ordinance. The maintenance of special conditions imposed by the Permit, as well as compliance with other provisions of this Ordinance, shall be the responsibility of the property owner.

C. CONDITIONAL USE PERMIT APPLICATION

Application for a use permit shall be filed with the Zoning Administrator on a form prescribed by the Commission. The application shall be forwarded to the Planning and Zoning Commission by the Zoning Administrator, and when required by the Commission, shall be accompanied by a detailed site plan prepared in accordance with Section 303 showing all information necessary to demonstrate that the proposed use will comply with all special conditions as well as other regulations and requirements of this Ordinance. The applicant shall furnish the Commission any additional information it may consider relevant to investigation of the case.

D. COMMISSION ACTION AND FINDINGS

1. It is the express intent of this Ordinance that any use for which a Conditional Use Permit is required shall be permitted as a Principal Use in the particular zoning district, provided that all special conditions and requirements of this Ordinance are met. Therefore, the action of the Commission shall be one of approval or denial based upon its judgment as to whether the specified conditions have been or will be met. The Commission shall consider not only the nature of the use and the special conditions influencing its location in the particular district, but also the proposed location of buildings, parking and other facilities within the site, the amount of traffic likely to be generated and how it will be accommodated, and the influence that such factors are likely to exert on adjoining properties. The Commission may make such suggestions as it considers desirable and shall provide all possible guidance to the applicant in his preparation of application, plans, and data in such manner as to satisfy the intent of this Section.
2. The Commission shall consider the application at their next regular meeting if the application was filed at least fifteen (15) days prior to such meeting. Otherwise it shall be carried over until the next regularly scheduled meeting. The Commission may reach a decision, continue the matter to a specified date (but not later than the next regularly scheduled meeting), or may set the matter for public hearing. Prior to holding a public hearing, a Neighborhood Meeting may be required in accordance with Section 306 of this Zoning Ordinance. If the Commission does set the matter for public hearing, notice thereof shall be given to the public by publication of a notice in the official newspaper of the Town and by posting the property included in the application not less than fifteen (15) days prior to the hearing. The notice shall set forth the time and place of the hearing and include a general explanation of the matter to be considered and a general description of the area affected.
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.
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.
5. If the Commission finds that the application and supporting data do not indicate that all applicable conditions and requirements of this Ordinance will be met, it shall deny the permit. Notice of denial, including reasons therefore, shall be mailed to the applicant at the address shown in the application, and the Commission shall report its actions to the Council at its next regular meeting.
6. If the Commission approves the application it shall direct the Zoning Administrator to draft a Conditional Use Permit setting forth all conditions and requirements governing such use, shall make the approved site plan a part of the record of the case, and shall submit the permit to the Town Council for action at Council's next regular meeting.
7. Failure of the applicant to comply with the conditions and safeguards which are a part of the terms under which a Conditional Use Permit is granted shall be deemed a violation of this Ordinance and punishable under Section 109.

E. COUNCIL ACTION

1. Upon receipt from the Zoning Administrator of a Planning and Zoning Commission recommended action on a Conditional Use Permit application, the Town Clerk shall place the permit on the regular Council meeting agenda first following the 15th day after approval of the permit by the Planning Commission.
2. The Council shall within fifteen (15) days after their regular meeting or public hearing act on the recommendation of the Planning and Zoning Commission by either affirming, reversing or modifying the action of the Planning and Zoning Commission. The Town Council may make a decision based on its own findings.
3. The Council may designate such conditions in connection with the permit as it deems necessary to secure the intent and purpose of this Ordinance and may require such guarantees and evidence that such conditions are being, or will be, complied with.
4. The Council's decision shall be final and shall become effective immediately. Notice of the decision shall be mailed to the applicant at the address shown in the application.

[Ord. No. 470]

F. TIME LIMITS

1. Use permits become effective immediately upon action by the Town Council.
2. Any use permit issued by the Town Council shall be commenced within six (6) months from the date of Council ratification, and diligently pursued, otherwise it shall become null and void.
3. No person shall reapply for the same or substantially the same use permit on the same or substantially the same plot, lot, or parcel of land within a period of one (1) year from the date of denial or revocation of said use permit.
4. An extension of approval may be granted if the applicant files for the extension prior to the approval becoming void and the extension is granted by the town council. The Town Council may grant up to two additional extensions provided the approval is in compliance with all ordinances and requirements in effect at the time of the extension request. Application for an extension shall be accompanied by a filing fee in an amount established by a schedule adopted by resolution of the Council and filed in the office of the Town Clerk.

[Ord. No. 470]

G. REVOCATION

Use permits granted in accordance with the provisions of this ordinance may be revoked if any of the conditions of terms of the permit are violated or if any law or ordinance is violated in connection therewith.

The Zoning Administrator shall notify the permittee, by regular First-Class mail, of a violation or termination of a use permit. If no attempt to change the violation is made within fifteen (15) days after notification, the permit shall be revoked and considered null and void.

Any use permit shall be considered null and void if construction does not conform to the originally approved site plan. Any deviations requested from the originally approved site plan shall be processed as a new use permit.

[Ord. No. 470]

H. FEE

The application for a conditional use permit shall be accompanied by a filing fee in an amount established by a schedule adopted by resolution of the Council and filed in the office of the Town Clerk. No part of the filing fee shall be returnable. Payment of the filing fee shall be waived when the petitioner is the Town, County, State or Federal Government.

[Ord. No. 406; Ord. No. 407; Ord. No. 470]

SECTION 303.1. SITE PLAN REVIEW

A. PURPOSE

The purpose of the site plan review is to provide for the public health, safety and general welfare, and to protect the environment and the historical character of the Town of Jerome. The plan review will include examination of all proposed site work and excavation and grading regulations, with special regulation of work on sites with extreme slope or unstable soils. Essential to this purpose is the review of possible impacts on surrounding properties.

[Ord. No. 293; Ord. No. 470]

B. PROJECTS REQUIRING REVIEW BY THE PLANNING AND ZONING COMMISSION

1. Additions and alterations to residential, commercial, or industrial structures.
2. Decks.
3. Grading, excavation, clearing and grubbing in accordance with Section 303.3.
4. Lot splits and lot line adjustments.
5. Modifications to nonconforming structures.
6. New residential, commercial, or industrial structures.
7. Sheds and accessory structures.
8. Projects not specifically listed as exempt or requiring Zoning Administrator review.

[Ord. No. 470]

C. PROJECTS REQUIRING REVIEW BY THE ZONING ADMINISTRATOR

1. Parking areas.
2. Patios.
3. Replacement of exterior stairs with metal or other fire-resistant materials, provided there is less than a 10 percent change in the original footprint. Approval by the Fire Inspector is also required.

[Ord. No. 470]

D. PROJECTS EXEMPT FROM SITE PLAN REVIEW

1. Repair, replacement, and maintenance of existing structures, provided that the same materials are used.
2. 1.2. Landscaping (not including accessory structures such as gazebos, pergolas, shade structures, and sheds).

[Ord. No. 470]

E. PROCEDURE

Applications for site plan review shall be submitted to the Zoning Administrator for review by the Building Inspector, Fire Inspector, Zoning Administrator and Planning and Zoning Commission. The site shall be posted according to a procedure outlined by the Zoning Administrator. Such posting will include, but not be limited to, proposed improvements and usage of said property and will commence fifteen (15) days prior to site plan review and

remain until after final approval. If the site plan can be reviewed and approved by the Zoning Administrator, then site posting is not required. Plans submitted shall include the following:

1. A directional north arrow; scale used; lot dimensions referenced to a legal description; and street dedications, easements and utilities, both public and private. In cases where the location of a property perimeter is unclear, the Building Inspector may require a boundary survey with corners identified on the ground.
2. A vicinity sketch showing the location of the site in relation to the surrounding street system. Adjacent properties and their uses shall be identified.
3. Location, perimeter size, and use of all existing and proposed buildings and structures as well as number of stories of all proposed buildings and structures.
4. Size and dimensions of required yards and lot coverage for the zoning district and the space between buildings.
5. Location and height of all existing and proposed walls and fences.
6. Location, number of spaces, dimensions, circulation patterns, and surface materials for all off-street parking and loading areas proposed. All parking shall comply with Section 510 of the Jerome Zoning Ordinance.
7. Existing drainage. Show how proposed drainage will be directed indicating both adequate disposal and protection of neighboring properties.
8. Natural features, such as rock outcroppings, trees over twelve (12) inches in diameter, washes and man-made features such as existing roads and structures, walkways and stairways, with indication as to which are to be retained, removed or altered.
9. Existing and proposed grades, by spot grades or topographic representation. The Building Inspector may require a topographic survey and additional engineering.
 - a. Slopes exceeding thirty-five (35) percent shall require a topographic survey by a licensed engineer or surveyor. In addition, the applicant shall provide a satisfactory assessment by a licensed engineer regarding soil/geological stability, bearing qualities and drainage. If indicated by this assessment a structural engineer shall design all foundations and retaining structures.
 - b. Exceptions. The additional studies required in number 9(a) may be waived, if the dollar amount of the project does not require a licensed contractor according to A.R.S. 32-1121.
10. All proposed excavation and grading shall conform to Section 303.3 of this ordinance.
11. Any other information that the Zoning Administrator may find necessary to establish compliance with this and any other ordinances.
12. Application for sign permits shall be filed in accordance with the provisions of Section 509.

[Ord. No. 293; Ord. No. 470]

F. FEE

The application for Plan Approval shall be accompanied by a filing fee in an amount established by a schedule adopted by resolution of the Council and filed in the offices of the Town Clerk. No part of the filing fee shall be returnable. Payment of the filing fee shall be waived when the petitioner is the Town, County, State or Federal government.

[Ord. No. 293]

G. REVIEW PROCEDURES

Site plan review may be accomplished by either the Zoning Administrator or the Planning and Zoning Commission in accordance with the provisions of this section. Once submitted, the Zoning Administrator shall have fifteen (15) days from the date of submission of a site plan application to review said plan for completeness. If Planning and Zoning Commission review is required, a completed site plan shall be submitted for review by the commission at the next available meeting, if received by the submission deadline. The Zoning Administrator may request design review recommendation on the site plan. The Zoning Administrator or Planning and Zoning Commission shall approve, conditionally approve or deny said plan. Once denied, the original plan shall not be resubmitted.

[Ord. No. 293; Ord. No. 470]

SECTION 303.2. FINAL SITE PLAN REVIEW

A. FINAL PLAN PROCEDURES

If desired by the applicant or requested by the Planning and Zoning Commission, projects may also be submitted for Final Site Plan Review. The following information shall be submitted:

1. Any additional features required as a result of engineering and/or soil studies;
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.
3. Compliance with all applicable codes, including the Uniform Building Code.
4. Compliance with any conditions recommended by the Planning and Zoning Commission, Design Review Board, Building Inspector, Fire Inspector, and/or the Zoning Administrator from the previous review.

[Ord. No. 470]

B. REVIEW

1. The final plan shall be checked for completeness by the Zoning Administrator within fifteen (15) days. A completed final plan shall be presented to the Planning and Zoning Commission and the Design Review Board, when necessary, at the earliest possible meetings.

The Planning and Zoning Commission may approve, approve with conditions or deny. Once denied, the original plan shall not be resubmitted.

The Design Review Board approval of the design elements of the final plan is outlined in Section 304.

2. All copies of the approved plan, with any conditions from the approving board, shall be dated and signed by the Zoning Administrator. One (1) copy of said approved plan and conditions together with a notification of all design review requirements and procedures shall be distributed to the applicant and one (1) copy shall be filed with the Building Inspector.

[Ord. No. 293; Ord. No. 470]

SECTION 303.3. GRADING AND EXCAVATION REQUIREMENTS

All excavation and grading shall be performed in accordance with these provisions.

This section shall not affect existing legal uses of property or the right to continuation of such legal use. However, if a nonconforming use of a structure or land is discontinued for six (6) months, any further use shall comply with these requirements.

Where the combined proposed cut and fill exceeds ten (10) cubic yards, the applicant must obtain a separate grading permit from the Building Inspector. An assessment by a civil, structural, or soil engineer may be required to show site stability and lack of negative impact.

Six (6) months from the date of approval of a grading permit, the approval becomes void if the grading permit has not been issued.

Exploratory excavation of ten (10) cubic yards or less can proceed with the approval of the Zoning Administrator and Building Inspector. The applicant shall submit plans for approval by the Planning and Zoning Commission for all excavation in excess of ten (10) cubic yards.

[Ord. No. 470]

A. APPROVAL PROCEDURE

1. Any person wishing to do any grading, filling, excavation, cutting or other site earthwork shall submit plans, drawings and supporting data including the quantity of cut and the quantity of fill and any other information required by the Zoning Administrator and/or Building Inspector. The Planning and Zoning Commission will look for compliance with these requirements in making its decision.
2. Grading shall be done in conjunction with a site plan filed with the Zoning Administrator. Such plan will be presented to the Planning and Zoning Commission at its next regularly scheduled meeting. Grading, excavation and fill shall not:
 - a. adversely affect the lateral support of adjacent property or structures;
 - b. increase the stresses in or pressures upon any adjacent or contiguous property;
 - c. physically infringe on adjacent property;
 - d. include detrimental excavation or stockpiling;
 - e. be in a public right-of-way; or
 - f. have a negative impact on existing drainage.
3. The effect of the proposal on scenic views will be considered for potential impact.
4. Where the slope exceeds thirty-five (35), percent engineering reports shall be required under the Site Plan requirements of the Jerome Zoning Ordinance.

[Ord. No. 470]

B. POST-APPROVAL PROCEDURE

If approved by the Planning and Zoning Commission, the activity will be carried out as stipulated in these requirements. The activities described below shall be performed by licensed contractors where required by law.

1. All grading and excavation shall be performed with safety precautions and any anti-erosion or drainage devices required by the Building Inspector.

2. Construction equipment parking and storage needs shall be identified, and provisions made not to interrupt normal traffic flow more than absolutely necessary.
3. Dust control measures shall be taken and loads covered to prevent spilling and blowing.
4. Fencing of hazardous sites shall be required.
5. Safety fencing to protect neighboring property may be required.
6. The Building Inspector may require adequate inspection and compaction control by an approved soil testing agency. This may include certification concerning the inspection of cleared areas and benches to receive fill and the compaction of fills.
7. Cuts shall be accomplished to blend scale, form and visual character into the natural landforms and minimize exposed scars.
8. Cuts shall be adequately fenced.
9. Driveway slope shall not exceed fifteen (15) percent, where possible, within topographic constraints. In every case, driveways shall blend in with the surrounding natural colors, and shall have adequate measures taken for runoff and drainage.
10. Fills shall be accomplished to blend scale, form and visual character into the natural landforms and minimize exposed scars.
11. The Building Inspector may require further supporting data to ensure stability.

[Ord. No. 470]

C. RESPONSIBILITIES OF THE APPLICANT

1. The applicant his agent contractor or employee shall carry out the proposed work in accordance with the approved plans and specifications and in compliance with all Jerome Zoning Ordinance requirements.
2. During grading operations, the applicant shall be responsible for the prevention of damage to any street or drainage facilities or to any public utilities or services.
3. The applicant is responsible for the prevention of damage to adjacent property, and no person shall excavate on land sufficiently close to the property line to endanger any adjoining public street sidewalk alley or other public or private property prior to supporting and protecting such property from settling, cracking or other damage that might result.
4. No modification of the approved grading, excavating or fill plans may be made without the approval of the Planning and Zoning Commission.
5. Neither the issuance of a permit or approval under these requirements, nor the compliance with the provisions hereof, or with any conditions imposed in the permit issued hereunder, shall relieve any person from responsibility for damage to other persons or property, nor impose any liability upon the Town of Jerome for damage to other persons or property.
6. An as-built plan including original ground surface elevations, as-built surface elevations, site drainage patterns and location and elevations of all surface and sub-surface drainage facilities shall be submitted upon completion of work. If required by the Building Inspector, a civil engineer's certification shall be provided for the final plan.

SECTION 303.4. APPEALS AND EXPIRATION OF APPROVALS

A. APPEALS

1. Any applicant, person residing within 300 feet of the project, or person adversely affected may appeal a decision of the Planning and Zoning Commission to the Town Council by filing a written notice of appeal with the Town Clerk not later than fifteen (15) days from date of the commission's decision. If the appellant is not the applicant and resides beyond 300 feet of the project, the appellant shall clearly demonstrate how they might be adversely affected by the proposed project.
2. When a written appeal is filed with the Town Clerk, the Council shall evaluate the appeal at their next available regular or special meeting. Where an appeal has been filed, the Council may elect to set the matter for a public hearing. If such action is taken, a legal notice shall be published at least once in the official newspaper of the Town; the site shall be posted at least fifteen (15) days prior to the hearing date; and notice shall be mailed to property owners within 300 feet of the site. Notice shall also be given to the Planning and Zoning Commission and the appellant. The Zoning Administrator shall submit a report to the Council with all relevant information and set forth the reasons for action taken by the Planning and Zoning Commission.
3. An appeal may be filed by persons aggrieved or by any officer, department, board or bureau of the municipality affected by a decision of the Zoning Administrator. Appeals will be forwarded to the Board of Adjustment by filing a written notice of appeal with the Zoning Administrator not later than fifteen (15) days from the date of the Zoning Administrator's decision.

[Ord. No. 470]

B. BUILDING PERMIT ISSUANCE; EXPIRATION OF APPROVAL

1. Six (6) months from the date of approval, a plan approval becomes void if a building permit has not been issued and/or work has not commenced.
2. A building permit shall not be issued by the Building Inspector until the fifteen (15) day appeal period has expired.
3. An extension of approval may be granted if the applicant files for an extension prior to the approval becoming void and the extension is granted by the approving board. The approving board may grant a second extension provided the approval is in compliance with all ordinances and requirements in effect at the time of the extension request. Any additional extension requests require review by the Town Council. Application for an extension shall be accompanied by a filing fee in an amount established by a schedule adopted by resolution of the Council and filed in the office of the Town Clerk.

[Ord. No. 470]

C. VIOLATION AND ENFORCEMENT

1. Prior to the issuance of a building permit, the Building Inspector shall ascertain that the Planning and Zoning Commission has approved plans that are in conformance to those presented with the Building Permit application and that the time limitations imposed by this ordinance have not elapsed.

2. The Zoning Administrator shall ensure that all matters are undertaken according to the conditions of the approved plan. If, during the course of work, changes in the approved plan are necessitated by conditions found at the site, an appropriately licensed engineer's approval may be required for the modified plans. In the event of a violation, the Zoning Administrator shall notify the permittee, by mail, that he is in violation of the conditions of the approved plan. If there are no plans, approved by the Zoning Administrator, to eliminate the violation within fifteen (15) days after notification, the building permit shall be revoked and considered null and void.
3. If, thirty (30) days after written notification by the Zoning Administrator, the applicant is still in violation of this ordinance, the Zoning Administrator shall take appropriate legal action to abate the violation.

[Ord. No. 293; Ord. No. 470]

SECTION 304. DESIGN REVIEW

A. PURPOSE

The purpose of Design Review is to enable the Design Review Board to review the exterior design of proposed new buildings and structures, proposed alterations of buildings and structures, proposed signs, and proposed demolition of structures, within the Historic Overlay District, in order to ensure that new development is compatible with the surrounding environment, and to preserve and protect the historical character of the Town of Jerome. Design Review is intended to promote and preserve Jerome's economic and environmental well-being which depends exclusively upon its distinctive character, natural attractiveness, and overall architectural quality which contribute substantially to its viability as a recreational and tourist center and which contributed to its designation as a National Historic Landmark. Design Review is intended to enrich the lives of all the citizens of Jerome by promoting harmonious, attractive, and compatible development, and is therefore considered to be in furtherance of the general welfare. The provisions of this Section shall apply to all new construction, exterior alterations, demolitions, and signs, in the Historic Overlay District.

[Ord. No. 470]

B. PROJECTS REQUIRING REVIEW BY THE DESIGN REVIEW BOARD

1. Awnings and permanent signs
2. Additions and exterior modifications
3. Decks
4. Demolitions of existing structures
5. Fences and walls
6. New structures
7. Paint, stain, and similar coatings
8. Sheds and accessory structures
9. Projects not specifically listed as exempt or requiring Zoning Administrator review

[Ord. No. 470]

C. PROJECTS REQUIRING REVIEW BY THE ZONING ADMINISTRATOR

1. Changes in roof material or color, provided the new roof has limited reflectivity.
2. Parking areas.
3. Patios.
4. Replacement of exterior stairs with metal or other fire-resistant materials, provided there is less than a 10 percent change in the original footprint and the change is approved by the Fire Inspector.
5. Window and door replacement, provided the new window or door replicates the same size and style of the window or door being removed.

[Ord. No. 470]

D. PROJECTS EXEMPT FROM DESIGN REVIEW

Landscaping (not including accessory structures such as gazebos, pergolas, shade structures, and sheds) provided any grading and excavation is in compliance with Section 303.3 and repair, replacement, and maintenance of existing structures, provided that the same materials are used

Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any exterior elements of any building or structure; nor shall anything in this article be construed to prevent the construction, reconstruction, alteration, or demolition of any such elements that the authorized municipal officers shall certify as required by public safety.

[Ord. No. 470]

E. REVIEW PROCEDURE

1. Applications for design review shall be submitted to the Zoning Administrator for review by the Building Inspector, Fire Inspector, Zoning Administrator, and Design Review Board in accordance with the provisions of this section. Review may be accomplished by either the Zoning Administrator or the Design Review Board. Once submitted, the Zoning Administrator shall have fifteen (15) days from the date of submission of an application to review the application for completeness. If review is required by the Design Review Board, the application shall be submitted for review by the board at the next available meeting. If Site Plan Review is required according to Section 303, the application shall be submitted concurrently. The Design Review Board or Zoning Administrator shall approve, conditionally approve, or deny the application. Once denied, the original plan shall not be resubmitted.
2. When, in the opinion of the Design Review Board, upon hearing and considering all relevant information, a project is not in keeping with either the tenets of this ordinance or the Jerome General Plan, the project shall be denied by specific motion of the Design Review Board.
3. All copies of the approved plan, with any conditions shown thereon or attached thereto, shall be dated and signed by the Zoning Administrator. One (1) copy of said approved plan and conditions together with a notification of all Design Review requirements and procedures shall be distributed to the applicant and one (1) copy shall be filed with the Building Inspector.

[Ord. No. 470]

F. APPLICATION FOR APPROVAL AND PERMIT

1. A prescribed application form for Design Review approval shall be filed with the Zoning Administrator which details the information that must be provided by the applicant along with the plans and other documents that must be submitted.
2. A prescribed application form for *Approval of the Demolition, Partial Demolition or Removal of an Existing Building or Structure* shall be filed with the Zoning Administrator on a form prescribed by the Administrator which details the information that must be provided by the applicant along with the plans and other documents that must be submitted.

[Ord. No. 470]

G. FEE

The application for Design Review shall be accompanied by a filing fee in an amount established by a schedule adopted by resolution of the Council and filed in the offices of the Town Clerk. No part of the filing fee shall be returnable. Payment of the filing fee shall be waived when the petitioner is the town, county, state or federal government.

[Ord. No. 470]

H. REVIEW CRITERIA FOR NEW CONSTRUCTION

1. The Design Review Board and Zoning Administrator shall use the criteria below to review proposed applications for new construction. The Zoning Administrator, Design Review Board and the applicant shall use photographs, lithographs and other depictions of Jerome, to support their findings. If photographs, etc., are unavailable, then the determination or finding shall be based on the works of a recognized historic preservation authority; such as, but not limited to, text books or architect/historian. Each of the following criteria must be satisfied before an application can be approved.
 - a. **PROPORTION** – The relationship of the width of building or structure to its height shall be visually compatible to buildings, structures and places to which it is visually related
 - b. **OPENINGS** – The relationship of the width of the windows and doors, to height of windows and doors in a building shall be visually compatible with buildings, structures, and places to which the building is visually related.
 - c. **PATTERN** – The relationship of solids to voids in the facade of a building or structure shall be visually compatible with buildings, structures and places to which it is visually related.
 - d. **SPACING** – The relationship of buildings or structure to the open space between it and adjoining buildings shall be visually compatible to the buildings, structures, and places to which it is visually related.
 - e. **ENTRANCES, PORCHES, DECKS AND PROJECTIONS** – The height, projection, supports, and relationship to streets and sidewalks, of entrances, porches, decks, awnings, canopies, and balconies of a building shall be visually compatible to the buildings, structures, and places to which it is visually related
 - f. **MATERIALS, TEXTURE AND COLOR** – The materials, texture and color of the facade of a building or structure, shall be visually compatible with the predominant materials, textures, and color used in the building and structures to which it is visually related.
 - g. **ROOFS** – The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
 - h. **ARCHITECTURAL DETAILS** – Doors, windows, eaves, cornices, and other architectural details of a building or structure shall be visually compatible with buildings and structures to which it is visually related.
 - i. **ACCESSORY BUILDINGS** - Garages, carports and sheds shall be visually compatible with buildings, structures and places to which they are visually related.
 - j. **ACCESSORY FEATURES** – Fences, walkways, decks, stairways, lighting, antennae, and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related.

- k. LANDSCAPING – Landscaping shall be visually compatible with the landscaping around the buildings, structures, and places to which it is visually related.
 - l. SCREENING – The proposed addition, alteration or other changes shall be screened with appropriate materials and in an appropriate design so as to be visually compatible with related properties, when, in the opinion of the Design Review Board, all other means of assuring visual compatibility are not reasonably possible.
 - m. SOLAR INSTALLATIONS – Refer to “Solar Energy System Design Guidelines” approved by the Town Council in June 2015, utilizing best practices for installing solar on historical buildings as recommended by the Department of the Interior. These guidelines are available at Jerome Town Hall, the Jerome Library and on the Town of Jerome website.
2. The Design Review Board and Zoning Administrator shall review a submitted application for *Design Approval of Alterations, Additions, or Renovations to Existing Buildings or Structures*, and shall have the power to approve, conditionally approve, or disapprove all such requests, basing their decision on the following criteria:
- a. ARCHITECTURAL FEATURES AND DETAILS – Original porches, decks, balconies, canopies, doors, windows, walls, fences, stairways, eaves, cornices, and other architectural features and details shall be preserved and retained where feasible. Necessary replacement of these features should be as near as possible to the original feature in design and material.
 - b. ROOFS – Original roof shape, design, and material shall be preserved and retained where feasible. Where contemporary roofing material is used, it should be as near as possible to the appearance of the original roofing material.
 - c. COLOR – Exterior colors should be as near as possible to the original colors appropriate to the years during which the particular building or structure was built.
 - d. MATERIALS AND TEXTURE – The original exterior materials and texture shall be preserved and retained where feasible. Where contemporary materials are used, they should be as, near as possible to the original material and texture.
3. The Design Review Board shall review a submitted application for *Approval of the Demolition, Partial Demolition, or Removal of Existing Buildings or Structures*, and shall have the power to approve, conditionally approve, or disapprove, all such requests; in accordance with the following procedures and criteria.
- a. In passing on an application for demolition, partial demolition, or removal, the Design Review Board shall consider, among other things, the architectural or aesthetic quality or significance of the building or structure to the public interests of the Town.
 - b. If the Design Review Board finds that the preservation and protection of historic places and the public interest will best be served by postponing the demolition, partial demolition, or removal of a building or structure, it may postpone such action for a designated period, which shall not exceed one hundred eighty (180) days from the receipt of the application, and shall notify the applicant of such postponement. Within the period of postponement such demolition or alteration of any building, the Design Review Board shall take steps to ascertain what the Town Council can or may do to preserve such building, including consultation with private civic groups, interested private citizens and other public boards or agencies and including investigation of the potential use of the power of eminent domain when the preservation of a given building is clearly in the interest of the general welfare of the community and of certain historic and architectural significance. The Design

Review Board shall then make such recommendations thereabout to the Town Council as the Board may determine to submit.

4. The Design Review Board shall review a submitted application for Design Approval of Signs and shall have the power to approve, conditionally approve, or disapprove all such requests, basing its decision on the following criteria:
 - a. MATERIALS – Signs made of durable, weather resistant materials such as acrylic, resin, steel, aluminum, or composite materials are preferred.
 - b. LETTERING – Lettering and symbols on signs should be routed, applied, or painted on the surface of the signing material.
 - c. COLORS – Colors of a sign shall be visually compatible to the colors of buildings, structures, and signs to which the sign is visually related.
 - d. EXCEPTIONS – The Design Review Board may waive the requirements of this Section and Section 507 in order to allow the preservation or restoration of signs or commercial graphics which are determined to be of historical significance or of particular interest.

[Ord. No. 374; Ord. No. 406; Ord. No. 451; Ord. No. 470; Ord. No. 472]

I. APPEALS AND EXPIRATION OF APPROVALS

1. Any applicant, person residing within 300 feet of the project, or person adversely affected, may appeal a decision of the Design Review Board to the Town Council by filing a written notice of appeal with the Town Clerk not later than fifteen (15) days from the date of the board's decision. If the appellant is not the applicant and resides beyond 300 feet of the project, the appellant shall clearly demonstrate how they might be adversely affected by the proposed project.
2. When a written appeal is filed with the Town Clerk, the Council shall evaluate the appeal at their next available regular or special meeting. Where an appeal has been filed, the Council may elect to set the matter for a public hearing. If such action is taken, a legal notice shall be published at least once in the official newspaper of the Town, the site shall be posted at least fifteen (15) days prior to the hearing date, and notice shall be mailed to property owners within 300 feet of the site. Notice shall also be given to the Design Review Board and the appellant. The Zoning Administrator shall submit a report to the Council with all relevant information and set forth the reasons for action taken by the Design Review Board.
3. An appeal may be filed by persons aggrieved or by any officer, department, board, or bureau of the municipality affected by a decision of the Zoning Administrator. Appeals will be forwarded to the Board of Adjustment by filing a written notice of appeal with the Zoning Administrator, no later than fifteen (15) days from the date of the Zoning Administrator's decision.
4. Six (6) months from the date of approval, a plan approval becomes void if a building permit has not been issued and/or work has not commenced.
5. A building permit may not be issued by the Building Inspector until the fifteen (15)-day appeal period has expired.
6. An extension of approval may be granted if the applicant files for an extension prior to the approval becoming void and the extension is granted by the approving board. The approving board may grant a second extension provided the approval is in compliance with all ordinances and requirements in effect at the time of the extension request. Any additional extension requests require review by the Town Council. Application for an extension shall be accompanied by a filing fee in an

amount established by a schedule adopted by resolution of the Council and filed in the office of the Town Clerk.

[Ord. No. 470]

J. VIOLATIONS AND ENFORCEMENT

1. Prior to the issuance of a building permit, the Building Inspector shall ascertain that the Design Review Board has approved plans in conformance to those presented with the building permit application and that the time limitations imposed by this ordinance have not elapsed.
2. The Zoning Administrator shall ensure that all matters are undertaken according to the conditions of the design approval. In the event of a violation, the Zoning Administrator shall notify the permittee, by mail, that he is in violation of the conditions of the design approval. If no attempt to change the circumstances of the violation is made within fifteen (15) days after notification, the building permit shall be revoked and considered null and void.
3. Violations, Enforcements and Fines. If, fifteen (15) days after written notification by the Zoning Administrator, a citizen is still in violation of this ordinance, the Zoning Administrator shall take appropriate legal action to abate the violation.

[Ord. No. 470]

SECTION 305. ADMINISTRATIVE APPEALS AND VARIANCES

A. APPEALS TO THE BOARD OF ADJUSTMENT

1. Appeals to the Board of Adjustment concerning interpretation or administration of this Ordinance may be taken by any person aggrieved or by any officer or department of the Town affected by any decision of the Zoning Administrator.
2. Applications for any matter to be considered by the Board shall be filed with the Zoning Administrator on forms furnished for the purpose within thirty (30) days after the action appealed from, and shall specify the grounds thereof. The Zoning Administrator shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from is taken.
3. The appeal stays all proceedings in the matter appealed from, unless the Zoning Administrator, certifies to the board that, by reason of the facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed, except by a restraining order granted by the Board, or by a court of record on application and notice to the Zoning Administrator.
4. The Board shall hear the appeal within thirty (30) days, and shall give notice of hearing by publication of a notice in the official newspaper of the Town and by posting the property affected not less than fifteen (15) days prior to the hearing. The notice shall set forth the time and place of the hearing and include a general explanation of the matter to be considered.
5. Any party may appear at the hearing in person or by agent or attorney. Parties in interest shall have the right to present their case by oral or documentary evidence, to submit rebuttal evidence, and to conduct such cross-examination of witnesses as may be required for a full and true disclosure of the facts.
6. Any aggrieved person may appeal to the Board of Adjustment for a variance from the terms of the Zoning Ordinance only, if because of special circumstances applicable to the property, including its size, shape, topography, location, or surroundings the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of same classification in the same zoning district. Any variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.
7. A variance shall not be granted by the Board unless the alleged hardship caused by literal interpretation of the provisions of this Ordinance results in more than personal inconvenience and/or financial hardship, and is not the result of actions by the appellant.
8. In granting Variance, the Board may impose such conditions and safeguards as are appropriate to insure that the purpose and intent of this Ordinance will be fulfilled. Failure to comply with such conditions and safeguards, when made a part of the terms under which a Variance is granted shall be deemed a violation of this Ordinance.
9. No nonconforming use or violations of this Ordinance with respect to neighboring lands, structures, or buildings, in the same zoning district, and no permitted use of lands, structures or buildings in other zoning districts, shall be considered grounds for granting a variance.
10. Every Variance granted shall be personal to the appellant therefore and shall be transferrable and shall run with the land only after completion of any authorized structure or structures.

11. Nothing herein contained shall be construed to empower the Board to change the terms of this Ordinance, to authorize uses which violate any other Town Ordinance, to effect changes in the Zoning Map, or to add to the uses permitted in any zoning district.

B. APPEALS FROM THE BOARD

The decision of the Board shall be final; provided, however, that any person aggrieved by a decision of the Board, or a taxpayer, or a municipal officer may, at any time within thirty (30) days after the filing of the decision in the office of the Board, petition the court for a writ of certiorari for review of the Board's decision. Allowance of the writ shall not stay proceedings upon the decision appealed from, but the court may, on application, on notice to the Board, and for good cause shown, grant a restraining order, and on final hearing may reverse or affirm, wholly or partly, or may modify the decision reviewed.

C. FEES

1. Upon filing an application for appeal, the appellant shall pay a filing fee in an amount established by a schedule adopted by resolution of the Council and filed in the offices of the Town Clerk. No part of the filing fee shall be returnable. Payment of filing fee shall be waived when the petitioner is the Town, County, State or Federal Government.
2. In the case of an appeal for a variance to more than one provision of this Ordinance, the filing fee shall equal the total amount chargeable for all provisions as prescribed by the fee schedule.

SECTION 306. NEIGHBORHOOD MEETINGS

A. PURPOSE

Neighborhood Meetings provide an opportunity for informal communication between an applicant, neighboring residents and property owners who may be affected by development projects, use permits, rezoning or ordinances that impose a new land use regulation or modify an existing land use regulation. The purposes of the Neighborhood Meeting are to inform the affected public about the project and encourage communication among the applicant and neighboring residents and property owners.

B. GENERAL REGULATIONS

1. Prior to any public hearing by the Planning and Zoning Commission on rezoning or ordinances that impose a new land use regulation or modify an existing land use regulation, the applicant or an appointed representative of the applicant shall arrange a meeting with the planning staff to identify development issues as well as to discuss arrangements and scheduling for the Neighborhood Meeting described in Subsection 4 below.
2. When required pursuant to Section 302.D.1 of the Jerome Zoning Ordinance, prior to any public hearing by the Planning and Zoning Commission on a use permit, the applicant or an appointed representative of the applicant shall arrange a meeting with the planning staff to identify development issues as well as to discuss arrangements and scheduling, if required, for the Neighborhood Meeting described in Subsection 4 below.
3. Prior to any public hearing by the Design Review Board on a development project, the applicant or an appointed representative of the applicant shall arrange a meeting with the planning staff to identify development issues as well as to discuss arrangements and scheduling, if required, for the Neighborhood Meeting described in Subsection 4 below.
4. A Neighborhood Meeting designed to inform adjoining residents and property owners about the proposed development project, use permit, ordinances that impose a new land use regulation or modify an existing land use regulation, or rezoning will, if required to be held, be arranged by the Zoning Administrator. The meeting should be held in a place that is generally accessible to neighbors that reside near the subject site.
5. At least 15 days prior to a scheduled Neighborhood Meeting, the Zoning Administrator shall notify all property owners within 300 feet of the subject site by first class mail, and the actual property shall be posted with the meeting date and time. The mailed notification shall include the date, time and place for the Neighborhood Meeting, as well as a description of the proposed land uses, project or conditional use permit.
6. At the Neighborhood Meeting, it is the responsibility of the applicant or their representative to provide an opportunity for a question and answer period by the participants, and identify a point of contact to the public for follow-up questions and comments.
7. The applicant shall prepare a written summary of the meeting, including a list of attendees, their addresses, and the issues and concerns discussed, and submit a copy of the summary to the Zoning Administrator within 15 days after the neighborhood meeting. The summary shall be made available, upon request, to any meeting attendee. Attendees may, at their discretion, also submit their comments to the Zoning Administrator.
8. If the application is substantially modified from what was presented at the initial Neighborhood Meeting, the Zoning Administrator may require that one or more

additional Neighborhood Meetings be held in compliance with this section to present the modified application.

9. For rezonings of property initiated by the Town, the Town shall be deemed the applicant and shall conduct a Neighborhood Meeting as required by Subsections 2 through 5 of this section 306 B. For ordinances that impose a new land use regulation or modify an existing land use regulation, the Town's obligations under this Section 306 shall be satisfied by complying with the notice and hearing requirements otherwise imposed by this Zoning Ordinance.

[Ord. No. 470 (reference to 304.F.5.deleted)]

C. FEE

A fee shall be assessed to the applicant in an amount established by Resolution of the Council and paid in the offices of the Town Clerk. No part of the fee shall be returnable. Payment of the fee shall be waived when the petitioner is the town, county, state or federal government.

[Ord. No. 406]

ARTICLE IV

ZONING DISTRICTS

SECTION 401. ESTABLISHMENT OF ZONING DISTRICTS

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

- “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

SECTION 402. LOCATION AND BOUNDARIES OF DISTRICTS

1. The locations and boundaries of the zoning districts are established as they are shown on the map entitled “Zoning Map of the Town of Jerome,¹” which is hereby incorporated into this ordinance.
2. Where uncertainty exists with respect to the boundaries of any zoning districts as shown on the zoning map, the following rules shall apply:
 - a. Where district boundaries are shown by specific dimensions, such specific dimensions shall apply.
 - b. Where district boundaries are indicated as approximately following streets, alleys, or right-of-way lines, such streets, alleys, or right-of-way lines shall be deemed to be such boundaries.
 - c. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be deemed to be said boundaries.
 - d. Where district boundaries are so indicated that they are approximately parallel to the streets, alleys, or right-of-way lines, such district boundaries shall be deemed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the zoning map.
 - e. Where the application of the above rules does not clarify the zone boundary location, then the Board of Adjustment shall determine the location.
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.

¹ Codifier’s note: The current Zoning Map is that map dated February 14, 2022, as adopted by Ordinance 477.

ARTICLE V

USE REGULATIONS

SECTION 501. NONCONFORMING SITUATIONS

A. DEFINITIONS

A nonconforming situation is a condition that occurs when, on the effective date of this Ordinance or a previous Ordinance or on the effective date of an Ordinance text amendment or rezoning an existing lot, structure, building, sign, development or use of an existing lot or structure does not conform to one or more of the regulations currently applicable to the district in which the lot, structure, building, sign, development or use is located.

[Ord. No. 293]

B. PURPOSE

While permitting the use and maintenance of nonconforming structures, this section is intended to limit the number and extent of nonconforming uses and structures by prohibiting their being moved, altered, enlarged or restored after destruction in a manner which would increase the discrepancy between conditions existing at the time of adoption of the Ordinance and the standards prescribed in this Ordinance, except as provided for by A.R.S. 9-462.02.

C. APPLICATION

1. Any nonconforming structure or portion thereof declared unsafe by a proper authority may be restored to a safe condition.
2. The lawful use of land, buildings or structures existing at the time of the passage of this Ordinance, or amendment thereof, although such does not conform to the provisions hereof for said land, may be continued, but if such nonconforming uses is discontinued for a period of six (6) months, any future use of said land or structure shall be in conformity with the provisions of this Ordinance.
3. No nonconforming use shall be extended to replace a conforming use.
4. A nonconforming use of a building or lot shall not be changed to another nonconforming use whatsoever. Changes in use shall be made only to a conforming use.
5. Once changed to a conforming use, no building or land shall be permitted to revert to a nonconforming use.
6. A nonconforming building may not be reconstructed or structurally altered during its life to an extent which would increase the discrepancy between conditions existing at the time of the adoption of this Ordinance and the standards prescribed in this Ordinance.
7. No repairs, alterations or additions shall be made to any building used for a nonconforming use or a nonconforming building which has been damaged by fire, flood, wind, earthquake, explosion or other calamity, act of God or act of the public enemy or which has been dismantled or demolished by the owner, to an extent which would increase the discrepancy between conditions at the time of such damage and the standards prescribed in this Ordinance.

8. A nonconforming use shall not be extended, but the extension of a lawful use to any portion of a nonconforming building which existed prior to the enactment of this Ordinance shall not be deemed the extension of such nonconforming use.
9. Nothing herein contained shall require any change in plans, construction or designated use of a building for which a building permit has been issued prior to the enactment of this Ordinance, provided the construction shall be diligently prosecuted within sixty (60) days of the date of this Ordinance, and the building is completed and used according to such plans as filed within one (1) year from the date of the Ordinance.
10. A nonconforming building or portion thereof which was specifically designed, or beyond a reasonable doubt, intended by the nature of its arrangement and construction to be used in any way which would be nonconforming under this Ordinance, but was not so used at the time this Ordinance became effective, may, if not altered or repaired as prohibited elsewhere in this Ordinance be occupied or used for the purpose for which it was designed, arranged or intended provided such building is so used within six (6) months after the effective date of this Ordinance. Otherwise the use of such building shall conform to the provisions of this Ordinance.
11. Notwithstanding any other provisions of this Ordinance, any automobile wreck yard or any other junkyard in existence in any zone at the date of enactment of this Ordinance shall (have), at the expiration of three (3) from such date, become a prohibited and unlawful use and shall be (have been) discontinued.
12. Whenever the boundaries of a zone shall be changed so as to transfer an area from one zone to another zone of a different classification, the foregoing provisions shall also apply to any nonconforming uses existing therein.
13. Nothing in this article shall be interpreted as authorization for approval of the continuance of the use of a building or premises in violation of regulations in effect at the time of the effective date of this Ordinance.
14. Notwithstanding any other provisions of this Ordinance, a building may be constructed on any lot of record before the adoption of this Ordinance in any zone in which such buildings are permitted even though such lot fails to meet the area or width requirements for with the zone, except that such construction shall conform to any lot coverage, yard and parking and loading requirements of the zone.
15. Where two (2) 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, the land included in the lots shall be considered to be an undivided parcel 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.

[Ord. No. 293]

SECTION 502. GENERAL PROVISIONS

A. APPLICATION

Except as hereinafter provided, no building, structure, or premise shall be used and no building or structure or part thereof shall be constructed, altered, repaired, improved, moved, removed, erected, demolished, or materially altered except in conformity with the provisions of the zone in which it is located. Any use that is not specifically permitted is hereby declared to be a prohibited use, except as hereinafter provided.

B. USE RESTRICTIONS

1. **PRINCIPAL USES:** Only those uses and groups of uses specifically designated as “Permitted Principal Uses” in zoning district regulations shall be permitted as principal uses; all other uses shall be prohibited as principal uses, except as otherwise provided herein.
2. **CONDITIONAL USES:** Certain specified uses designated as “Conditional Uses” may be permitted as principal uses subject to special conditions of location, design construction, operation and maintenance hereinafter specified in this Ordinance or imposed by the Planning and Zoning Commission.
3. **ACCESSORY USES:** Use normally accessory and incidental to permitted principal or conditional uses shall be permitted as hereinafter specified.
4. **UNSPECIFIED USES:** Whenever a use is proposed which is not listed as a permitted or conditional use in any zone district, the Zoning Administrator shall complete a review of the proposed use to determine its basic characteristics and similarity to existing permitted uses and submit this report to the Planning and Zoning Commission. The Commission shall review the Administrator’s report and recommendation and determine in which zone district the proposed use should be placed and forward a recommendation to the Town Council. The Town Council, after reviewing the Administrator’s report, Commission’s Recommendation and other testimony, shall determine the similarity to the listed permitted uses and shall determine by minute order the proper zone district for the location of the proposed use. A copy of the minute order shall be added to the permitted use section of the appropriate zone district.

C. NONCONFORMING LOTS OF RECORD

1. Notwithstanding any other provisions of this ordinance, a building may be constructed on any lot of record before the adoption of this Ordinance in any zone in which such buildings are permitted even though such lot fails to meet the area or width requirements for within the zone, except that such construction shall conform to any lot coverage and yard requirements of the zone.
2. Where two (2) or more vacant contiguous lots of record are owned by the same person at the time of the passage of the controlling ordinance, the land included in the lots shall be considered to be an undivided parcel 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.

D. REDIVIDING OF RECORDED LOTS

No lot may be divided to create a lot not in conformance with these regulations. No lot shall be divided or combined in any manner other than through subdivision procedures as specified by the Subdivision Regulations.

E. STREET AND UTILITY REQUIREMENTS

1. All lots shall abut a public street or legally recorded easement.
2. A building permit shall not be issued for a lot which abuts an undedicated portion of a partly-dedicated public street.
3. A building permit shall not be issued for any lot for which public sewerage or water supply is not available, unless and until the proposed mode of water supply and sewage disposal has been reviewed and approved in writing by the Yavapai County Health Department.

F. SITE UNSUITABILITY

No land shall be used or structure erected where the land is held by the Commission to be unsuitable for such use or structure by reason of flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, extreme topography, low percolation rate or bearing strength, erosion susceptibility, or any other features likely to be harmful to the health, safety and general welfare of the community. The commission, in applying the provisions of this section, shall state in writing the particular facts upon which its conditions are based. The applicant shall have the right to present evidence contesting such determination to the Council if he desires, whereupon the Council may affirm, modify or withdraw the determination of the unsuitability.

G. DUMPING OR DISPOSAL

1. The use of land for the dumping or disposal of scrap iron, junk, garbage, rubbish or other refuse, or of ashes, slag, or other industrial wastes or by-products, shall be prohibited in every district except as otherwise provided in this Ordinance.
2. The dumping of dirt, sand, rock or other material excavated from the earth shall be permitted in any district, provided that the surface of such material is graded, leaving the ground surface in a condition suitable for other use permitted in the district, provided that such fill does not so increase the elevation of the site as to prevent its development or use for other purposes and provided that such does not increase the susceptibility of the ground to erosion, landslide, flooding, or result in any other dangerous condition.
3. No person, firm or corporation shall strip, excavate or otherwise remove top soil for sale or for use other than on the premises from which the same shall be taken, except in connection with the construction or alteration of a building on such premises and excavation or grading incidental thereto.
4. No yard or other open space surrounding an existing building in any residential zone, or which is hereinafter provided around any building in any residential zone, shall be used for the storage of junk, debris, or abandoned or inoperable vehicles; except as specifically permitted herein, and as provided and regulated in any other applicable Town Ordinances.

H. YARD, LOT, AND AREA REQUIREMENTS

1. No building shall be erected; nor shall any existing building be altered, enlarged, moved, or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity with the yard, lot, area and building location regulations hereinafter designated for the zone in which such building or open space is located, except, as otherwise specifically provided.
2. No yard or other open space provided about any building for the purpose of complying with the provisions of these Restrictions shall be considered as a yard or open space for

any other building; and no yard or other open space on one (1) lot shall be considered as a yard or open space for a building on any lot.

3. Awnings, fire-escape stairs, window-type refrigeration units, suspended or roof evaporative coolers, and forced air furnaces, may not project more than five (5) feet over any required yard, provided that they shall be no closer than three (3) feet to any lot line.
4. Architectural details such as canopies, cornices, and eaves may project not more than three (3) feet over any required yard, provided that they shall be no closer than three (3) feet to any lot line.
5. Sills, leaders, belt courses and similar ornamental features may project not more than six (6) inches over or into any required yard.
6. Accessory Buildings (attached) – A private automobile garage, carport or accessory building having any part of a wall in common with a dwelling shall be considered an integral part of the main building in determining yard, lot, and area requirements.
7. Accessory Buildings (detached) – Any detached accessory building or swimming pool in any zone shall not be located in the front yard, shall be at least five (5) feet from the main structure, shall be at least five (5) feet from the rear and interior side lot lines, and shall maintain side yard setbacks from the street side lot lines as required for the main structure in that zone.
8. No automobile service station pump shall be located closer than twelve (12) feet to a street property line.
9. Except as provided herein, every part of a required yard shall be open to the sky and unobstructed. Trees, shrubbery, etc., shall not be considered obstructions.
10. No portion of any deck shall be located within five (5) feet of the lot line except in those districts where residential use is not a permitted use. In those districts, decks should conform to the required yard for that zone. Decks shall not encroach into any public easement. Square footage of decks shall be included in lot coverage for each zoning district.

[Ord. No. 374]

I. BUILDING HEIGHT REQUIREMENTS

1. No building shall be erected, reconstructed, or structurally altered to exceed in height the limit hereinafter designated for the zone in which such building is located, except as otherwise specifically provided.
2. Height regulations established elsewhere in this Ordinance shall not apply:
 - a. In any district, to church spires, belfries, cupolas and domes not for human occupancy, monuments, water towers, flagpoles, non-commercial radio or television antennas, provided that such structures and antennas shall be so located and constructed that if it should collapse, its reclining length would still be contained on the property on which it was constructed.
 - b. In industrial districts, to chimneys, smokestacks, derricks, conveyors, grain elevators, or similar structures wherein the industrial process involved customarily requires a height greater than otherwise permitted, provided that such structure shall be so located and constructed that if it should collapse, its reclining length would still be contained on the property on which it was constructed.

3. In any district, the height of a deck may not exceed twenty-seven (27) feet from the natural grade.

[Ord. No. 374]

J. WALLS AND FENCES

1. No freestanding wall or fence shall be constructed until a permit for such construction has been issued by the Building Inspector. No such permit shall be issued until the application for such permit has been reviewed and approved by the Zoning Administrator and Design Review Board in accordance with the provisions of Section 303 and Section 304.
2. In any residential or commercial zone, no wall or fence over three (3) feet high shall be constructed or maintained nearer to the street line than the front and side walls of the building erected, nor be more than six (6) feet in height on any side or rear-lot-line. Provided, however, that open wire fences exceeding the above heights may be built around schools and other public or quasi-public institutions when necessary for the safety or restraint of the occupants thereof.
3. No fence or wall shall contain barbed wire, electrical current or charge of electricity, broken glass, or similar hazardous materials or devices, provided, however, that fences enclosing storage areas in industrial districts may use barbed wire so long as such wire is located not less than six (6) feet above grade.

K. EXTERIOR LIGHTING

[CODIFIER'S NOTE: This subsection was re-written with Ordinance 490 and moved to new **Section 502.1.**]

L. REMOVAL OR DEMOLITION OF BUILDINGS OR STRUCTURES

No building or structure which has been wholly or partially erected on any property located within the Town of Jerome shall be demolished or removed until a permit for such demolition or removal has been issued by the Zoning Administrator. A permit for removal or demolition of any building or structure shall not be issued until the application for such a permit has been reviewed and approved by the Design Review Board in accordance with the provisions of Section 304.

M. HOME OCCUPATIONS

1. Home occupations shall be clearly incidental and subordinate to the use of the property and dwelling unit for dwelling purposes, and shall not change the character thereof.
2. There shall be no employees other than members of the immediate family residing on the premises.
3. No business shall be conducted which requires delivery vehicles or other services not customary to a residence.
4. Signs shall be subject to applicable provisions of Section 509.
5. All materials and equipment used and maintained in connection with a home occupation must be used and stored inside the dwelling and accessory buildings.
6. No public display of items for sale shall be permitted.
7. A home occupation shall not create any nuisance or hazard, or other offensive condition such as that resulting from noise, smoke, fumes, dust, odors or other noxious emissions.

Electrical or mechanical equipment that causes fluctuation in line voltage, creates any interference in either audio or video reception or causes any perceivable vibration on adjacent properties is not permitted.

8. The use shall not generate more pedestrian or vehicular traffic than is typical to the zone in which it is located.

[Ord. No. 442]

N. ANIMALS AND PETS

Except as otherwise permitted in this Ordinance, the keeping of animals in connection with each dwelling shall not exceed a total of three (3) pets, such as dogs, cats, and similar household pets, exclusive of animals under the age of six (6) months, and exclusive of birds, fish and other pets which at all times are kept within a fully enclosed building or accessory building, and which do not create odor or sound which is detectable on an adjoining lot.

O. OFF-STREET PARKING REQUIREMENTS

1. Automobile off-street parking must be provided as required in Section 510.
2. Mobile homes, house trailers, commercial trailers, boat trailers, campers, or travel trailers shall not be stored, parked, or located in any zone other than as listed in the zone regulations, except that the storage of one boat trailer and not more than one uninhabited camper or uninhabited travel trailer shall be allowed for each residence. Such vehicles may not be stored in front yard of a residence.
3. A proposed development shall have adequate provisions for such items as convenience of access for public service vehicles such as garbage collection vehicles, movement of emergency vehicles, and convenience of access to parking sites and other site improvements by site resident or users.
4. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

P. BEEKEEPING

The following standards and requirements apply to the keeping of any hive, colony, or apiary bees within the town limits:

1. All persons shall be required to obtain a conditional use permit prior to the keeping of bees. The application form shall include the name, address and telephone number of the person seeking the permit as well as the name, address, and telephone number of the property owner. If the applicant is other than the property owner, then the application shall also include written permission of the owner for the use of the property for keeping a hive, colony, or apiary. The form shall also include a drawing of the property indicating the location for the keeping of the hive, colony or apiary and an acknowledgement that, prior to the placing of the hive, colony or apiary upon the property, an adequate supply of water and other nutrients are available on the property near the hive, colony or apiary.
2. Upon receipt of a beekeeping application, and at least 15 days prior to review by the Planning and Zoning Commission, public notification shall be mailed by the Town to properties within 100 feet of the subject property.
3. No more than two hives shall be allowed on a parcel.
4. Hives shall be located in the area behind the primary structure and in front of the rear

- lot line and set back from the side and rear property lines a minimum of five (5) feet.
5. A flyway barrier consisting of a solid wall, fence, dense vegetation, or combination of these materials at least six (6) feet high shall be provided and extend at least ten (10) feet beyond the hives on each end of an apiary.
 6. Each beekeeper shall ensure that a constant and easily accessible supply of fresh water and other nutrients of sufficient quantity to meet the needs of all bees being maintained or kept is always available to the bees so that they are discouraged from congregating at pet water bowls, birdbaths, pools, spas or other water sources where they may cause human or domestic pet contact.
 7. Initial hives shall contain a queen selected from stock bred for gentleness, and bees who are relatively gentle and non-defensive. If a colony becomes too defensive, then the beekeeper shall be obligated to move that colony to a different location or to replace the queen with a gentler queen.
 8. The first violation of this Section shall be treated as a petty offense. All subsequent violations within a succeeding two-year period shall be treated as Class I misdemeanors, subject to penalties as set forth in Article 1-8 of the Jerome Town Code.
 9. The provisions of this Section shall not apply to any property owner upon whose property a swarm of transient bees is attempting to or has established a domicile.
 10. Any honeybee colony not residing in a structure intended for beekeeping, or any colony residing in a standard or homemade hive that, by virtue of its condition, has obviously been abandoned by the beekeeper, or any hive, colony or apiary which does not contain the water and nutrient requirements of Section 502.O.6 or any hive, colony or apiary for which no permit has been issued, is unlawful and shall be deemed a public nuisance.
 11. The Town, upon a complaint, may take any actions necessary to remove the abandoned hive, colony, or apiary from the property.

[Ord. 474, 8/10/21 *NOTE: Ord. 474 incorrectly established the "Beekeeping" paragraph as Paragraph O. This was corrected during codification to Paragraph P.]

SECTION 502.1 GENERAL PROVISIONS – EXTERIOR LIGHTING

[Section 502.1 created with Ord. No. 490]

A. INCORPORATION BY REFERENCE

1. A.R.S. Title 49, Chapter 7, Light Pollution is hereby incorporated by reference

B. PURPOSE

1. This section is intended to establish procedures and standards that ensure minimal light pollution, reduce glare, increase energy conservation, and afford every citizen and business of Jerome the flexibility to engage in the pursuit of safe, inexpensive lighting for the purpose of commerce and private use without detrimentally impacting the pristine nighttime environment free from light pollution, waste, trespass, or clutter.

C. APPLICABILITY

1. This chapter shall apply to all outdoor lighting including, but not limited to, search, spot, or floodlights for:
 - a. Buildings and Structures;
 - b. Recreational areas;
 - c. Parking lot lighting;
 - d. Landscape lighting
 - e. Other outdoor lighting
2. New lighting shall meet the requirements of this Code with regard to shielding and lamp type. The total outdoor light output after the new lighting is installed shall not exceed that on the site before the new lighting was installed, or that is permitted by this Code, whichever is less.
3. If the total cumulative increase in floor area is greater than 50 percent for single family residential or greater than 25 percent for all other uses, or if the total cumulative cost of any exterior modification, alteration or repair is greater than 25 percent of the valuation of the building as determined by the Planning and Zoning Director, then all exterior lighting fixtures shall comply with this Code. Cumulative modification, replacement, or repair of outdoor lighting constituting 25 percent or more of the permitted lighting output level for the parcel, no matter the actual amount of lighting already on the site, shall require all exterior lighting to comply with this Code.
4. Exemptions
 - a. **Emergency Lighting**
Lighting used only under emergency conditions as declared by the Governor of the State of Arizona, Town of Jerome Mayor, or authorized County or Town public safety representative shall not be subject to this Section 502.1
 - b. **Seasonal Lighting**
Temporary seasonal lighting between the months of October and January 15 shall not be subject to this Section 502.1, provided such lighting does not create glare to motorists or result in light trespass onto adjacent properties.
 - c. **Lighting Required by FAA or FCC**
Lighting required by the Federal Aviation Administration, or the Federal Communications Commission shall not be subject to this Section.

d. **Special Events**

Special events that have been issued a special even permit shall be allowed temporary lighting for the duration of the event, provided such lighting does not create glare to motorists or result in light trespass onto adjacent properties.

e. **Street Lighting**

With the exception of shielding requirements, this Code does not apply to street lighting within Town and state rights-of-way.

5. **Nonconforming Lighting**

- a. Existing historic nonconforming lighting in use prior to the adoption of this ordinance may continue to be used; if historic fixtures are damaged, they may be restored or repaired in efforts to preserve their historic nature.
- b. Lighting that does not conform to all provisions of this Code shall be brought into compliance, in accordance with Section 502.1(C)(3). Until this time, no modification or replacement shall be made to a nonconforming fixture unless the fixture thereafter conforms to the provisions of this Code, except that identical lamp replacement is allowed.
- c. In the event that an outdoor lighting fixture is abandoned or damaged to the point of requiring repairs for safe operation, the repaired or replacement fixture shall comply with the provisions of this Code.

D. DEFINITIONS

As used in this Code, unless the context clearly indicates otherwise, certain words and phrases shall mean the following:

1. *Abandonment* means the discontinuation of use for a period of six months.
2. *Adaptive Controls* means hardware and/or electronics, used in conjunction with outdoor light fixtures, intended to dynamically alter or adjust the operation of those fixtures. Examples of adaptive controls include, but are not limited to, motion/occupancy sensors, dusk-to-dawn ('astronomical') timers and photocells.
3. *Class 1 Lighting* means all outdoor lighting used for but not limited to outdoor sales or eating areas, assembly or repair areas, advertising and other signs, recreational facilities, and other similar applications where color rendition is important.
4. *Class 2 Lighting* means all outdoor lighting used for but not limited to illumination for walkways, roadways, equipment yards, and parking lots where general illumination of the grounds is the primary concern.
5. *Class 3 Lighting* means any outdoor lighting used for decorative effects, including but limited to architectural illumination, flag monument lighting, and illumination of trees, bushes, etc.
6. *Correlated Color Temperature (CCT)* means the temperature of a source of blackbody radiation whose spectrum best approximates the spectrum of a particular light source, expressed in units of Kelvins. Lamps with a CCT greater than 4000K are considered "cool" sources.
7. *Direct Illumination* means illumination resulting from light emitted directly from a lamp, luminaire, or reflector, not light diffused through translucent signs, or reflected from other surfaces such as the ground, building faces or luminaire optics.

8. *Footcandle (abbreviated 'fc')* means a unit of illuminance or illumination, equivalent to the illumination produced by a source with luminous intensity of one candela at a distance of one foot and equal to one lumen incident per square foot (approximately 10.764 lux).
9. *Fully Shielded Fixture* means that fixtures are shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
10. *Initial Lumens* means the lumens rating of a lamp at the time of manufacture, not accounting for losses due to normal lamp aging, or the lumens rating for a brand new light bulb. Initial lumens are measured by manufacturers specifications and usually provided along with product packaging.
11. *Installed* means attached, or fixed in place, whether or not connected to a power source.
12. *Lighting Zone* means an overlay zoning system, establishing legal limits for lighting for particular parcels, areas, or districts in a community.
13. *Light Trespass* is spill light falling over property lines that illuminates adjacent grounds or buildings in an objectionable manner.
14. *Lumen* is the unit used to measure the actual amount of visible light, which is produced by a lamp as defined by the manufacturer.
15. *Luminaire* means the complete lighting assembly, less the support assembly.
16. *Lux (abbreviated 'lx')* means a unit of illuminance or illumination equal to one lumen per incident square meter (approximately 0.093 fc).
17. *Multi-class Lighting* means any outdoor lighting used for more than one purpose, when the purpose fall under the definitions for two or more lighting classes as defined for Class 1, 2 and 3 Lighting above.
18. *Motion Sensing Lighting* means a fixture designed, and properly adjusted, to illuminate an area around a residence or other building by means of switching on a lamp when motion is detected inside an area or perimeter, and switching the lamp off when the detected motion ceases.
19. *Neon Lighting* means lighting using luminous gas filled tubes often formed into text, symbols, or decorative elements. Neon lighting includes tubes with typical diameters of 10 to 20 millimeters filled with neon, argon, xenon, or other gasses and producing various colors of light. Not included are replaceable T-8 (1-inch diameter) and T-12 (1.5-inch diameter) or PL ("compact") fluorescent tubes.
20. *Net Acreage* means the remaining ground area of a parcel after deleting all portions for proposed and existing public right-of-way and undeveloped area.
21. *Opaque* means only that the material must not transmit light from the internal illuminating source: the color of such opaque backgrounds is not restricted.
22. *Outdoor Light Fixtures* means all outdoor illuminating devices, reflective surfaces, lamps, and other devices, either permanently installed or portable, which are used for illumination or advertisement. Such devices shall include, but are not limited to, search, spot, and floodlights for:
 - a. Buildings and structures
 - b. Recreational areas
 - c. Parking lot lighting
 - d. Landscape and architectural lighting

- e. Billboards and other signs (advertising or other)
 - f. Street lighting
 - g. Product display area lighting
 - h. Building overhangs and open canopies
23. *Person* includes a corporation, company, partnership, firm association, or society as well as a natural person.
 24. *Planning and Zoning Director* means the Director of Planning and Zoning for the Town of Jerome or his or her designated representative.
 25. *Temporary Lighting* means lighting which does not conform to the provisions of this Code and which will not be used for more than one thirty (30) day period within a calendar year. Temporary lighting is intended for uses which by their nature are of limited duration; e.g. holiday decorations, civic events, or construction projects.
 26. *Total Outdoor Light Output* means the maximum total amount of light measured in lumens, from all outdoor light fixtures on a property. For lamp types that vary their output as they age (such as high pressure sodium and metal halide), the initial output, as defined by the manufacturer, is the value to be considered.
 27. *Translucent* means light is transmitted from the internal illumination source.
 28. *Unshielded* means a fixture that allows light to be emitted above the horizontal directly from the lamp or indirectly from the fixture or a reflector.
 29. *Watt* is the unit used to measure the electrical power consumption (not the light output) of a lamp.

E. GENERAL REQUIREMENTS

All light fixtures and streetlamps where able, shall be aimed or shielded so that the direct illumination shall be confined to the property boundaries of the source. Direct illumination must not fall onto or across any public or private street or road. Motion sensing lighting fixtures shall be properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases. All new development, qualified enhancements, and requirements as outlined in 502.1 must follow the Total Light Output requirements indicated in Appendix A.

1. **Class 1 Lighting (High Activity Areas)**

Lighting used for outdoor sales or eating areas, assembly or repair areas, signage, recreational facilities, and other similar applications where accurate color rendition is important to preserve the effectiveness of the activity. Commonly used in Lighting Zones 2 -4. (See Appendix A)

2. **Class 2 Lighting (Security and Public Safety)**

Lighting used for illumination of walkways, roadways, equipment yards, parking lots, and outdoor security where general illumination for safety or security of the grounds is the primary purpose. Commonly used in Lighting Zones 1-3. (See Appendix A)

3. **Class 3 Lighting (Decorative and Accent)**

Lighting used for decorative effects such as architectural illumination, flag and monument lighting and illumination of landscaping elements. All Class 3 lighting shall be selected, designed, installed, and aimed so that there is a minimum amount of spill beyond the area(s) to be lighted. Commonly used in Lighting Zones 0-2. (See Appendix A)

4. Multi-Class Lighting

Lighting used for more than one purpose such that the use falls within more than one class as defined for Class 1, 2 or 3 lighting. Multi-class lighting must conform to the standards that apply to the most restrictive included class.

5. Lighting Plan Submittal Required

Whenever new exterior lighting is proposed, the applicant shall submit an application, and as part of the application, shall submit sufficient information to enable the Planning and Zoning Director to determine whether proposed lighting complies with this Code. All applications may be subject to review and action by the Planning and Zoning Commission at the discretion of the Planning and Zoning Director. The lighting plan shall include information as determined by the Planning and Zoning Director.

6. Plan Approval

If the Planning and Zoning Director determines that any proposed lighting does not comply with this Code, the associated permit shall not be issued, or the application approved unless an alternative is approved pursuant to Section 502.1(E)(7) below.

7. Discretionary Approval of Lighting Alternatives

The Planning and Zoning Director may approve alternative lighting designs, materials, or methods of installation or operation not specifically prescribed by this Code provided the proposed alternative:

- a. Results in approximate equivalence to the applicable specific requirement of this Code; and
- b. Complies with the purpose of this Code as stated in subsection 502.1(B).

8. Warm Lighting Requirements and Alternatives

- a. All Class 2 Lighting shall be either low-pressure sodium (LPS) lamps, narrow spectrum amber LEDs, or warm lighting alternatives not to exceed 2,700 Kelvin
- b. For Class 1 Lighting, a development may be eligible for an additional 10 percent increase in the total lighting output level allowed if 50 percent or more of the Class 1 lighting complies with subsection 502.1(E)(8)(a).

9. Prohibited Lighting Types and Fixtures

- a. Outdoor floodlighting by floodlight projection above the horizontal plane is prohibited.
- b. Mercury vapor light bulbs and fixtures.
- c. Lamps emitting a Correlated Color Temperature (CCT) in excess of 4,000 Kelvin
- d. Searchlights, laser source lights, strobe or flashing lights, illusion lights or any similar high intensity light shall not be permitted, except in emergencies by police and fire personnel.
- e. Unshielded lights.
- f. Permanent exposed string lighting for mixed-use and nonresidential uses is prohibited, except as allowed in subsection immediately below
- g. Ambience lighting for outdoor dining/bar areas, interior courtyards, and/or event venues, may be allowed subject to compliance with all other provisions of this Code and with approval by the Planning and Zoning Director on a case-by-case basis. In reviewing proposals for such lighting, the Planning and Zoning Director shall consider lighting types, locations, and time of use. Permanent outdoor string lighting shall not flash, blink, fade, or strobe and shall be included in the total partially shielded lumen count for the property. Such lighting, if allowed by the Planning and Zoning Director, shall be extinguished immediately after outdoor hours of operation.

10. Shielding and Light Trespass

- a. All light fixtures are required to be fully shielded, unless approved by the Planning and Zoning Director pursuant to Section 502.1(E)(6-7).
- b. Partially shielded light fixtures approved by the Planning and Zoning Director as part of a lighting alternative pursuant to 502.1(E)(7) are limited to a maximum of 3,850 initial lumens per net acre and shall not exceed 1,400 initial lumens per lamp.
- c. All light fixtures shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the source. Lighting shall not be aimed onto adjacent properties, except in cases of shared parking, pursuant to 502.1(E)(7), shared pedestrian pathways, or for coordinated development sites spanning multiple parcels.

11. Lighting Controls

- a. Motion Sensors
 1. May be used where the sensor is triggered by activity within the property lines and not triggered by activity outside the property lines.
 2. Motion sensing fixtures shall be fully shielded and properly adjusted, according to the manufacturer's instructions, to turn off in a reasonable timeframe after the detected motion ceases.
- b. Lighting Time Limitations
 1. Except for flagpole lighting and landscape lighting, Class 1, and Class 3 lighting shall be extinguished during nonbusiness hours. Lodging businesses are encouraged to reduce lighting during off-peak hours overnight.
 2. Landscape lighting shall be extinguished by close of business or 10:00p.m. whichever is later.
 3. Multi-class lighting shall conform to the time limitations of the strictest class.

F. UPLIGHTING, EXTERIOR BUILDING LIGHTING AND SIGN ILLUMINATION

1. Subject to the approval of the Planning and Zoning Director, uplighting or ground-mounted lighting may be allowed to accent unique features of a building and/or surrounding landscaping such as exceptional architectural features, specimen trees with dense year-round foliage, or large native shrub masses, and shall be designed and installed to minimize glare with special consideration to vehicular and pedestrian traffic.
2. All lighting shall be fully shielded to contain and direct the light onto the feature to be illuminated.
3. All uplighting shall be considered partially shielded for the purposes of calculating lighting output levels.
4. All Class 3 lighting shall be selected, designed, installed, and aimed so that there is a minimum amount of spill beyond the area intended to be lighted.
5. Exterior building lighting may be considered Class 1, 2 or 3 Lighting depending on the size, function, illumination, design, and lighting intent.

6. Soffit-mounted light fixtures should be recessed into the soffit or otherwise fully shielded.
7. Architectural lighting shall only be used to highlight special features. The lighting of expansive wall planes or lighting resulting in hot spots on wall or roof planes shall be prohibited.
8. Lighting above entryways or along building perimeters shall use fully shielded fixtures.
9. Lighting used for all externally illuminated signs shall conform to all restrictions of the Code, shall be fully shielded, and shall be turned off at 10:00p.m. or when the business closes, whichever is later.
10. Outdoor internally illuminated advertising signs shall either be constructed with an opaque background and translucent letters and symbols or with a colored (not white, cream, off-white, yellow or other light color) translucent background with either translucent or opaque letters and symbols. Opaque means only that the material must not transmit light from the internal illumination source: the color of such opaque backgrounds is not restricted by this section. Lamps used for internal illumination of such signs shall not be included in the lumens per net acre limit set forth. All internally illuminated signs shall be turned off at 10:00p.m. or when the business closes, whichever is later.

G. PARKING AREA AND PEDESTRIAN WALKWAY LIGHTING

Parking area and pedestrian walkway lighting is considered Class 2 lighting.

1. Parking lot lighting shall use fully shielded fixtures.
2. Parking lot poles shall not exceed 12 feet in height.
3. Low-level pedestrian walkway lighting;
 - a. Considered Class 2 lighting shall utilize fully shielded fixtures;
 - b. Shall use shatterproof lamp coverings;
 - c. Shall not cause the site to exceed the lighting output level established in this Code;
 - d. Shall not be located to present hazards for pedestrians or vehicles.
4. Post or bollard-type walkway lights shall be painted in darker colors such as black, dark brown, dark gray or other dark earth tones.

H. OUTDOOR DISPLAY LOTS

Light for outdoor display lots shall be considered Class 1, and shall conform to the lumens per acre limits established except as follows:

1. All such lighting shall be fully shielded, partially shielded fixtures shall be prohibited.
2. If the proposed lumens exceed the per acre limits, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America and shall require approval by the Planning and Zoning Director pursuant to 502.1(E)(7).
3. Outdoor display lot illumination design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this Code.
4. Outdoor display lot lighting shall conform to the hours of operation as established under Class 1 lighting standards pursuant to Section 502.1(E)(11)(b).

I. INSTALLATION AND MAINTENANCE

1. For all projects where the total initial output of the proposed lighting equals or exceeds 70,000 fixture lumens, or if the Planning and Zoning Director determines it is necessary, certification that the lighting, as installed, conforms to the approved plans shall be provided by a certified engineer before a Certificate of Occupancy is issued. Until this certification is submitted, approval for the use of a Certificate of Occupancy shall not be issued for the project.
2. Any proposed change to the type of light source after a permit has been issued shall require submitting a change request to the Planning and Zoning Director for approval prior to the substitution.

J. TEMPORARY LIGHTING PERMITS

1. The Planning and Zoning Director may grant a permit for temporary lighting if he or she finds all of the following:
 - a. The purpose of which the lighting is proposed is not intended to extend beyond thirty (30) days;
 - b. The proposed lighting is designed in such a manner as to minimize light as much as feasible;
 - c. The proposed lighting will comply with the general intent of this Code; and
 - d. The permit will be in the public interest.
2. The Planning and Zoning Director shall rule on the application within five (5) business days from the date of submission of the request and notify the applicant in writing of his or her decision. The Planning and Zoning Director may grant one (1) renewal of the permit for an additional thirty (30) days if he or she finds that, because of an unanticipated change in circumstances, a renewal would be in the public interest. The Planning and Zoning Director is not authorized to grant more than one temporary permit and one renewal for the same property within one calendar year.

K. VARIANCES

Any person desiring to install an outdoor lighting fixture in violation of this Code may apply to the Board of Adjustment for a variance from the regulation in question. Such variances shall be allowed only as provided by Section 105 of Jerome Zoning Ordinance.

- *APPENDICES A AND B ARE LOCATED UNDER “APPENDICES” AT THE END OF THIS ZONING ORDINANCE.*

SECTION 503. “AR” ZONE, AGRICULTURAL RESIDENTIAL

A. PURPOSE

This district is intended to promote and preserve low density residential development and noncommercial farming and agriculture. Land use is composed chiefly of individual homes, together with required recreational, religious, and educational facilities.

B. PERMITTED USES

1. One (1) single-family dwelling or one (1) modular home per lot. Mobile homes are prohibited.
2. Customary accessory uses and buildings, provided such uses are incidental to the principal use.
3. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
4. Publicly owned and operated parks and recreation areas and centers.
5. Home occupations.
6. Noncommercial farming and agriculture, not including the keeping of livestock.
7. Keeping of cattle and horses owned by members of the family occupying the premises, but not to exceed one (1) head per 20,300 square feet of lot area.

C. CONDITIONAL USES

1. Animals, fowl, and other typical farm livestock, except as otherwise prohibited herein.
2. Commercial stables
3. Churches or similar places of worship
4. Schools: Public or private elementary and high.
5. Colleges, universities, and professional schools having a regular curriculum.
6. Nursery Schools and Day Care Centers.
7. Privately owned and operated recreation areas and centers.
8. Public buildings other than hospitals.
9. Public utility buildings, structures, or appurtenances thereto for public service use.
10. Model Homes
11. Bed and Breakfast
12. Viniculture use, pursuant to Chapter 16, “Vineyards,” of the Jerome Town Code.
13. Beekeeping

[Ord. No. 380; Ord. No. 474]

D. ZONE RESTRICTIONS

1. Cattle, horses, sheep, goats, dogs, cats, birds, fowl, and any other living animals, and the pens, stalls, stables, yards, shelters, cages, areas, places, and premises where they are held or kept, shall be so maintained that flies, insects, or vermin, rodent harborage, odors, ponded water, the accumulation of manure, garbage, refuse or other noxious

material do not become a public health nuisance and do not disturb the peace, comfort, or health of any person.

2. Any person, firm, or corporation is prohibited from keeping or sheltering any animal, bird, or fowl other than a household pet within one hundred (100) feet of a building, other than his own, used for human habitation.
3. Pigs shall not be kept within the city limits.

E. PROPERTY DEVELOPMENT STANDARDS

1. **MINIMUM LOT AREA:** Ten thousand (10,000) square feet.
2. **MINIMUM LOT WIDTH:** One hundred (100) feet
3. **MINIMUM SQUARE FOOTAGE OF DWELLING:** Eight hundred and fifty (850) square feet of enclosed floor space exclusive of any attached garage.
4. **MAXIMUM LOT COVERAGE:** Not more than forty (40) percent of the net area of the lot may be covered by the main building and all accessory buildings.
5. **YARDS:**
 - a. **Front Yard**
 - 1) There shall be a front yard not less than twenty (20) feet in depth.
 - 2) Where lots have a double frontage on two (2) streets, the required front yard of twenty (20) feet shall be provided on both streets.
 - b. **Side Yard**
 - 1) There shall be a side yard along interior lot lines of not less than ten (10) feet in width.
 - 2) Where a side lot line abuts a street, there shall be a side yard of not less than twenty (20) feet in width.
 - c. **Rear Yard**
 - 1) There shall be a rear yard of not less than twenty (20) feet in depth, except where the rear lot line is in common with or separated by an alley from the side lot line of another lot, there shall be a rear yard of not less than ten (10) feet in depth.
 - 2) Where the rear lot line abuts an alley, the required rear yard shall be measured from the center line of the alley.
6. **MAXIMUM BUILDING HEIGHT:** No building shall exceed the height of twenty five (25) feet as defined in "building, height of". On slopes over forty-five percent (45%) there will be a one (1) foot reduction in height for each additional five percent (5%) of slope or portion thereof. 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". (see Appendix for diagrams).
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.”

[Ord. No. 446]

F. GENERAL PROVISIONS

The provisions of Section 502 shall apply.

G. SIGNS

The provisions of Section 509 shall apply.

H. PARKING AND LOADING

The provisions of Section 510 shall apply.

I. PLAN REVIEW

The provisions of Section 303 shall apply.

J. DESIGN REVIEW

The provisions of Section 304 shall apply to all property, buildings and structures within the Historic Overlay District.

SECTION 504. “R1-10” ZONE, SINGLE FAMILY RESIDENTIAL

A. PURPOSE

This district is intended to promote and preserve low density residential development. Regulations and property development standards are designed to protect the single-family residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes, together with required recreational, religious and educational facilities.

B. PERMITTED USES

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

C. CONDITIONAL USES

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 other than hospitals.
6. Public utility buildings, structures, or appurtenances thereto for public service use.
7. Libraries.
8. Model Homes.
9. Bed and Breakfast
10. Beekeeping

[Ord. No. 474]

D. PROPERTY DEVELOPMENT STANDARDS

1. **MINIMUM LOT AREA:** Ten thousand (10,000) square feet
2. **MINIMUM LOT WIDTH:** One hundred (100) feet
3. **MINIMUM SQUARE FOOTAGE OF DWELLING:** Eight hundred and fifty (850) square feet of enclosed floor space exclusive of any attached garage.
4. **MAXIMUM LOT COVERAGE:** Not more than forty (40) percent of the net area of the lot may be covered by the main building and all accessory buildings.
5. **YARDS:**
 - a. **Front Yard:**

- 1) There shall be a front yard of not less than twenty (20) feet in depth.
- 2) Where lots have a double frontage on two (2) streets, the required front yard of twenty (20) feet shall be provided on both streets.
- b. Side Yard:
 - 1) There shall be a side yard along interior lot lines of not less than ten (10) feet in width.
 - 2) Where a side lot line abuts a street, there shall be a side yard of not less than twenty (20) feet in width
- c. Rear Yard:
 - 1) There shall be a rear yard of not less than twenty (20) feet in depth, except where the rear lot line is in common with or separated by an alley from the side lot line of another lot, there shall be a rear yard of not less than ten (10) feet in depth.
 - 2) Where the rear lot line abuts an alley, the required rear yard shall be measured from the center line of the alley.
6. **MAXIMUM BUILDING HEIGHT:** No building shall exceed the height of twenty five (25) feet as defined in “building, height of.” On slopes over forty-five (45) percent there will be a one (1) foot reduction in height for each additional five (5) percent of slope or portion thereof. 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.” (see Appendix for diagrams).
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.
 - e. 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.”

[Ord. No. 446]

E. GENERAL PROVISIONS

The provisions of Section 502 shall apply.

F. SIGNS

The provisions of Section 509 shall apply.

G. PARKING AND LOADING

The provisions of Section 510 shall apply.

H. PLAN REVIEW

The provisions of Section 303 shall apply.

I. DESIGN REVIEW

The provisions of Section 304 shall apply to all property, buildings and structures within the Historic Overlay District.

SECTION 505. “R1-5” ZONE, SINGLE FAMILY RESIDENTIAL

A. PURPOSE

This district is intended to fulfill the need for medium density single family residential development. Regulations and property development standards are designed to protect the single family residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes, together with required recreational, religious, and educational facilities.

B. PERMITTED USES

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

C. CONDITIONAL USES

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. Bed and Breakfast
10. Beekeeping

[Ord. No. 474]

D. PROPERTY DEVELOPMENT STANDARDS

1. **MINIMUM LOT AREA:** Five thousand (5,000) square feet.
2. **MINIMUM LOT WIDTH:** Fifty (50) feet.
3. **MINIMUM SQUARE FOOTAGE OF DWELLING:** Eight hundred and fifty (850) square feet of enclosed floor space exclusive of any attached garage.
4. **MAXIMUM LOT COVERAGE:** Not more than sixty (60) percent of the net area of the lot may be covered by the main building and all accessory buildings.

5. YARDS:

a. Front Yard:

- 1) There shall be a front yard of not less than ten (10) feet in depth except when the following conditions prevail:
A front yard is required equal to that established by any building within one hundred (100) feet on either or both sides of the lot. Where more than one (1) such building is within one hundred (100) feet of the lot then the front yard of the nearest such building shall be the required front yard of the lot, except that where the lot is between two such buildings, each within one hundred (100) feet of a lot, then the front yard of this lot shall be that established by a line joining the nearest front corner of the other such building. Nothing in the above shall require that a front yard in this district exceed twenty (20) feet.
- 2) Where lots have a double frontage on two (2) streets, the required front yard shall be provided on both streets.

b. Side Yard:

- 1) There shall be a side yard along interior lot lines of not less than five (5) feet in width.
- 2) Where a side lot line abuts a street, the side yard shall be considered a front yard for the purpose of determining width.

c. Rear Yard:

- 1) There shall be a rear yard of not less than twenty (20) feet in depth. Except where the rear lot line is in common with or separated by an alley from the side lot line of another lot, there shall be a rear yard of not less than ten (10) feet in depth.
- 2) Where the rear lot line abuts an alley, the required rear yard shall be measured from the center line of the alley.

6. **MAXIMUM BUILDING HEIGHT:** No building shall exceed the height of twenty five (25) feet as defined in “building, height of.” On slopes over forty-five (45) percent there will be a one (1) foot reduction in height for each additional five (5) percent of slope or portion thereof. 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”. (see Appendix for diagrams).

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.”

[Ord. No. 446]

E. GENERAL PROVISIONS

The provisions of Section 502 shall apply.

F. SIGNS

The provisions of Section 509 shall apply.

G. PARKING AND LOADING

The provisions of Section 510 shall apply.

H. PLAN REVIEW

The provisions of Section 303 shall apply.

I. DESIGN REVIEW

The provisions of Section 304 shall apply to all property, buildings and structures within the Historic Overlay District.

SECTION 506. “R-2” ZONE, 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 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. Customary accessory uses and buildings, provided such uses are incidental to the principal use.
3. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
4. Publicly owned and operated parks and recreation areas and centers.
5. Home occupations.

B. CONDITIONAL USES

Any conditional use in the R1-5 zone.

D. PROPERTY DEVELOPMENT STANDARDS

1. **MINIMUM LOT AREA:** Five thousand (5,000) square feet.
2. **MINIMUM LOT WIDTH:** Fifty (50) feet.
3. **MINIMUM SQUARE FOOTAGE OF DWELLING:** Eight hundred and fifty (850) square feet of enclosed floor space exclusive of any attached garage.
4. **MAXIMUM LOT COVERAGE:** Not more than sixty (60) percent of the net area of the lot may be covered by the main building and all accessory buildings.
5. **YARDS:**
 - a. **Front Yard:**
 - 1) There shall be a front yard of not less than ten (10) feet in depth except when the following conditions prevail:

A front yard is required equal to 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 front yard of the nearest such building shall be the required front yard of the lot, except that where the lot is between two such buildings, each within one hundred (100) feet of a lot, then the front yard of this lot shall be that established by a line joining the nearest front corner of the other such building. Nothing in the above shall require that a front yard in this district exceed twenty (20) feet.
 - 2) Where lots have a double frontage on two (2) streets, the required front yard shall be provided on both streets.

- b. Side Yard:
 - 1) There shall be a side yard along interior lot lines of not less than five (5) feet in width.
 - 2) Where a side lot line abuts a street, the side yard shall be considered a front yard for the purpose of determining width.
- c. Rear Yard:
 - 1) There shall be a rear yard of not less than twenty (20) feet in depth. Except where the rear lot line is in common with or separated by an alley from the side lot line of another lot, there shall be a rear yard of not less than ten (10) feet in depth.
 - 2) Where the rear lot line abuts an alley, the required rear yard shall be measured from the center line of the alley.
- 6. **MAXIMUM BUILDING HEIGHT:** No building shall exceed the height of twenty five (25) feet as defined in “building, height of.” On slopes over forty-five (45) percent there will be a one (1) foot reduction in height for each additional five (5) percent of slope or portion thereof. 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”. (see Appendix for diagrams).
- 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.”

[Ord. No. 446; Ord. No. 454]

E. GENERAL PROVISIONS

The provisions of Section 502 shall apply.

F. SIGNS

The provisions of Section 509 shall apply.

G. PARKING AND LOADING

The provisions of Section 510 shall apply.

H. PLAN REVIEW

The provisions of Section 303 shall apply.

I. DESIGN REVIEW

The provisions of Section 304 shall apply to all property, buildings and structures within the Historic Overlay District.

SECTION 507. “C-1” ZONE, GENERAL COMMERCIAL

A. PURPOSE

This district is intended to provide for and encourage orderly development in existing and future commercial areas within the Town.

B. PERMITTED USES

1. Retail sales of apparel and accessories, dry goods, foods, drugs, flowers and plants, garden supplies, hardware, gifts and novelties, pet and hobby supplies, art and art supplies, jewelry, liquor, tobacco, newspapers and magazines, music and records, household supplies, stationary, books, paint, wallpaper and glass, sporting goods, toys, variety store goods, appliances, auto parts and supplies, furniture, office supplies, leather and leather products, carpet, antiques, fabrics, photo supplies, second hand and used goods and similar convenience goods.
2. Repair services such as, but no more objectionable or intensive in character than, watches, jewelry, shoes, locksmith, minor household appliances.
3. Personal services such as: barbers, beauty shops, health clubs, laundries and cleaners, mortuaries.
4. Hotels.
5. Establishments serving food or beverages inside a building such as: restaurants, cafes, coffee shops, bars, taverns, cocktail lounges, excluding entertainment and dancing in connection therewith.
6. Manufacturing incidental to a permitted use is permitted, but subject to the following limitations:
 - a. All products incidental to a permitted use which are manufactured or processed on the premises shall be sold at retail only and on the premises only.
 - b. Such manufacturing activity shall be restricted to not over fifty (50) percent of the ground floor area of the building allocated to the permitted use.
7. Pawn shops.
8. Printers and print shops.
9. Radio and TV studios provided that no masts, towers or antenna used for transmission or broadcasting purposes are erected on the premises.
10. Banks, stock brokerage firms, savings and loan associations, loan companies and credit unions.
11. Governmental services, public utility offices and exchanges, excluding storage or repair services.
12. Offices related to any of the following occupations: executive, administrative, professional, accounting, banking, writing, clerical, stenographic, graphic art, real estate and sales.
13. Medical and dental offices and clinics.
14. Establishments primarily supplemental in character to other permitted principal uses, such as: pharmacy, apothecary shop, sales of corrective garments, prosthetic devices and optical goods, medical and dental laboratories.

15. Establishments whose principal function is basic research, design, and pilot or experimental product development, when conducted within an completely enclosed building.
16. Business and trade schools, dancing, art and music schools and studios.
17. Headquarters buildings of charitable, philanthropic, and welfare organizations provided that their primary activities are administrative and clerical rather than residential in nature.
18. Accessory buildings, structures and other uses customarily incidental to a permitted use except as otherwise provided in this Ordinance.
19. Any other such uses as determined by the Planning and Zoning Commission and approved by the Town Council to be similar to those uses listed above and not detrimental to the public health, safety and general welfare in accordance with the provisions of this Ordinance.

[Ord. No. 293; Ord. No. 465]

C. CONDITIONAL USES

1. Any “Permitted” or “Conditional” Uses in the “R1-10”, “R1-5” or “R-2” Zones.
2. Establishments serving food or beverages for consumption on the premises, but outside of an enclosed building.
3. Establishments serving food or beverages which include entertainment or dancing.
4. Temporary outdoor sales, displays and other outdoor activities.
5. Indoor commercial recreation establishments, such as bowling alleys, billiard parlors, skating rinks and similar establishments.
6. Outdoor commercial recreation establishments.
7. Indoor theaters, assembly halls, ballrooms and similar places of assembly.
8. Taxi stands, bus stops, parking lots and garages.
9. Gas service stations.
10. Outdoor sales of nursery stock.
11. Pet shops.
12. Any such other uses as determined by the Planning and Zoning Commission and approved by the Town Council to be similar to those uses listed above and not detrimental to the public health, safety and general welfare in accordance with the provisions of this Ordinance.
13. Residential use of a building, including apartment houses, when in the opinion of the Planning and Zoning Commission, said use has little or no adverse effect on the public health, safety and general welfare. Residential use with historic precedence in the subject buildings are exempt from the well-being criteria but remain subject to nonconforming use clauses.
14. Hospitals, nursing homes and convalescent homes.
15. Spirituous Liquor Tasting Facilities.

[Ord. No. 293; Ord. No. 408; Ord. No. 454; Ord. No. 465]

D. ZONE RESTRICTIONS

1. All activities, except as otherwise addressed herein, shall be conducted entirely within enclosed buildings.
2. Outdoor storage or display of goods or materials shall be prohibited.
3. Warehousing or indoor storage of goods or materials, exceeding that normally incidental to permitted uses, shall be prohibited.

[Ord. No. 293]

E. PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT AREA: None, provided all other provisions of the ordinance are met.
2. MINIMUM LOT WIDTH: None, provided all other provisions of the ordinance are met.
3. MINIMUM SQUARE FOOTAGE OF MAIN BUILDING: None, provided all other provisions of the Ordinance are met.
4. MAXIMUM LOT COVERAGE: None provided all other provisions of the ordinance are met.
5. YARDS:
 - a. Front Yard:
 - 1) There shall be a front yard of not less than ten (10) feet in depth except when the following conditions prevail:

The front yard is required equal to that established by any commercial 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 front yard of the nearest such building shall be the required front yard of the lot, except that where the lot is between two (2) such buildings, each within one hundred (100) feet of a lot, then the front yard of this lot shall be that established by a line joining the nearest front corner of the other such building. Nothing in the above shall require that a front yard in this district exceed twenty (20) feet.
 - 2) Where lots have a double frontage on two (2) streets, the required front yard shall be provided on both streets.
 - b. Side Yard:
 - 1) Where the side lot line is in common with the side lot line of a property in a commercial or industrial zone, no side yard shall be required on that side.
 - 2) Where a side lot line abuts a street, the side yard shall be considered a front yard for the purpose of determining width.
 - 3) Where the side lot line is in common with the side lot line of a property in a residential zone, the side yard requirements of the residential zone shall apply to that side yard, provided nothing shall require such a side yard to be greater than ten (10) feet in width.
 - c. Rear Yard:
 - 1) There shall be a rear yard of not less than twenty (20) feet in depth, except where the rear lot line is in common with or separated by an alley from the side lot line of a lot in a commercial or industrial zone, there shall be a rear yard of not less than ten (10) feet in depth.

- 2) Where the rear lot line abuts an alley, the required rear yard shall be measured from the centerline of the alley.
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.”
 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.”

[Ord. No. 446]

F. GENERAL PROVISIONS

The provisions of Section 502 shall apply.

G. SIGNS

The provisions of Section 509 shall apply.

H. PARKING AND LOADING

The provisions of Section 510 shall apply.

I. PLAN REVIEW

The provisions of Section 303 shall apply.

J. DESIGN REVIEW

The provisions of Section 304 shall apply to all property, buildings and structures within the Historic Overlay District.

SECTION 508. “I-1” ZONE, LIGHT INDUSTRIAL

A. PURPOSE

This district is intended to provide for commercial, industrial, and manufacturing activities, while insuring that these activities will in no manner affect in a detrimental way any of the surrounding districts.

B. PERMITTED USES

Any permitted use in the C-1 Zone.

C. CONDITIONAL USES

1. Any conditional use in the C-1 Zone.
2. Light industries such as, but no more objectionable or intensive in character than: jewelry, clothing, and furniture manufacturers.
3. Warehouses.
4. Wholesale establishments.
5. Automobile repair garages.
6. Accessory buildings, structures, and uses customarily incidental to a permitted use except as otherwise provided in this ordinance.
7. Any such other uses as determined by the Planning and Zoning Commission and approved by the City Council to be similar to those uses listed above and not detrimental to the public health, safety, and general welfare in accordance with the provisions of this Ordinance.

D. ZONE RESTRICTIONS

Same as C-1 Zone.

E. PROPERTY DEVELOPMENT STANDARDS

Same as C-1 Zone.

F. PERFORMANCE STANDARDS

Any permitted or conditional use in the I-1 zone must conform to the following performance standards. In conjunction with the plan review process, the developer-applicant shall provide to both the Zoning Administrator and the Planning and Zoning Commission data which are sufficient to show that the proposed use and the manner of its conduct will meet these performance standards.

1. **NOISE:** At no point on the property line shall the sound pressure level of any individual operation exceed the decibel levels in the designated octave bands shown below.
(Excluding operation of motor vehicles or other transportation facilities.)

Octave band cycles per second	Maximum sound pressure level in decibels .0002 dynes per CM²
0 - 75	72
75 - 150	67
150 - 300	59
300 - 600	52
600 - 1200	46
1200 - 2400	40
2400 - 4800	34
Above 4800	32

Sound levels shall be measured with a sound level meter and associated octave band filter manufactured according to standards prescribed by the American Standards Association. Measurements shall be made using the flat network of the sound level meter.

Impulsive type noises shall be subject to the performance standards provided that such noises shall be capable of being accurately measured with such equipment. Noise capable of being so measured, for the purpose of this section, shall be those noises which cause rapid fluctuations of the needle of the sound level meter with a variation of not more than plus or minus two (2) decibels. Noises incapable of being so measured, such as those of an irregular or intermittent nature, shall be controlled so as not to become a nuisance to adjacent uses.

2. **SMOKE:** No emission of smoke from any source shall be permitted to exceed a greater density than that density described as No. 1 on the Ringleman Chart. However, smoke may be emitted, which is equal to but not darker than No. 2 on the Ringleman Chart, for not more than four (4) minutes in any thirty (30) minute period. For the purpose of grading the density of smoke, the Ringleman Chart, as published by the U.S. Bureau of Mines shall be the standard.
3. **GLARE OR HEAT:** Any activity producing intense glare or heat shall be performed within a completely enclosed building in such a manner as not to create a nuisance or hazard along lot lines.
4. **VIBRATION:** No vibration shall be permitted which is discernible beyond the lot line to the human sense of feeling for three (3) minutes or more duration in any one (1) hour of the day between the hours of 7:00 a.m. to 7:00 p.m., or of thirty (30) seconds or more duration in any one (1) hour during the hours of 7:00 p.m. and 7:00 a.m.
5. **FLY ASH, DUST, FUMES, VAPORS, GASES AND OTHER FORMS OF AIR POLLUTION:** No emission shall be permitted which can cause damage to health, to animals, or vegetation, or other forms of property, or which can cause any excessive soiling.
6. **LIQUIDS AND SOLID WASTE:** No wastes shall be discharged in the public sewage system which endangers the normal operation of the public sewage system.
7. **ODORS:** No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be offensive in such a manner as to create a nuisance or hazard beyond the property lines.

G. GENERAL PROVISIONS

The provisions of Section 502 shall apply.

H. SIGNS

The provisions of Section 509 shall apply.

I. PARKING AND LOADING

The provisions of Section 510 shall apply.

J. PLAN REVIEW:

The provisions of Section 303 shall apply.

K. DESIGN REVIEW

The provisions of Section 304 shall apply to all property, buildings, and structures within the Historic Overlay District.

SECTION 509. SIGNS

A. PURPOSE

This section provides a set of standards for the design and construction of signs within the Town of Jerome. The purpose of this section is to encourage the preservation of historic buildings and artifacts, to protect the general public from damage and injury, to protect property values, to preserve the beauty and unique character of Jerome, to aid in the free flow of traffic within the town, and to promote the tourist industry which is important to the economy of Jerome, and the Historic Overlay District.

B. DEFINITIONS

Within and for the purposes of this section, the following definitions, and only these definitions, apply.

1. Area – Sign area is calculated as the area within a continuous perimeter that encloses the limits of text and graphics of a sign, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign's message from the background against which it is placed. The area excludes the structure upon which the sign is placed and sign supports.
2. Barber pole – a type of sign used by barbers to signify the place or shop where they perform their craft. The sign includes a staff or pole with a helix of colored stripes (usually red, white, and blue). The pole may be stationary or may rotate, often with the aid of an electric motor.
3. Billboard – Any free-standing sign exceeding fifty (50) square feet in surface area on any one face.
4. Clear vision triangle – A triangle-shaped zone formed by the existing or proposed curb lines of two or more intersecting streets, roads, or alleys and a third line connecting said curb lines at a distance of thirty (30) feet in each direction from the point of the curb line intersection, in order to provide vehicular traffic an unobstructed view of cross traffic at intersections. In locations without curbs, the edge of the drivable surface of the street or road shall be treated the same as a curb.
5. Flying banner – a flexible or rigid pole attached to one side of a flexible fabric, generally in the shape of a feather, used for the primary purpose of advertising or attention getting by the public display of visually communicative images. Such banners are also known and sold under names that include, but are not limited to, "quill sign," "wing banner," "banana banner," "blade banner," "flutter banner," "flutter flag," "bowflag," "teardrop banner," and others. The definition includes functionally similar display devices.
6. Mannequin/skeleton/statue – a styled and three-dimensional representation of the human form.
7. Mural – See definition for *Sign, Painted*.
8. Organization – An organized body of people with a particular non-profit or for-profit purpose, such as a society, association, civic or charitable group.
9. Sign – An object meant to convey a message through the use of words or symbols. A sign can be painted on one or multiple surfaces, be freestanding, supported by a pole or attached to a building. All exterior signs, whether public or private, are regulated by this ordinance.

10. Sign, A-frame – A temporary, movable, freestanding sign placed on but not permanently anchored in the ground. This definition includes T-frame signs and other similar temporary signs. A-frame signs are typically constructed of wood, cardboard, plastic, or other lightweight and rigid material, and are often referred to as sandwich boards.
11. Sign, Balloon –any sign painted onto or otherwise attached to or suspended from a balloon, whether anchored or affixed to any portion of the premises or tethered to and floating above any portion of the premises.
12. Sign, Banner – A sign made of fabric or similar material with no enclosing framework that is mounted to a building or structure (Does not include a flying banner).
13. Sign, Canopy – A sign mounted or painted on a canopy or awning.
14. Sign, Changeable-Copy – A sign, or portion thereof, with characters, letters, or illustrations that can be changed or rearranged manually without altering the face or surface of the sign. Examples include whiteboards, chalkboards, and menu boards.
15. Sign, Directional – An exterior sign that indicates whether a business is open or closed or directs people to a particular entrance of a building.
16. Sign, Freestanding – A sign not attached to or supported by a building.
17. Sign, Gas-generated – Gas-generated signs or signs illuminated by gas-generated lighting.
18. Sign, Height – The vertical distance from the ground directly under the sign to the highest point of the sign.
19. Sign, Interior – Signs within a building not visible from outside. Interior signs are not regulated by this ordinance.
20. Sign, Nameplate - A sign typically used to identify the business or residents of the premises, not exceeding 2 by 12 inches (2" x 12").
21. Sign, Off-premise – A permanent or temporary sign not located on the premises of the business that it advertises.
22. Sign, On-premise – A permanent or temporary sign located on the premises of the business that it advertises, referring exclusively to the name, location, products, persons, accommodations, services, or activities of or on those premises, or the sale or lease of those premises.
23. Sign, Open/Closed – See definition of *Sign, Directional*.
24. Sign, Painted – A sign painted directly on the building façade.
25. Sign, Permanent – A sign permanently attached to a structure or affixed to the ground. Includes *Wall Signs, Free standing Signs, Projecting Signs, Painted Signs, and Barber poles*. Permanent signs are intended to advertise or call attention to any item, business, activity, or place; are visible from outside a building; and are intended to be in place for longer than thirty days.
26. Sign, Projecting – A mounted sign that projects from and is supported by a wall of a building.
27. Sign, Service – An interior sign whose purpose is not to advertise the business displaying the sign, but to inform or provide for the safety of the public. Signs such as credit card placards, and “No Smoking” signs are examples of service signs.

28. Sign, Temporary – A sign not permanently attached to a structure or to the ground. Examples of temporary signs include garage sale signs, temporary sale signs, contractor signs, banner signs, A-frame signs, T-frame signs, candidate signs, and real estate signs. Temporary signs shall only be displayed for a limited period. The definition of *temporary sign* does not include flags.
29. Sign Walker – A person (or persons) waving “sales theme signs” with arrows at entrances to major highways or at corners of high traffic intersections directing customers to a sale. Also called sign twirlers, sign holders, human billboards, and sign events.
30. Sign, Wall - A sign attached flush to the exterior surface of a building, or permanently applied to the exterior of a window of a building. The sign must not project above the roof. Light sources aimed at the wall sign may project further out from the wall.

[Ord. No. 457; Ord. No. 472; Ord. No. 478]

C. APPLICABILITY

The provisions of this section shall apply to all signs placed or maintained within the Town of Jerome with the exception of the following:

1. Non-illuminated names of buildings, dates of erection, monument citations, commemorative tablets and the like when carved into stone, concrete, metal or any other permanent type construction and made an integral part of a permitted structure or made flush to the ground.
2. Signs required by law or signs of a duly constituted governmental body, such as traffic signs, warning signs, or no trespassing signs.
3. Signs placed by a public utility for the safety, welfare, or convenience of the public, such as signs identifying high voltage, public telephone, or underground cables.
4. Notices regarding parking, directions or trespassing on private property.
5. Signs upon a vehicle, provided that any such vehicle is actively used for bona fide delivery or other business purposes.
6. Bumper stickers on a vehicle.
7. Temporary signs for town-sponsored or co-sponsored events.

[Ord. No. 457; Ord. No. 478]

D. PERMITS

1. A sign permit shall be required before a permanent sign may be placed, constructed, re-constructed, or altered within the Town of Jerome with the exception of the following:
 - a. A-frame signs which are on private property (see additional standards regarding A-frame signs in paragraph G.9 of this Section).
 - b. Changeable-Copy Signs.
 - c. Directional Signs.
 - d. Exterior temporary signs in the residential districts.
 - e. Name-plate signs and business door identifiers not exceeding two by twelve inches (2" x 12").
 - f. Repainting or maintenance of signs, provided there is no change in size, shape, wording, composition, or color.

- g. Signs not permanently affixed to a window and located entirely within an enclosed building.
- 2. An application for a permanent sign permit shall be filed with the zoning administrator on a form prescribed by the zoning department and shall be accompanied by the required number of copies. Each copy shall be on one or more sheets of paper measuring no larger than 24 by 36 inches drawn to scale, which shall show the following:
 - a. Signature of the applicant.
 - b. The name and address of the sign owner and sign erector.
 - c. Drawings showing the design, dimensions, color, material, and structure of the sign.
 - d. A drawing or photograph of the building facade indicating the proposed location of the sign, and all other existing signs maintained on the premises and regulated by this ordinance.
 - e. Proposed method of lighting the sign.
 - f. Any additional information that the Design Review Board may require in order to decide on the application, in accordance with Section 304.H.4 of the Zoning Ordinance.
 - g. Payment of a nonrefundable, one-time filing fee in an amount established by a schedule adopted by resolution of the Council and filed in the offices of the town clerk. Applicant may resubmit a modified plan without paying an additional fee. Payment of the filing fee shall be waived when the applicant is an agent of the town, county, state, or federal government.
- 3. Plan Review

The zoning administrator shall review and accept completed plans in accordance with the provisions of Section 304. These plans shall be placed on the agenda of the next Design Review Board meeting.
- 4. Design Review

The Design Review Board shall, in accordance with the provisions of Section 304, deny, approve, or conditionally approve any application for a sign permit. Upon approval of an application by the Design Review Board, the zoning administrator shall be instructed to issue the sign permit.
- 5. The Design Review Board may waive the requirements of this section in order to allow the preservation or restoration of signs or commercial graphics determined to be of historical significance.

[Ord. No. 457; Ord. No. 472; Ord. No. 478]

E. REGULATIONS APPLICABLE TO SIGNS IN ALL ZONES

- 1. The design, color, shape, materials, and style of permanent signs shall be subject to review and approval of the Design Review Board.
- 2. All signs shall be constructed, designed, or attached to structures in conformance with the building code adopted by the Town of Jerome.
- 3. No sign, mannequin, skeleton or statue shall be constructed or placed in the clear vision triangle, erected or lit in such a manner as to interfere in any way with the flow of traffic on the public right of way, or present a traffic hazard.

4. No sign or mannequin/skeleton/statue shall be constructed or placed in such a manner as to interfere with pedestrian traffic on public or private walkways, stairs, and/or handrails.
5. Freestanding signs shall not exceed four (4) feet in height.
6. Organizations as defined herein are allowed temporary signs without a permit or review for temporary special event banners or signs. Banners for special events must be removed within three (3) days of the close of any event and may not be hung on Town property without permission of the Town of Jerome. The town manager may approve special event banners to be hung on town property for recurring events. Banners to be hung on town property for first-time events shall be approved by the town council.
7. Lighting shall be directed at the sign from an external light source and shall be installed so as to avoid any glare or reflection into any adjacent property, or onto a street or alley so as to create a traffic hazard. These restrictions shall apply to internally lighted signs, which may be allowed if constructed of metal or wood. No internally lit signs that are constructed of acrylic or plastic are allowed. No sign that flashes or blinks shall be permitted outside. No visible bulbs, neon tubing, or luminous paints shall be permitted as part of any sign.
8. Any existing nonconforming, permanent sign legally constructed or permitted prior to the adoption of this ordinance may be continued in use; if such a sign is damaged, it may be restored or repaired. If a new sign is constructed, it must conform to the provisions of this Section 509 and Section 501.
9. Signs shall be removed within thirty (30) days of business relocation or closure.
10. If any sign becomes a danger to the public or becomes deteriorated or is abandoned, the property owner or owner of the sign shall be notified to remove or repair the sign. If they do not comply within ten (10) days, the zoning administrator shall have the sign removed and the cost assessed to the owner of the property on which such sign is located.
11. Painted Signs. Painted signs shall be subject to review by the Design Review Board in accordance with Section 304.H.4 of the Zoning Ordinance. The maximum number and area of painted signs shall be subject to the same restrictions and standards as other permanent signs.
12. Flags. Unless otherwise required by state law or specified in this article, no more than two (2) flags may be displayed on a flagpole, from a flag bracket, or on a flag stanchion. Examples of flags include, but are not limited to, the insignia of any nation, organization of nations, state, province, county, city; any religious, civic or fraternal organization, or educational institution. The area of each flag shall not exceed sixteen (16) square feet and the height of the flag shall be no taller than the building to which it is attached. For the purpose of determining the area of a flag, only one side of the flag shall be counted. Flags may be externally illuminated. A sign permit is not required for a flag.

[Ord. No. 457; Ord. No. 472; Ord. No. 478]

F. REGULATIONS APPLICABLE TO SIGNS IN RESIDENTIAL ZONES

1. One nameplate sign not exceeding 2 by 12 inches indicating the names of the occupants or business, and one set of numbers 4 by 12 inches indicating the street address shall be allowed for each dwelling unit without a permit.
2. One nonilluminated sign not exceeding eight (8) square feet in area shall be allowed on premises only to identify a home business and requires a permit and review by the Design Review Board. A two-sided sign is one sign.

3. No sign shall extend above the eaves line of a building or extend higher than ten (10) feet above the ground directly below it.
4. Temporary signs shall be permitted in the residential zones without a permit, subject to the following provisions:
 - a. The sum area of all temporary signs does not exceed five (5) square feet in size.
 - b. If the temporary sign pertained to an event (such as an open house or garage sale), the sign shall be removed within three (3) days of the completion of the event or activity that is being advertised.
 - c. Signs shall maintain a minimum setback from the right of way of ten (10) feet, unless there is a primary structure on the lot located closer to the right of way than ten (10) feet, in which case the sign may be placed at the same setback as the primary structure.
 - d. The maximum height of a temporary sign is four (4) feet.
 - e. Signs shall not be illuminated.

[Ord. No. 457; Ord. No. 472; Ord. No. 478]

G. REGULATIONS APPLICABLE TO SIGNS IN COMMERCIAL AND INDUSTRIAL ZONES

1. No more than two (2) permanent signs are permitted for any one business except that a business having frontage on and physical access from two (2) or more streets will be allowed a total of three (3) signs.
2. The maximum area of all permanent signs shall not exceed 32 square feet.
3. The area of any single wall, projecting, freestanding or canopy sign shall not exceed 16 square feet.
4. No sign shall extend above the roof of the building to which it is attached.
5. The bottom of any projecting sign shall be no lower than 8 feet above the ground directly below it.
6. No part of any projecting or freestanding sign may project over any roadway.
7. One (1) set of address numbers not exceeding 4 4 by 12 inches in total area shall be allowed in addition to normal sign allowances.
8. Temporary signs, which are promotional in nature and intended to advertise a specific event, activity, or business, are allowed in addition to other signs. Examples of temporary signs include, but are not limited to banner signs. Temporary signs must meet all restrictions for signs in this section in addition to the following:
 - a. The sum area of all temporary signs shall not exceed sixteen (16) square feet.
 - b. A maximum of one (1) temporary sign may be placed on the property.
 - c. No business may display a temporary sign for more than thirty (30) consecutive days twice per calendar year.
 - d. If the temporary sign pertained to an event (such as an open house or garage sale), the sign shall be removed within three (3) days of the completion of the event or activity which is being advertised.
 - e. Temporary signs shall maintain a minimum setback from the right of way of three (3) feet, unless there is a primary structure on the lot which is located closer to the right of way than three (3) feet, in which case the sign may be placed at the same setback as the primary structure.

- f. Temporary signs require administrative approval from the zoning administrator. Applications shall be submitted on a form prepared by the zoning administrator and shall demonstrate compliance with the standards of this section.
 - g. Application for a temporary sign shall include payment of a nonrefundable, one-time filing fee in an amount established by a schedule adopted by resolution of the Council and filed in the offices of the town clerk. Payment of the filing fee shall be waived when the applicant is an agent of the town, county, state, or federal government.
 - h. Temporary signs shall not be illuminated.
9. A-frame signs are allowed without a permit provided they meet the following requirements:
 - a. They do not exceed four (4) square feet in size.
 - b. They do not exceed four (4) feet in height.
 - c. They are located entirely on private property owned by the business that they are advertising.
 - d. They are not left outside during non-business hours.
 10. Changeable-copy signs are allowed without a permit provided they do not exceed four (4) square feet in size and are attached to the façade of a building. A maximum of one sign per business is allowed.
 11. Directional signs are permitted in addition to normal sign allowances. No more than two (2) directional signs are allowed with a maximum total area of eight square feet. Directional signs do not require a permit.
 12. Service signs offering information on incidental services or recommendations, e.g., VISA, MasterCard, WiFi, etc., are permitted in addition to normal sign allowances provided:
 - a. They conform to all provisions contained in this section.
 - b. They are inside a window.
 - c. There is no more than one (1) sign per incidental service per public entrance to the business.
 - d. Each sign does not exceed 16 square inches in area.

[Ord. No. 457; Ord. No. 472; Ord. No. 478]

H. PROHIBITED SIGNS

1. Abandoned signs
2. Billboards
3. Digital or electronic signs with changeable copy
4. Flying banners
5. Flashing or blinking signs
6. Gas-generated signs
7. Inflatable and balloon signs
8. Mannequins/skeletons/statues displaying, wearing, or holding any advertising content such as flyers, business cards, or other promotional materials.
9. Moving and rotating signs – including rotating barber poles

10. Off-premise signs in the commercial or industrial zoning districts
11. Signs attached to or painted on trees, rocks or other natural features
12. Signs emitting any sound designed to attract attention
13. Signs in the clear vision triangle
14. Signs in the right-of-way
15. Signs blocking pedestrian pathways, stairs, or handrails
16. Signs painted on fences
17. Sign walkers
18. Signs with visible bulbs or luminous paints

[Ord. No. 472; Ord. No. 478]

SECTION 510. PARKING AND LOADING REQUIREMENTS

A. PURPOSE

The purpose of this section is to alleviate or prevent congestion of the public streets, and to promote the safety and welfare of the public by establishing minimum requirements for the off-street parking of motor vehicles in accordance with the use to which the property is put. It is the further purpose of this section to place upon the property owner the primary responsibility for relieving public streets of the burden of on-street parking.

B. GENERAL REGULATIONS

1. A parking space shall mean an area of not less than one hundred sixty (160) square feet with a minimum width of eight (8) feet and a minimum depth of twenty (20) feet which is specifically designated for and used for the parking of automobiles and light trucks.
2. An applicant for a new building permit must submit plans showing the off-street parking required by this subsection. These plans must show location, arrangement, and dimensions of the off-street parking, turning spaces, drives, aisles, and ingress and egress, and must be approved by the Zoning Administrator in accordance with the provisions of Section 303.
3. Whenever a permit has been issued in compliance with the requirements of this section, subsequent use of the structure, or use of land is conditioned upon the unqualified availability of off-street parking as shown in the plans submitted prerequisite to receiving the permit.
4. A base number of parking spaces shall be established for an existing building's designated use, at the time of the passage of the ordinance. A building's subsequent change of use that would normally decrease the number of off-street parking spaces shall not reduce the established base number of parking spaces. A change of use that would decrease the parking spaces would be able to change back to a higher use without penalty of losing spaces for five (5) years. Any subsequent change of use that requires an increase of off street parking spaces beyond the established base number of parking spaces shall be in accordance with the schedules set forth in Section 510.D.
5. It is unlawful to reduce the amount of existing parking below the minimum required by this section without first supplying other spaces as are required.
6. In the event of mixed uses, the total requirement for off-street parking spaces is the sum of the requirements of the various uses computed separately.
7. All off-street parking shall have access to/from a public street.
8. In calculating the total number of required off-street parking spaces, fractional amounts over fifty (50) percent shall be regarded as the next highest number.
9. A minimum of one (1) space is required for any use.

C. DESIGN AND LOCATION OF PARKING SPACES

1. Residential Uses:
 - a. Required off-street parking shall be located on the same lot or parcel as the use it is intended to serve.
 - b. Off-street parking spaces, driveways, and access ways shall be properly graded to prevent impoundment of surface water.
2. Non-residential Uses:

- a. Required off-street parking shall be located within the C.1. Zone. Whenever the use of a separate lot or parcel is proposed for fulfillment of minimum parking requirements the owner shall submit as part of his application satisfactory assurance that the separate lot or parcel is permanently committed to parking use by deed restriction or recorded easement.
- b. Off-street parking spaces, driveways, and access ways shall be fully improved with an all-weather, dust-free surface, and properly drained to prevent impoundment of surface water.
- c. 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 C.2.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.

D. SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES

1. Off-street parking spaces shall be provided for each specified use in accordance with the following schedule. "Usable area" as used herein shall mean the area capable of being devoted to the specified use (does not include such spaces as kitchens, restrooms, hallways, etc.). If the use of any structure is changed, off-street parking shall be required and provided under the new use.

	USE	SPACE REQUIRED
a.	Bowling alley	4 spaces per alley or lane
b.	Church or other place of worship	1 space per 6 seats (each 30 inches of bench space is considered 1 seat), plus 1 space per 50 sq. ft. of usable area not used for seating
c.	Day care center	2 spaces plus 1 space per 500 sq. ft. of usable floor area
d.	Home occupation	No additional space
e.	Hospital or nursing home	1 space per 2 beds
f.	Hotel	1 space per rental unit
g.	Manufacturing, industry	1 space per 500 sq. ft. of wholesaling usable area
h.	Medical, dental office, or clinic	3 spaces per doctor
i.	Offices	1 space per 300 sq. ft. of usable area
j.	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
k.	Residential (except apartment)	2 spaces per dwelling unit
l.	Residential (apartment)	1 1/2 spaces per dwelling unit
m.	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
n.	Retail and service uses	1 space per 300 sq. ft. of usable area
o.	School (elementary and middle)	1 space per employee
p.	School (other than elementary and middle)	1 space per 10 seats in main auditorium or 3 spaces per classroom whichever is greater
q.	Service station	2 spaces, plus 1 space per service bay

r.	Warehouse	1 space per 2,000 sq. ft. of usable area
s.	Studio	1 space per 500 sq. ft. of usable area
t.	Spirituos Liquor Tasting Facility	1 space per 300 sq. ft. of usable area

2. Requirements for a specific use not listed in this section shall be determined by the Planning and Zoning Commission based on the requirements of the most similar use listed.

[Ord. No. 324; Ord. No. 408; Ord. No. 465]

SECTION 511. HISTORIC OVERLAY DISTRICT

A. PURPOSE

The purpose of the Historic Overlay District is to preserve and protect the historical quality and distinctive architectural character of the Town of Jerome since Jerome's economic and environmental well-being depends exclusively upon its distinctive character, natural attractiveness, and overall architectural quality which contribute substantially to its viability as a recreation and tourist center and which contributed to its designation as a National Historic Landmark.

B. DISTRICT RESTRICTIONS

The exterior designs of proposed new buildings and structures, proposed alterations of buildings and structures, landscaping plans, proposed signs, and proposed demolition of buildings and structures within the Historic Overlay District shall be reviewed by the Design Review Board in accordance with the provisions of Section 304 of this Ordinance to ensure that all new development is compatible with the surrounding environment.

C. DISTRICT BOUNDARIES

The Historic Overlay District shall include all areas within the corporate limits of the Town of Jerome.

ARTICLE VI

EMERGENCY CLAUSE

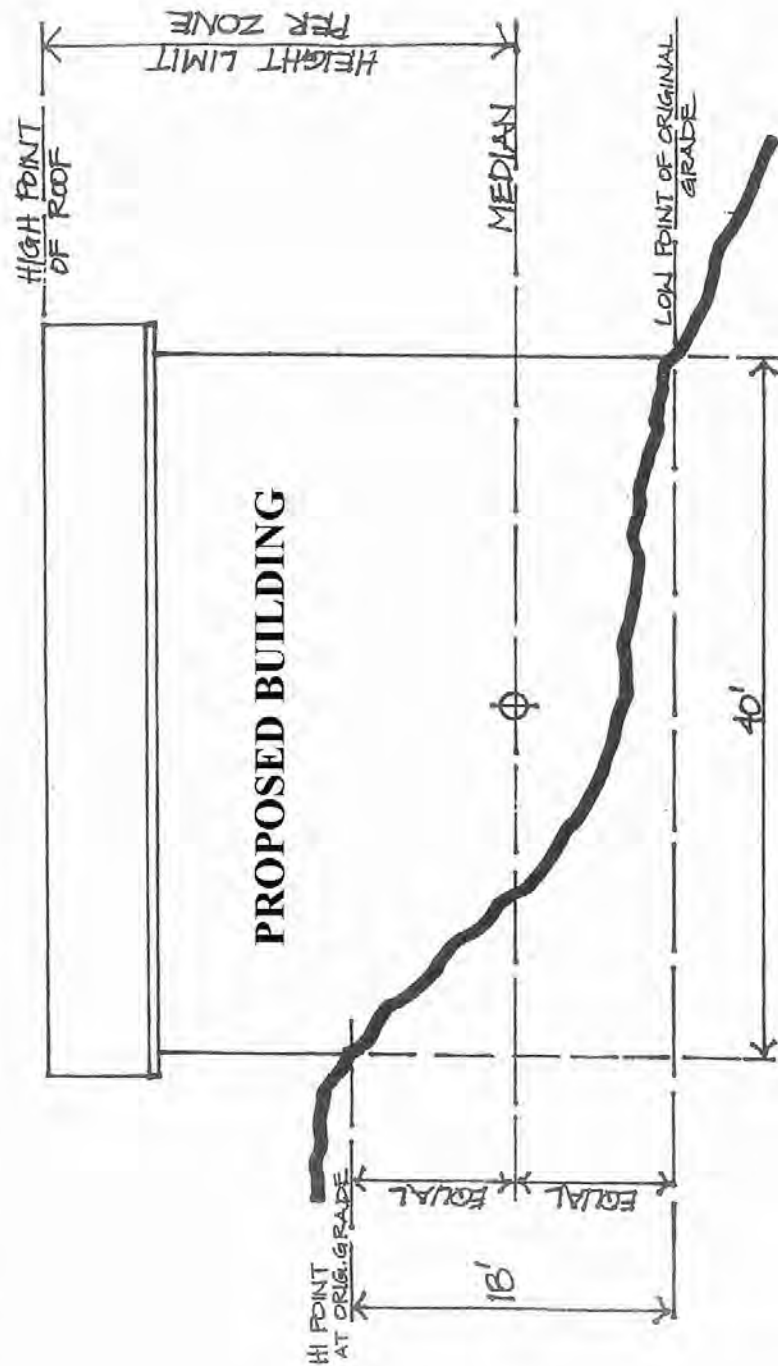
WHEREAS, the immediate operation of the provisions of this Ordinance is necessary for the preservation of the public health, safety and welfare, and to carry out the expressed intent and purposes of said Ordinance, an EMERGENCY is hereby declared to exist, and this Ordinance shall be in full force and effect from and after the date of its passage by the Council.

PASSED AND ADOPTED by the Council of the Town of Jerome this ____ day of _____, 19__.

APPENDICES

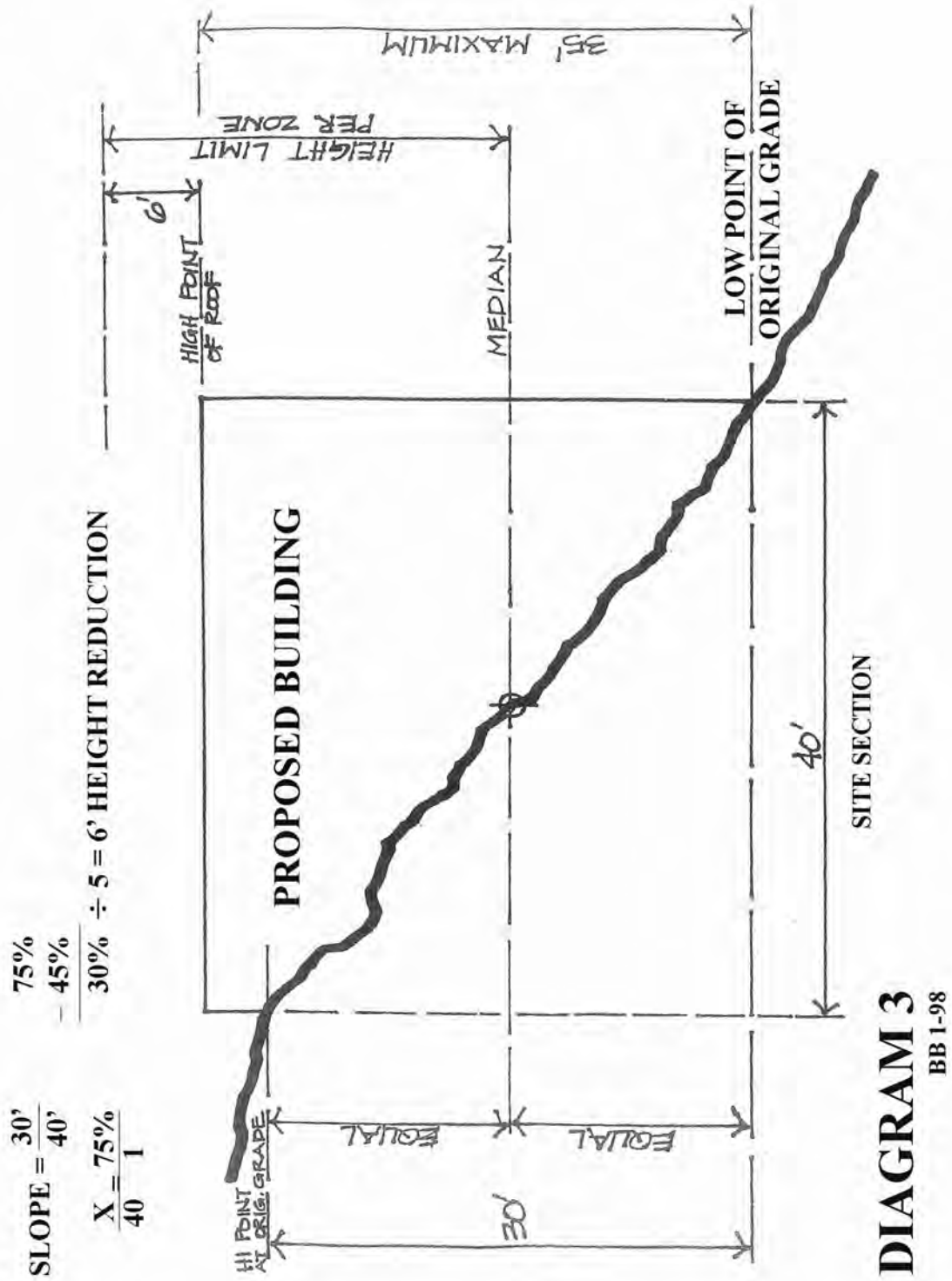


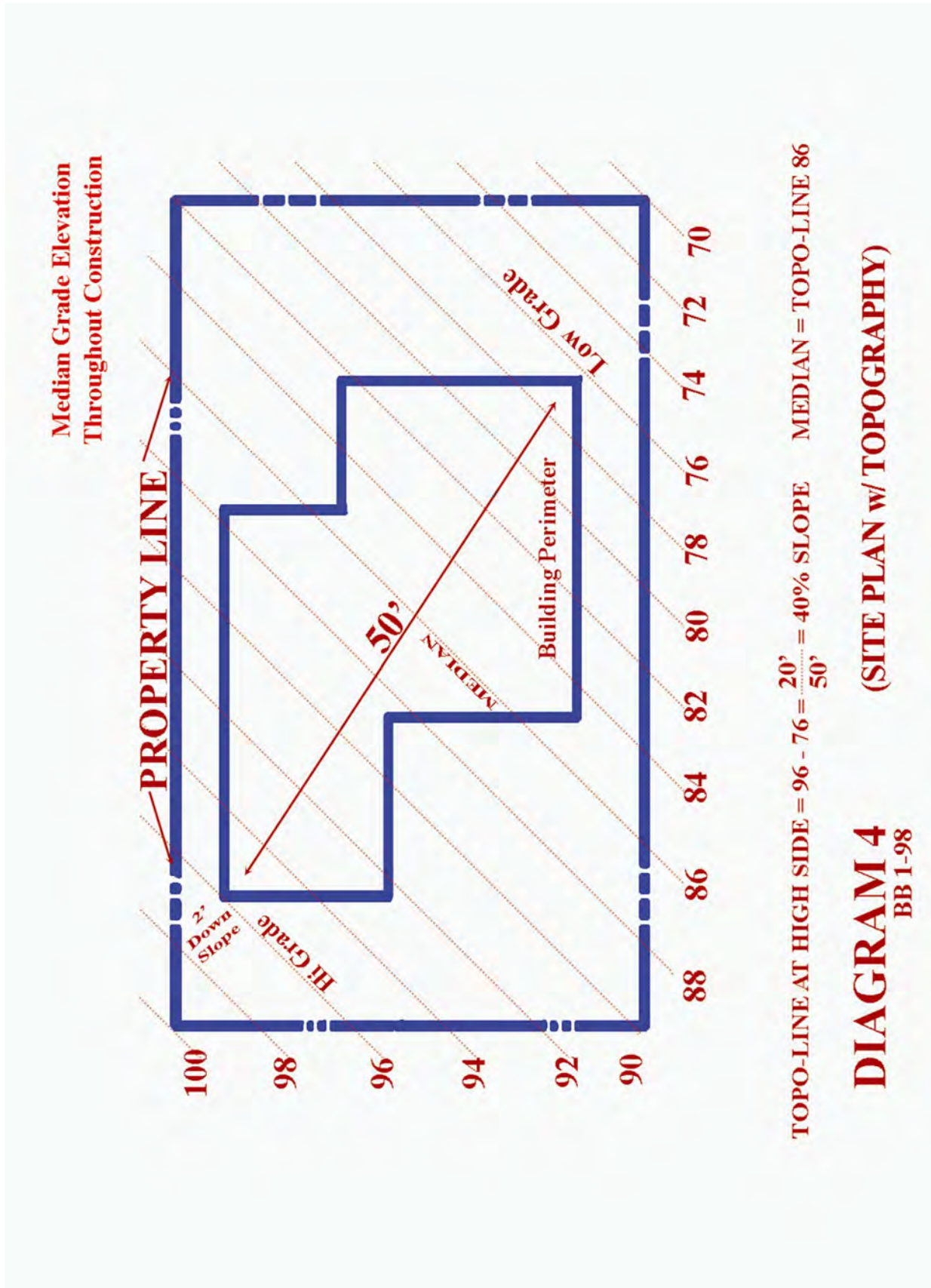
SLOPE = $\frac{18'}{40'}$ = 45% AVERAGE SLOPE

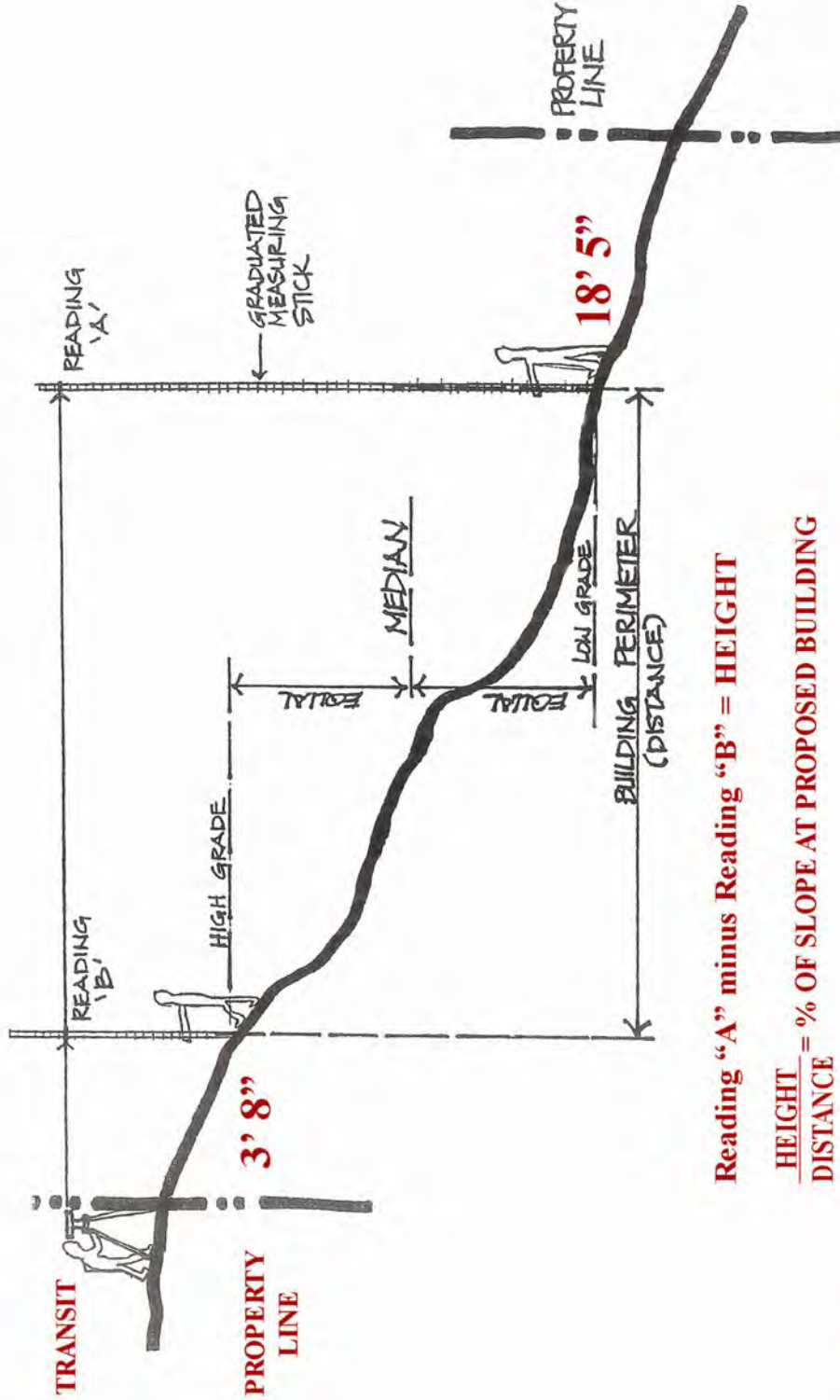


(SITE SECTION)

DIAGRAM 2
BB 1-98







Reading "A" minus Reading "B" = HEIGHT

$\frac{\text{HEIGHT}}{\text{DISTANCE}} = \% \text{ OF SLOPE AT PROPOSED BUILDING}$

DIAGRAM 5
(SITE SECTION)

BB 1-98

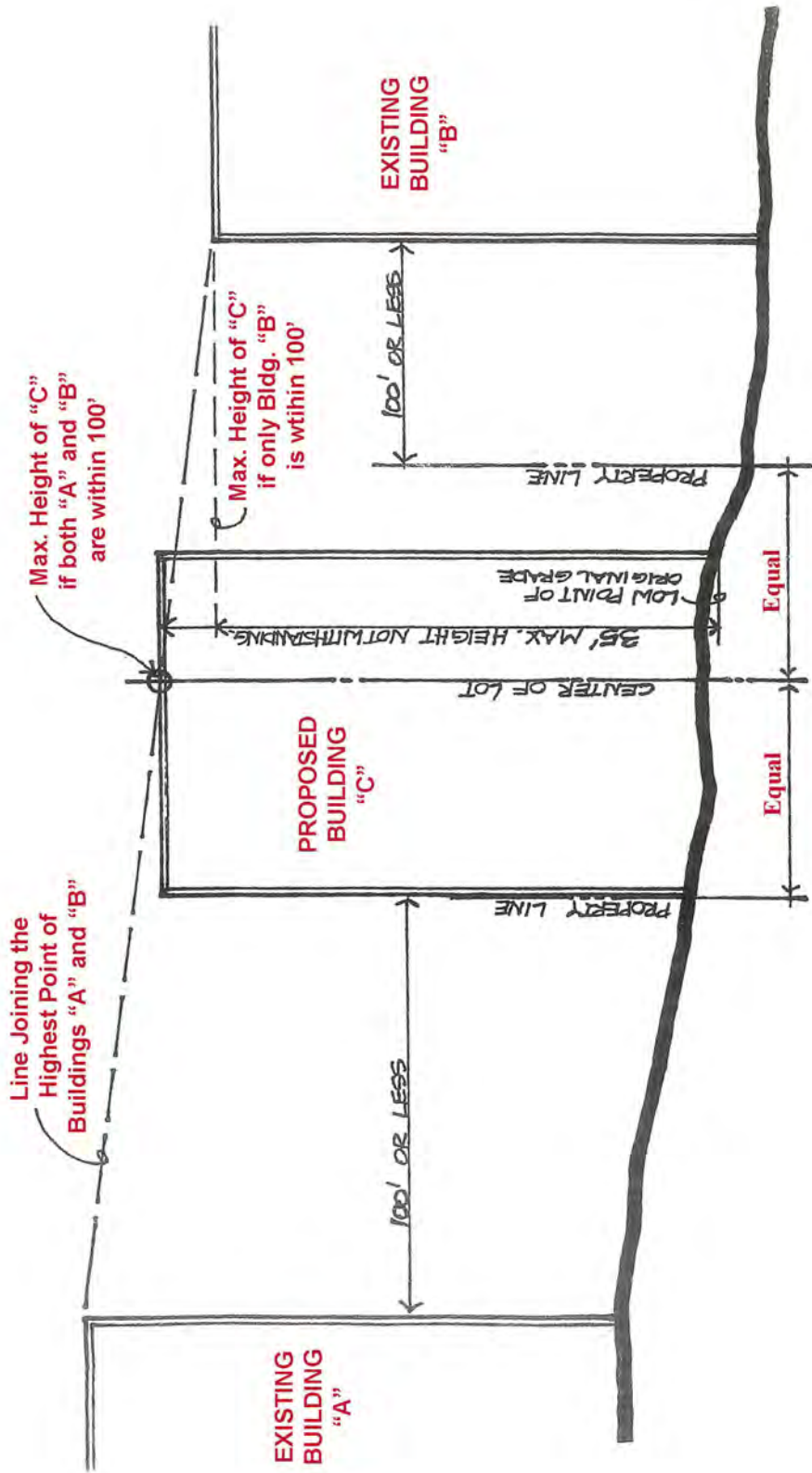


DIAGRAM AT C-1 ZONE ONLY
Elevation View
BB '98

502.1 Appendix A - Total Lighting Output

Lighting Zones

Zone 0

- Applies to areas in which permanent lighting is not expected or, use is limited to the amount of lighting and period of operation.
- Includes undeveloped areas, wilderness parks and preserves, astronomical observatories, or areas where a dark environment is critical
- Special review should be required for any permanent lighting in this zone.
- If lighting is used, it is typically Class 3 lighting or Class 2 ground illumination lighting.

Zone 1

- Areas that desire low ambient lighting levels.
- Typically single and two family residential communities, rural town centers, business parks and agricultural areas.
- May also include developed areas in parks or other natural settings.
- Can be Class 2 or Class 3 Lighting.

Zone 2

- Areas with moderate ambient lighting levels.
- Typically multifamily residential use, institutional residential use, schools, churches, hospitals, hotels/motels, recreation facilities, and commercial or business districts with moderate nighttime activities.
- Can be used to accommodate outdoor sales or light industry in an area other than LZ-1
- Can be Class 1, Class 2, or Class 3 Lighting.

Zone 3

- Areas with moderately high lighting levels.
- Typically include commercial corridors, high intensity suburban commercial areas, town centers, mixed use areas, industrial and shipping and rail yards with high nighttime activity.
- Can also include High use recreational facilities and playing fields, regional shopping malls, car dealerships, gas stations and other nighttime active retail areas.
- Can be Class 1, Class 2, or Class 3 Lighting

Zone 4

- Areas with High Ambient lighting levels
- Should only be used for special cases and is not appropriate for most cities.
- May be used for unusual installations such as high density entertainment, heavy industrial use, or major manufacturing.
- Typically only Class 1 lighting is used in this Zone.
- Currently there are no known uses for this Class or Zone within the limits of the Town of Jerome.

502.1 Appendix A - Total Lighting Output

Lighting Applications

Residential/Agricultural Application	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Allowed Lumens <i>Per SF</i>	0.5	1.25	2.5	5.0	7.5
Allowed Base Lumens <i>Per Site</i>	0	3,500	7,000	14,000	21,000
Residential Max Allowed Luminaire Lumens* for <i>Unshielded Luminaires at one entry</i>	0	420	630	630	630
Residential Max Allowed Luminaire Lumens* for <i>Fully Shielded Luminaire</i>	630	1,260	1,260	1,260	1,260
Residential Max Allowed Luminaire Lumens* for <i>Unshielded Luminaires Excluding Main Entry</i>	0	315	315	315	315
Residential Max Allowed Luminaire Lumens* for each <i>Shielded Directional Flood Lighting</i>	0	0	1,260	2,100	2,100
Residential Max Allowed Luminaire Lumens* for each <i>Low Voltage Landscape Lighting</i>	0	315	525	525	525
Residential Max Allowed Luminaire Lumens* for each <i>Landscape Lighting</i>	0	0	1,050	2,100	2,100

* Luminaire Lumens equals Initial Lamp Lumens for a lamp, multiplied by the number of lamps in the luminaire.

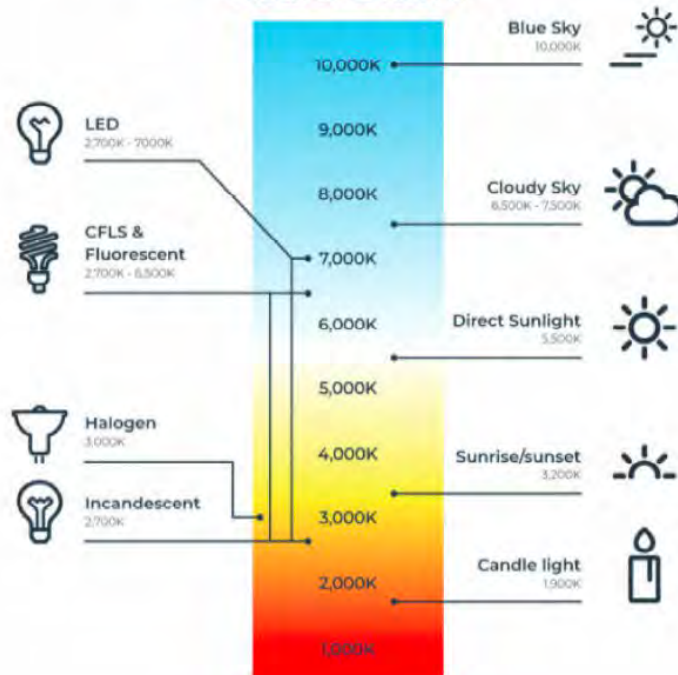
Commercial Application	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Allowed Lumens <i>Per SF</i>	0.5	1.25	2.5	5.0	7.5
Allowed Base Lumens <i>Per Site</i>	0	3,500	7,000	14,000	21,000
Non-Residential Outdoor Lighting (Hardscape Area Method) Base Allowance	.5/SF of Hardscape	1.25/SF of Hardscape	2/SF of Hardscape	5/SF of Hardscape	7/SF of Hardscape
Commercial Building Entrances/Exits (Allowance is per door. Luminaires must be within 20 feet of the door)	400	1,000	2,000	4,000	6,000
Commercial Building Facades (Allowance is lumens per unit area of building façade that are illuminated. Luminaires must be aimed at the façade and capable of illuminating it without obstruction.)	0	0	8/SF	16/SF	24/SF
Canopies (Allowance is lumens per unit area for total area within drip line of canopy. To use allowance luminaires must be located under the canopy.)	0	3/SF	6/SF	12/SF	18/SF
Outdoor Dining (allowance is lumens per unit area for the total illuminated hardscape of outdoor dining. Luminaires must be within 2 mounting heights of the hardscape are of outdoor dining.)	0	1/SF	5/SF	10/SF	15/SF

Section 502.1 – Appendix B

Lumen vs Watts Comparison Chart

Actual Light Generated	Incandescent Bulbs	Fluorescent Bulbs (CFL)	LED Bulbs (Light Emitting Diode)
Lumens	Watts	Watts	Watts
250	25	4-9	3
450	40	9-13	4-5
800	60	13-15	6-8
1,100	75	18-25	9-13
1,600	100	23-30	16-20
2,000	125	28-40	20-25
2,600	150	30-55	25-28

Kelvin Colour Temperature Scale Chart



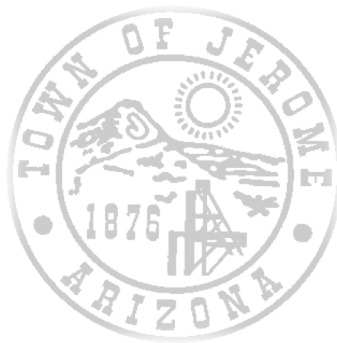


Town of Jerome

General Plan
2018

The Town of Jerome General Plan 2018

Adopted by the Town Council on June 12, 2018



“Respect for the past, looking toward the future ”

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TOWN OF JEROME

Proclamation

by Mayor Lew Currier and the Council of the Town of Jerome

**upon this, the 50th anniversary of Jerome's recognition
as a landmark of national historic significance.**

WHEREAS, fifty years ago, in 1966, the United States Department of the Interior designated the Jerome Historic District a National Historic Landmark. In so doing, it was proclaimed that "this site possesses national significance in commemorating the history of the United States of America"; and

WHEREAS, the dramatic location of Jerome's fabulous mineral wealth on a steep, isolated mountainside has presented unique challenges throughout its history. Both miners and town builders struggled with Jerome's topography; but precious ore was extracted and municipal services made Jerome a vital city when Arizona was still a territory. The tons of copper from Jerome served the nation, providing wire for the widespread transmission of electricity and critical materials with which to fight two World Wars. Jerome's challenges have continued in the years following the closure of the mines; but Jerome's place in history and its dramatic vistas have been recognized and celebrated as enduring assets; and

WHEREAS, on April 19th, 1967, the celebration culminated in a dedication of Jerome's Landmark status. The Secretary of the Interior, Stuart Udall, addressed the Town, encouraging the continuing restoration of Jerome, and the preservation of Jerome's proud history. The Governor of Arizona, Jack Williams, proclaimed April 17th through the 23rd, 1967, to be "Jerome Historic District Week." Mayor Tony Lozano served as Chairman of the Dedication Committee, and Councilman John Donald Walsh was Master of Ceremonies; and

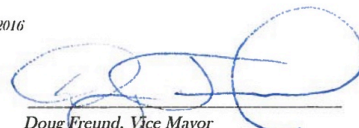
WHEREAS, to the accomplishments of Jerome's residents during its mining heyday we now add 50 years of diligent effort by dedicated men and women to preserve this unique National Landmark as a living community;

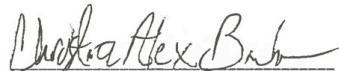
NOW, THEREFORE, WE DO PROCLAIM the beginning of a new period of celebration, of both revelry and reflection upon the unique circumstances which brought Jerome into being, and the half-century of joyful labor to preserve Jerome for our children and the nation.

This period will culminate in April of 2017 with an event of Jeromian proportions, and the second half-century of Jerome's preservation and commemoration will begin.

Dated this 12th day of April, 2016


Lew Currier, Mayor


Doug Freund, Vice Mayor


Alex Barber, Councilmember


Abe Stewart, Councilmember


Frank Vander Horst, Councilmember



A VISION FOR THE TOWN

The Town of Jerome maintains its historic character, livability and status as a National Historic Landmark. We welcome visitors and encourage a viable and diverse business and arts community, while preserving the balance that protects a high quality of life for our residents.

FOREWORD

2017 was an auspicious year for the Town of Jerome. Fifty years prior, Jerome was added to the National Register of Historic Places, and the Town continues to stand as a unique landmark of mining in the American West. However, the fact that Jerome's residents today have crafted a new General Plan - looking toward the Town's future - reveals that Jerome is more than a historic landmark. Jerome is also a living community. The fact that this new Plan comes 36 years after the previous Plan is also telling. With fewer than 500 residents, Jerome is a very small community indeed. Given the Town's unique circumstances, historic importance and many distinctive challenges, the scale of Jerome's General Plan necessarily exceeds what might have been expected for a town of Jerome's physical size and population. This was a significant undertaking.

The General Plan of 1981 remains an impressive document, and was consulted frequently as the new General Plan evolved. Descriptive portions of the 1981 Plan are included here as appendices. Though never completed, several previous attempts were made to update that plan. They furnished some useful material, particularly with respect to historic preservation. More recently, an excellent opinion survey provided early direction for the new General Plan.

The citizen committee which crafts a General Plan relies heavily upon the professional guidance of the Zoning Administrator. Ideally, one individual sees the project through from start to finish. During the past several years, however, Jerome has had four different Zoning Administrators in succession. Carmen Ogden, Rebecca Borowski, Albert Sengstock and Kyle Dabney each contributed their professional skills and enthusiasm to this General Plan. While this abundance of Zoning Administrators offered diverse perspectives, the transitions from one to the next tested the resolve of the volunteer committee members. Fortunately, as the General Plan of 2018 neared completion, Jennifer Julian provided essential staff support.

One consequence of the delays caused by these transitions was that enough time passed that changes occurred which required that parts of the Plan be revisited. Recent challenges wrought by nature and the State Legislature may affect the future of Jerome and had to be considered in its General Plan. The near certainty that other unanticipated developments await is a humbling thought for would-be visionary planners!

The Steering Committee responsible for crafting Jerome's General Plan of 2018, was made up of residents Natalie Barlow, Mimi Currier, Douglas Freund, Denise Guth, Margie Hardie, Jane Moore, and Suzy Mound. The Steering Committee would like to acknowledge Ann Gale, Lance Schall and Henry Melody for their participation in the early stages, as well as members of the public who attended meetings. Despite the relatively small size of this Steering Committee, a wide range of perspectives and opinions was represented. Participation in the many far-reaching discussions on the past, present and future of this remarkable town was both a privilege and a pleasure.

- Steering Committee for the Jerome General Plan of 2018

INTRODUCTION



Photo courtesy of Jerome Historical Society

THE PURPOSE OF THE PLAN

The purpose of the Town of Jerome General Plan is to provide residents, business owners, prospective businesses, elected officials, Town and County departments, the development community, interest groups, and resource agencies with a road map for the future development of Jerome. It describes the goals and policies to support the future vision of the Town's residents and identifies strategies to achieve those goals while balancing preservation, change and environmental well-being. It is a citizen-driven Plan, a document the community can be proud of, which heightens the awareness of development issues through community involvement in the project. The Plan was developed in conformance with A.R.S. 9-461.05, established by the State of Arizona to guide municipal planning and growth management.

The role of the General Plan is:

- An expression of citizen preferences
- A statement of Town policy
- A guide to public and private decision making
- A long-term perspective
- A blueprint to improve residents' quality of life
- A legal requirement under Arizona State Law

THE PLAN BACKGROUND

Because of its rich past, in 1967 Jerome was designated as a State Historic Site and a National Historic Landmark. In 1981, the Department of the Interior, National Park Service partially funded a long range plan and historic preservation study for the Town under provisions of the National Historic Preservations Act of 1966. The goal was to manage growth and sustain Jerome's historic character.

THE PLANNING PROCESS

The Town of Jerome developed the 2018 General Plan in support of the vision identified by the Town residents through community meetings, a town survey and General Plan Steering committee work sessions. Based on community input received as a part of past and present community planning efforts, many of the goals and ideals identified in the 1981 plan are still relevant. The basic 1981 plan has been updated to reflect changes that have occurred and plan for changes the Town will likely experience during the next twenty years.



Jerome residents Mary and Val Harris explore prehistoric cliff dwellings in the Verde Valley below Jerome, ca. 1910. Freund collection.

A BRIEF HISTORY OF THE TOWN OF JEROME

The Hohokam people were the first inhabitants in the vicinity of Jerome, who farmed the Verde Valley between 700 AD and 1125 AD. Later, other indigenous tribes inhabited the area and they worked the ore body on the hills around Jerome to collect pigments for coloring their bodies, blankets and clothes. In the late 16th century, Spanish explorers arrived in search of gold; however they did not stay to mine the area when gold-hungry administrators determined the "poor copper" mines did not warrant exploitation.

In 1875, the first mining claims and a mill site were located near the present location of the Town of Jerome at the base of two large cone shaped hills, later called Cleopatra Hill and Woodchute Mountain. These claims were purchased by the United Verde Copper Company, organized by Frederick Tritle. The camp was named Jerome for Eugene Jerome, a major financier of the United Verde Copper Company. A small blast furnace was hauled in by wagon and copper was produced in 1883 and 1884. By 1887, the operation closed, and in 1888 William Clark bought a majority of the stock and developed the operations into a profitable business. The small blast furnace produced nearly \$1 million in copper and is on display today in Jerome.

New ore bodies were found and mining operations grew. A new smelter and a narrow gauge railroad connecting to the main line were built. Eventually the smelter towns of Clarkdale and Clemenceau, complete with standard gauge railroad, were built to handle the ores being mined in and around Jerome. During the boom years which began in the early 1900's, Jerome was a diverse community, with over 30 different nationalities inhabiting the Town and immediate area of nearly 15,000 people.

During the latter part of the nineteenth century, at least five major fires ravaged the hastily-constructed frame buildings that made up most of the town. Despite resistance from George W. Hull, Jerome's largest landowner, the woeful lack of an adequate water supply and firefighting equipment drove the residents of Jerome to petition Yavapai County for incorporation. In 1899, the County Board of Supervisors granted incorporation for Jerome. The new Council promptly outlined a fire district and a building code was adopted, designed to lessen the occurrence of fire. Jerome prospered until the lack of high grade ores and the Depression signaled its decline.

Severe slides plagued Jerome and caused extensive damage. All of the vegetation for miles around Jerome was killed by smelter fumes, causing excessive runoff and soil erosion. The slide areas are unstable geologic formations and after the high-grade ores played out, open pit blasting started. Blasts of 5,000 pounds of explosives rocked the town. Tunnels were dug, then filled with larger amounts of explosives (ranging from 50,000 to over 200,000 pounds) and detonated. The major slides took place after these large blasting activities.

Major mining activities ceased in 1953 and the population dropped to approximately 200 by the late 1950's. The decline of the town was hastened by the demolition of sound buildings for their materials. In 1953, some of the few remaining residents formed the Jerome Historical Society to preserve what remained of the town. Lack of maintenance and a large snowfall in 1967 destroyed more of the remaining structures.



Photo courtesy of Jerome Historical Society

JEROME TODAY

Jerome is a town known for its tenacity to survive in the face of impending economic, environmental, health and topographic catastrophes. Crashing copper prices, sliding topography, mud, fires and disease are among the natural and manmade disasters which plagued the Town during the 20th century.

The mines, the workers, those who sought its wealth, and those who came later in the 1960's and 1970's shaped Jerome's history. Today's Jerome, while still retaining its mining camp heritage, has undergone a personality change. Jerome is now a bustling tourist magnet and artistic community with a population of approximately 444, according to the 2010 U.S. Census. It includes artists, craftspeople, musicians, writers, hermits, business owners, historians and families. Together, they form a colorful, thriving community built on a rich foundation of history, art and lore.

Jerome began its association with the arts when the Verde Valley Art Association was started in the early 1950's and the town today continues to be known for its vibrant and varied art scene. Presently, Jerome's community and cultural activities are sponsored by the Jerome Historical Society, the Jerome Volunteer Fire Department, the Jerome Chamber of Commerce, the Jerome Humane Society, Jerome Public Library and Jerome Arts Workshop. Three parks, two churches and a civic center round out the major public facilities and organizations in the town.

The Jerome State Historic Park adjoins the town. A major attraction for tourists and residents is the view from the 5000-foot elevation overlooking the Verde Valley and the spectacular red rock cliffs of the Mogollon Rim, capped by the 13,000 foot San Francisco Peaks 50 miles to the north.



Photo by Ron Chilston

Ron Chilston photo

Young, H. V. (1972). *They came to Jerome*. Jerome, AZ: Jerome Historical Society.
 US Census 2010. (2013, June 10). Retrieved July 9, 2013, from US Census 2010: www.census.gov/2010census

HISTORIC PRESERVATION ELEMENT

BACKGROUND

The cultural contribution of Jerome to the nation as a virtually intact example of an early Western mining town, perched precariously on the side of a mountain, has been recognized by the overwhelming interest shown over the years by the tourist public and by the Historic District designation assigned to the town by the Department of the Interior, National Park Service. The traveling public contributes to the income of the Town, while the Federal and State governments make funds available for restoration projects. Critical to the maintenance of this symbiotic relationship, beneficial to all, is the preservation of Jerome's Historic District status. Because of this historic status, the inclusion of this Historic Preservation Element is an essential part of the 2018 General Plan.



Photo courtesy of Jerome Historical Society

PRESERVATION GOALS

A. PROTECT HISTORIC ASSETS

Jerome establishes as a goal the preservation of the existing inventory of approximately 260 contributing historic buildings and structures listed in the formal description of the Jerome National Historic District. These range from the well-preserved to some that are little more than a pile of debris. The Town's National Historic District status is predicated on the continued existence of these structures, many of which have fallen into disrepair in recent years or are threatened. In addition, the General Plan establishes as a goal the identification and protection of historic assets such as retaining walls, certain streets and other places and structures that do not classify as buildings but are of historic value.

Policies pre-existing this plan include ordinance protections limiting demolition and managing the process of restorations, alterations and additions. New policies address the categorization of historic buildings in terms of their structural integrity and establish minimum maintenance standards for those in good condition or that can be salvaged. The protection of non-building historic assets is also covered.



Photo courtesy of Jerome Historical Society

The 2018 Historic Preservation Element owes much to a draft created by Mr. Tony Longhurst for a proposed General Plan revision in 2006.

Policies:

1. In all cases, the intent of the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings should be applied with respect to maintenance and/or restoration of historic structures.

2. The distinguishing original quality or character of historic properties should be protected. The removal or alteration of any historically valuable material or distinctive architectural features should be avoided when possible. The design of additions should be compatible with the height, scale, materials, color, texture and character of historic property.



3. Demolition of buildings or structures that contribute to historic properties should be permitted only when denial of permission would result in the inability of the owner to use his property or when demolition is necessary to permit the construction of a project of special merit.

4. Historic properties should be protected from demolition by neglect, purpose, or design through the use of appropriate enforcement tools. To this end, a standard for minimum maintenance should be observed in our existing code. These standards should be limited to structural concerns that affect the integrity of the building in question such as roof and foundation failure. In cases of financial hardship, the Town should provide assistance in helping the owner of the affected property identify needs and apply for grant monies.

5. When interpreting building and other related codes and regulations, the bias should be toward those actions that permit maximum preservation and protection of historic resources while still ensuring the health and safety of the public.

6. Every effort should be made to minimize the adverse physical impact of motorized vehicles, especially construction equipment, on historic property from vibration or impact damage or, in the case of roadways and sidewalks, wear and tear through misuse.

7. Historic buildings, whose significance is embodied in their sites and settings as well as the buildings themselves, should be moved only when there is no feasible alternative for preservation.

B. MAINTAIN HISTORIC CONTEXT

The General Plan establishes as a goal the preservation of the historic context within which the Town functioned during the “period of significance.” The term “context” refers to commercial and neighborhood settings as well as mining structures, equipment and sites within Town, and includes the placement of Jerome as an isolated community on the side of Mingus Mountain.

Policies are directed at preserving the ambience of the Town and its historic definition. The settings of historic buildings are protected by managing new construction so that it fits in with historic structures in terms of size, setbacks, door and window openings and other particulars.

The importance of structures, settings and equipment related to the mining industry during the “period of significance” is recognized and protection is provided accordingly. Furthermore, a policy of monitoring, and to the extent possible, coordination and management is adopted with respect to maintaining Jerome as a visually isolated mountainside community as seen from the valley below.

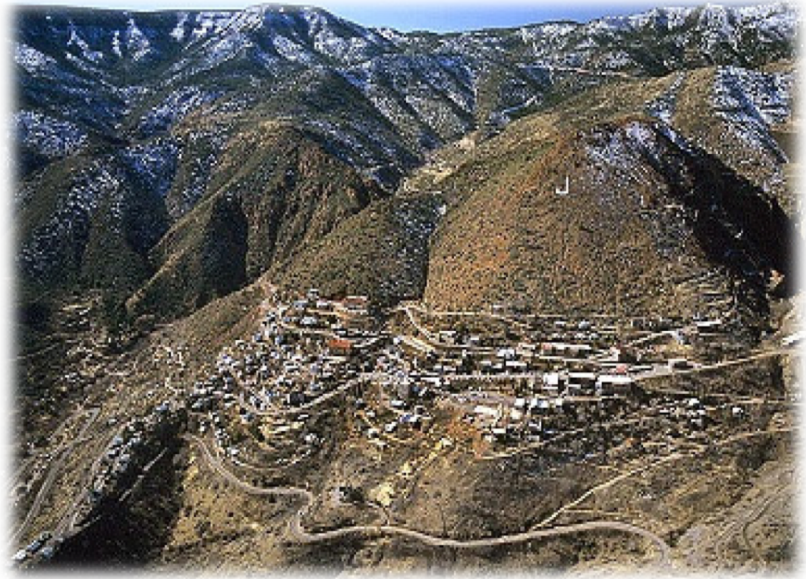


Policies:

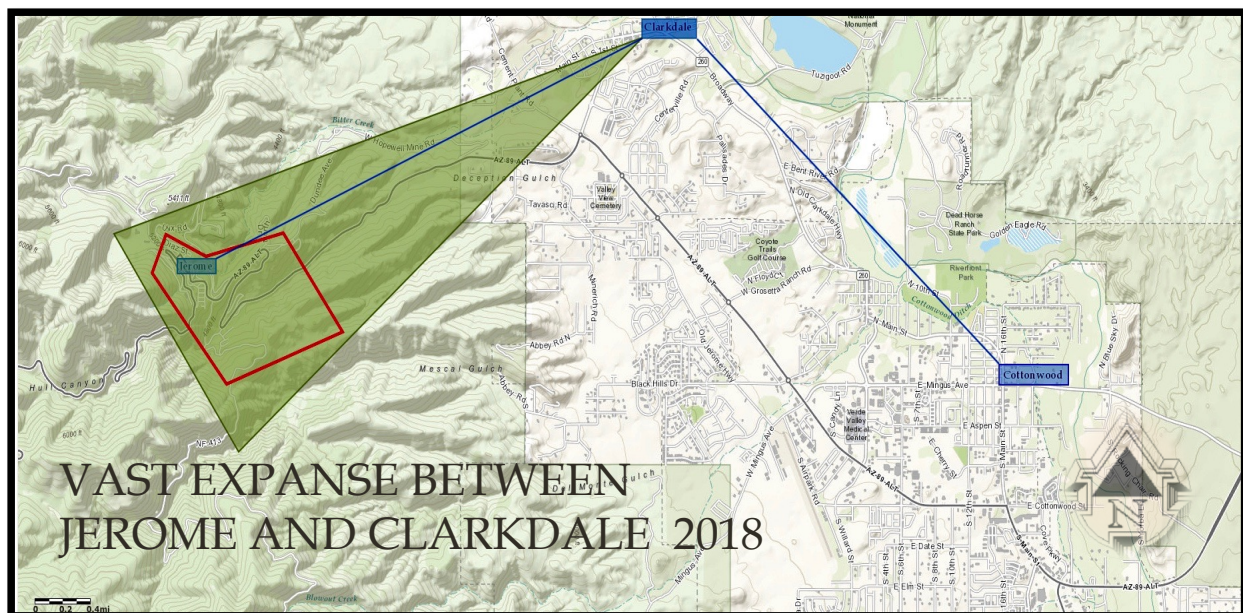
1. Protect the distinguishing qualities or character of historic assets, including the context in which they historically existed. New construction should be compatible with the architectural character and cultural heritage of the district in which it is located. In the design of new construction, height, proportion, mass, configuration, building materials, texture, color, and location should be compatible with these valuable features, particularly features in the immediate vicinity to which the new construction will be visually related.
2. Preserve original street patterns by maintaining public rights-of-way. Where alleys, boardwalks or paths continue to provide adequate off-street service and circulation functions, they should be retained.
3. Retain whenever possible open space visually associated with privately owned historic properties, such as yards and gardens. If additional development is desired, sufficient open space should be retained to protect the essential integrity of the particular historic property and its sense of setting.
4. Control the visual quality of historic streetscapes by carefully managing the selection and placement of signs, lighting, street furniture and other elements that may have an adverse effect.

5. Sidewalks, both publicly and privately owned, should be preserved and maintained. They provide an important visual link between roads and historic structures and serve to emphasize the fact that Jerome evolved as a primarily pedestrian community. These arteries continue to provide safe walkways for residents and tourists today.

6. The location of Jerome on the side of a mountain made its original construction extremely difficult and continues to provide many challenges in maintaining the old buildings that remain. The fact that the Town was constructed in such a difficult location speaks to the economic realities of the time. The availability of copper ore and its price in the marketplace overrode all other considerations.



The visual perspective of Jerome as an isolated community on the side of a precariously steep slope is considered to be an important historic feature and one that should be maintained. To this end, careful preservation of the open space around Jerome is of critical importance.



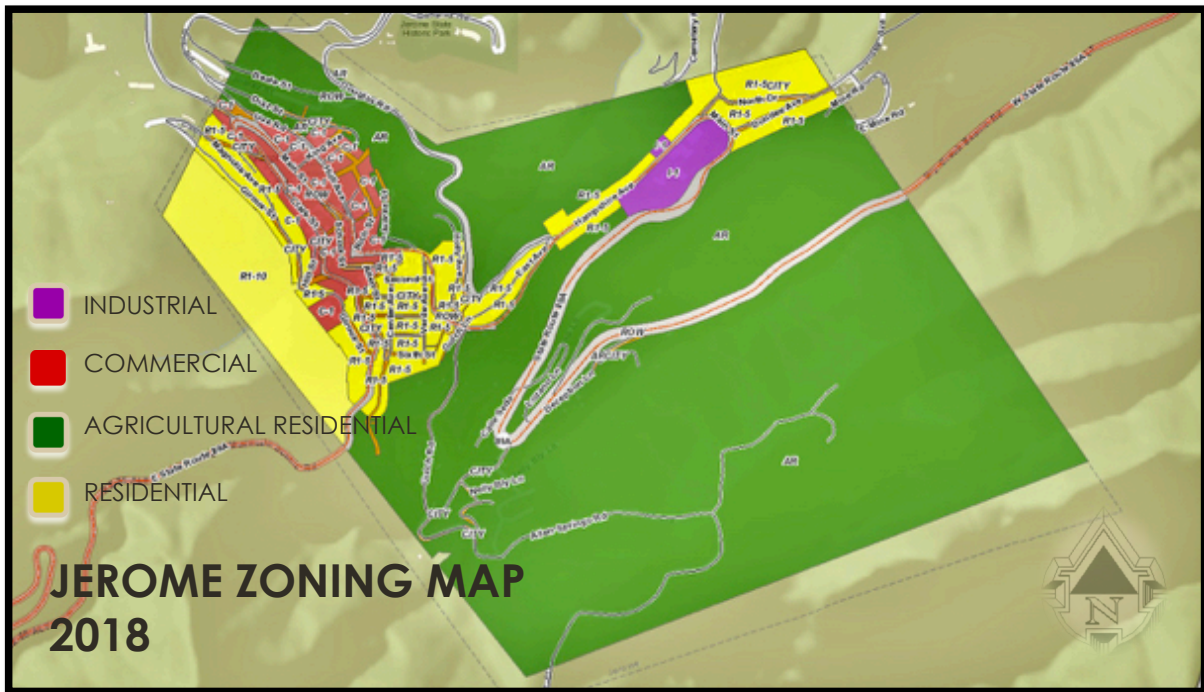
C. PROVIDE STRUCTURE TO PROTECT ADDITIONAL ASSETS

The General Plan establishes as a goal the creation of a process through which any historic assets that are newly recognized be identified and protected. Minimum standards are established for the identification of previously unrecognized historic assets, and a process is developed for their inclusion under existing protection mechanisms.

Policy:

Historic buildings, structures, monuments, works of art, areas, places, sites, neighborhoods, and historic landscapes or landscape features should be designated as historic assets if they meet the following criteria:

1. They possess sufficient structural integrity to convey, represent or contain the values and qualities for which they are judged significant.
2. They were constructed prior to 1953, and possess at least one of the following values or qualities:
 - a) They are sites of significant events or are associated with persons, groups, institutions, or movements that contribute significantly to the heritage, culture, or development of the Town of Jerome;
 - b) They exemplify the significant or unique social, political, educational, historical, technological, economic, archaeological, architectural, or artistic heritage of the Town of Jerome;
 - c) They embody the distinguishing characteristics of architectural styles, building types, types or methods of construction, landscape architecture, urban design or other architectural, aesthetic or engineering designs or expressions significant to the appearance and development of the Town of Jerome;
 - d) They have been identified as notable works of craftsmen, sculptors, architects, landscape architects, urban planners, engineers, builders or developers who have influenced the evolution of their fields of endeavor, or the development of Jerome.
 - e) They represent a significant and distinguishable entity, one whose components may lack individual distinction.



D. OPTIMIZE STEWARDSHIP OF TOWN OF JEROME PROPERTY

The General Plan establishes as a goal the continuation of the Town as a role model for historic preservation by providing exemplary standards of stewardship of all property under its ownership or control.

Guidelines are established with respect to the preservation of Town-owned or controlled historic property. These encourage Design Review Board review of modifications to Town property and include property use and disposition.

Policies:

1. Although the town is exempted by statute, it should continue its policy of gaining Design Review Board approval before embarking upon modifications or new construction of the type for which its citizens would be subject to review.
2. Ensure that master and project plans for public facilities and improvement plans are consistent with the goals and policies in the Historic Preservation Element of the General Plan.
3. Use, to the maximum extent possible, available historic properties for carrying out Jerome municipal responsibilities.
4. Undertake whatever measures are necessary, including deed restrictions, before disposing of public historic properties to private use so as to ensure their continued preservation.
5. Protect publically owned land adjacent to private property from being paved over or otherwise compromised for vehicular access and parking.

E. PROVIDE MUNICIPAL PROCESS IN SUPPORT OF HISTORIC PRESERVATION GOALS

The General Plan establishes as a goal the provision of a municipal process that provides for and fosters the preservation of historic assets and context within the Town. This process includes documentation, ordinances and policies consistent with optimizing the recognition and preservation of the Town's historic past.

Existing policies and processes for historic preservation are continued, and additional tools are recognized and adopted. These include active management of Jerome's Historic District, the augmentation of preservation features of the Town's Zoning Ordinance and the Secretary of Interior's Standards for the Treatment of Historic Properties, and the formal adoption of a survey and mapping process for historic assets. A periodic review of all preservation tools is established.

Policies:

1. Adopt/modify design review criteria as needed to address the preservation goals set forth in the General Plan, and develop/modify ordinances and guidelines for the treatment and alteration of historic properties, as well as for the design of new buildings in the vicinity of those properties.
2. Continue to maintain a Design Review Board as the Town's primary tool in administering that portion of the Jerome Zoning Ordinance related to preservation and the establishment of design review criteria. This Board should review all plans and programs that affect historic resources.
3. Formally review every ten (10) years, and update as necessary, the historic preservation and design review elements of the Jerome Zoning Ordinance to insure that the regulations within it are still viable and remain suited to the preservation goals outlined in the General Plan.
4. Maintain guidelines for design review for the purpose of enlisting the support of property owners and the general public for the Town's preservation goals. Explain in detail the administrative process for gaining a Certificate of Approval or appealing a denial, and provide sufficient explanation and specific examples to facilitate compliance with the preservation and design review elements of the Zoning Ordinance.
5. Ensure that all public records relating to the construction, alteration and demolition of historic properties or potential historic properties are retained, physically and electronically, for future use and reference.
6. Continue to update and maintain, in cooperation with the Jerome Historical Society, a historic resources inventory. Notations should be made within the inventory listing which identify individual assets that are failing and may be in need of community action to preserve them. This inventory should be formally reviewed every ten (10) years and updated as necessary. It shall be available for review in the Jerome Town Hall or the Jerome Public Library.

7. Create and maintain a map depicting historic assets and landmarks. Formally review such map every ten (10) years and update as necessary. This map shall be available for review in the Jerome Town Hall or the Jerome Public Library.

F. INVOLVE THE PUBLIC

The General Plan establishes as a goal the fostering of public involvement in the preservation process.

Policies address community education in general and partnering with individuals and organizations in reaching specific goals.

Policies:

1. Encourage community interest and participation in historic preservation by providing information about current preservation issues, perhaps in the Town newsletter, and by fostering the idea that preservation is important and relevant to the character and well-being of Jerome.
2. Actively solicit the involvement of Jerome organizations and individuals in the task of historic preservation, particularly for individual projects, including saving threatened structures.
3. Take every opportunity to interface with the Jerome Historical Society on preservation issues in recognition that the Historical Society and the Town share many common preservation goals. The Historical Society could assist with the tasks for which the Town provides oversight. The Historical Society may assist in saving particular assets and in other preservation projects, as well as fostering public education.

G. PARTNER WITH PROPERTY OWNERS

Jerome establishes as a goal the recognition that owners of historic property within the Town and the public at large share common preservation goals. Mutual recognition of the concept that historic property is owned by the individual in an economic sense and by the community in a cultural sense, and that both types of owner have a stake in protecting the interests of the other is to the advantage of everyone concerned.

Policies are directed toward establishing the Town as an information resource in terms of goals, methods, guidelines, ordinances and tax and grant options pertaining to historic assets. It is further recognized that the partnering of the Town and individual property owners in terms of grant applications may provide mutual benefit.

Policies:

1. The Town of Jerome Planning Department should provide informational assistance to owners of historic assets to facilitate their ability to take advantage of the tax incentives provided by the federal government. Property owners should be encouraged to apply for available incentives when applicable to their situation.

2. The Town of Jerome Planning Department should provide informational and limited practical assistance to owners of historic assets to facilitate their ability to take advantage of grant monies available for the preservation, restoration and development of historic properties. This is particularly important in the case of economically challenged owners that are in non-compliance with minimum maintenance standards. The submission of grant applications for publically owned and private properties should be coordinated to the extent possible to manage priorities and maximize potential funding. Town sponsorship of a grant application related to private property would be an incentive to the owner for such coordination.

3. The Town of Jerome should cultivate the best possible relationship with the mining companies, so that lines of communication will be open when needed.

H. COORDINATE WITH THE FEDERAL GOVERNMENT, THE STATE, THE COUNTY, AND BORDERING MUNICIPALITIES

The General Plan establishes as a goal the fostering of maximum coordination with other government entities in the furtherance of the Town's preservation goals. This goal is of particular importance in terms of educating and gaining the cooperation of the County, Forest Service, ADOT and neighboring municipalities in preserving an open space buffer around Jerome and in maximizing the interface with the State Historic Preservation Office (SHPO) for protecting Jerome's National Historic District status and staying up to date on laws and incentives pertaining to preservation.

Policies include the maintenance of good communications with relevant government entities on preservation goals in general and a willingness to be proactive in addressing specific issues. The public recognition that maintaining Jerome's geographical context is a Town goal may create opportunities for dialogue. Relations with SHPO are especially important in terms of both educational and practical benefits.

Policies:

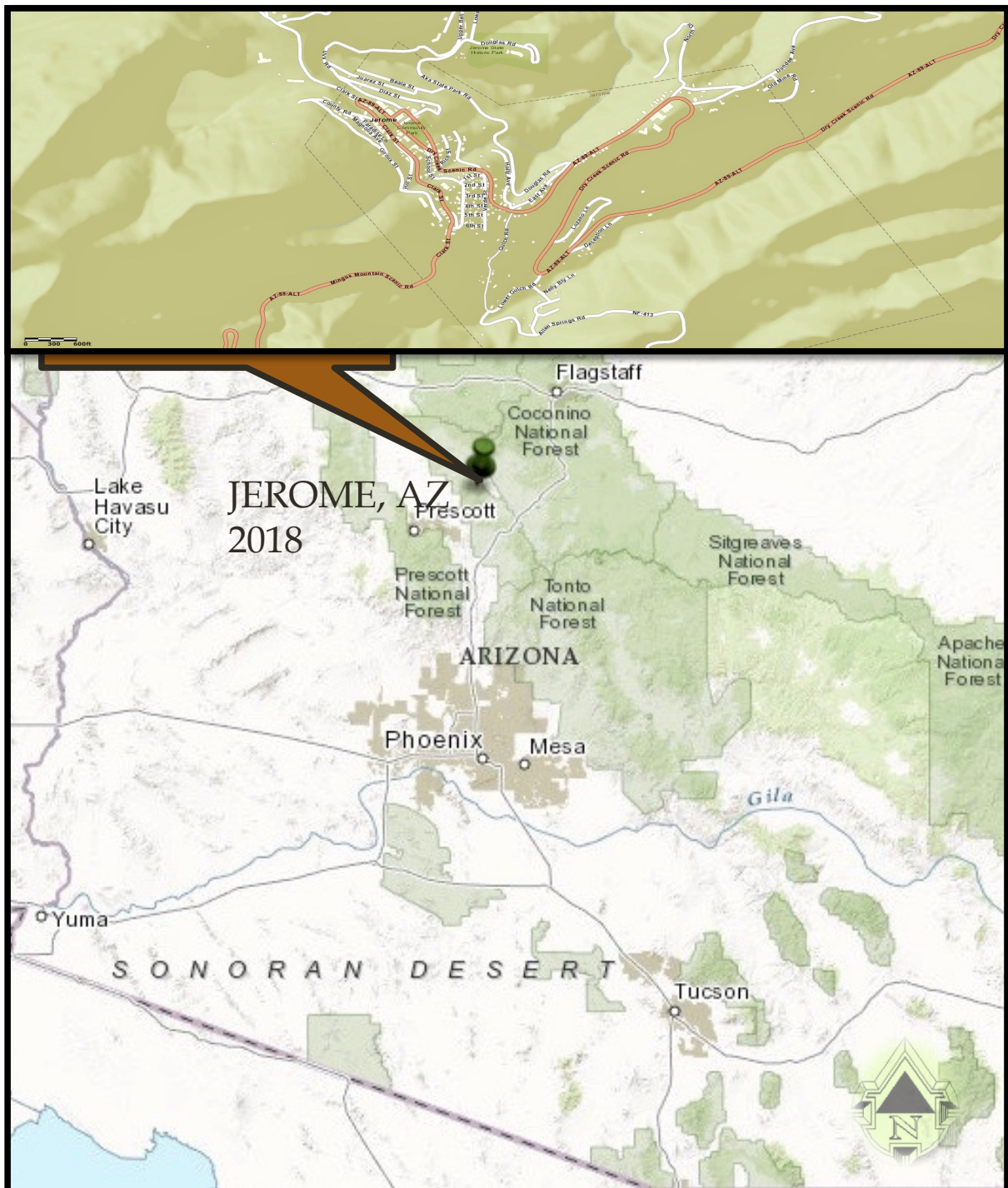
1. Clarkdale has many of the same preservation issues as Jerome and should be recruited as a partner and mutual resource.

2. Involve SHPO and the Heritage Partnership Program of the National Park Service Intermountain Region in major preservation issues so as to enlist their support and ensure compatibility with their overall goals. SHPO is a major resource for preservation tools.

LAND USE ELEMENT

INTRODUCTION

The Town of Jerome General Plan applies to the 448 acres within the Town boundaries. Jerome is located in central Arizona in northeast Yavapai County. The Town takes in parts of Mingus Mountain, Cleopatra Hill and Woodchute Mountain, which are part of the Black Hills mountain range that define the southwestern edge of the Verde Valley. It is on State Highway 89A between Prescott and Flagstaff and is about 25 miles from Interstate 17, the state's major north - south artery.



The Land Use Element of Jerome's General Plan incorporates three major factors: 1) physical conditions, 2) community-identified concerns, and 3) socioeconomic forces driving current and future land use. The goal of this plan is to balance these factors, finding feasible solutions to resolve conflicting and difficult problems.

Inhospitable topography has always shaped Jerome's built environment. Due to the severe sloping topography and unstable hillsides, new development has been mainly limited to restoration and rehabilitation of the remaining damaged and run-down structures for residential and commercial use, with a limited amount of new construction. Presently, only a few original structures remain to be restored. The town now faces challenges associated with new development in a historical district.



Photo courtesy of Jerome Historical Society



The closing of the mines meant the loss of money and manpower needed to operate and maintain Town infrastructure, which continues to be a challenge today. In addition, the water system, wastewater system, streets and sidewalks are in need of constant renovation or repair because of age, high use and severe topography. Peripheral development of Jerome is largely unfeasible. Projected growth must be primarily absorbed through infill and redevelopment of the urbanized area.



Photo from Area Drainage Master Plan prepared by Shephard Wesnitzer, Inc., 2014

Jerome's water system dates back to the late 1800s, and remains a functional point of historical interest today. It is entirely a gravity-fed system with its source being a series of springs miles outside the town. The mining companies who owned the property have been largely responsible throughout the town's mining history for the construction and maintenance of this intricate water system. In 1964, the water service was acquired by the town, thus beginning Jerome's ongoing challenge to repair and maintain an antiquated system. The steep topography, rocky conditions, high water pressures, and acidic soils resulting from mining activity contribute to difficult and expensive infrastructure maintenance.



Photos from Area Drainage Master Plan prepared by Shephard Wesnitzer, Inc., 2014

The town currently has five water storage tanks which provide 750,000 gallons in storage, mainly for fire suppression. During mining days, before the advent of modern plumbing, there were many more water storage tanks scattered above the town that were fed with more springs than the town currently has in order to provide for the town's population and mining activity. There are presently about 350 connections which serve the population of Jerome. In a 2006 report submitted to Arizona Department of Water Resources (as part of the Central Yavapai Highlands Water Resource Management Study/water needs to accommodate projected growth), it was estimated that Jerome may be able to supply approximately 800 residents with its then available water supply (spring flow). However, since that report was submitted, there have been wide fluctuations in the spring flows. Whether this is due to recent years of drought, or will be the new "normal," has yet to be determined. The springs are largely recharged by snowmelt, and if there is less snowfall above the springs, it may be a challenge to meet existing and future needs. There are no obvious and affordable alternative sources.



Jerome is serviced by a wetlands-type sewer treatment plant which is also gravity fed. It was designed with a 70,000 gallon per day maximum capacity, and treats on average 36,000 gallons per day. At times of high tourist visitation or heavy rains, the maximum capacity is sometimes approached. The Town's treatment facility was upgraded at its original site in the early 2000s to meet then-ADEQ and EPA standards.

At present, in 2018, maximum capacity of the facility is sometimes approached and taxed to the point that further upgrades must be considered. However, the steep topography and limited area of the facility site does not allow much room for expansion. Upgrading the sewer treatment facility (or choosing to remain within the capacity of the current plant) will present one of Jerome's primary challenges in the next decade.

KEY ASSUMPTIONS:

- Most growth must be absorbed through infill and redevelopment of the urbanized area.
- Jerome's future development will be determined by the availability of natural resources, existing roadways, terrain and historic land use patterns.
- The existing water and sewer infrastructure is in need of improvement.
- Availability of public infrastructure will determine the feasibility of new development.

<http://www.yavapai.us/bc-wac/cyhwrm>

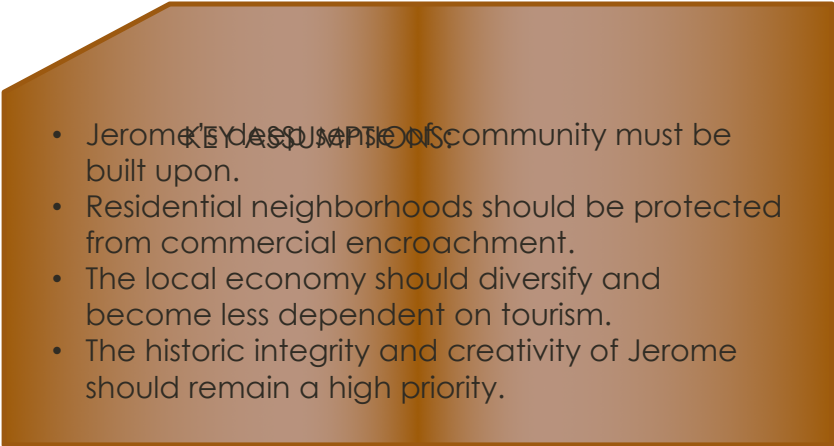
COMMUNITY IDENTIFIED ISSUES

The results of a survey prepared by the Town and comments received from the public at a meeting held on March 27, 2013, guided the direction of the Land Use Element. Residents stressed the need to build on Jerome's sense of community, recommending that a vibrant full-time residency be actively protected and pursued through land use policy. Further commentary stressed the need to maintain and increase Jerome's socioeconomic diversity, encourage economic and environmental sustainability, and maintain Jerome's historic landmark status.

Concerns were raised by some residents of being financially over-dependent on tourism and tourist related revenue. They identified the increased demand for short-term rentals (vacation rentals) as detrimental to the community as a whole. Turning residential homes into lodging businesses results in a loss of housing inventory for residents necessary in a volunteer-driven community and loss of a sense of community in residential neighborhoods.

Preservation of Jerome's historic integrity remains a community goal. The town is dependent upon the maintenance of Jerome's character, historic buildings, streetscapes, views and appearance to sustain economic viability. Each incompatible new structure, building, or sign, each incompatible renovation or rehabilitation, and each removal of an old or historic building or wall, will adversely affect the Town's character to some degree.

In addition to desiring an economy with the capacity to remain diverse and productive over time, residents also stressed the desire to promote resilience and respect for the natural environment and natural resources. Land use and new development must be tied to the availability of water and the ability of the Town's infrastructure (water, waste water systems) to accommodate the projected tourist and resident population.

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- Jerome's sense of community must be built upon.
 - Residential neighborhoods should be protected from commercial encroachment.
 - The local economy should diversify and become less dependent on tourism.
 - The historic integrity and creativity of Jerome should remain a high priority.

US Census 2010. (2013, June 10). Retrieved September 18, 2013, from US Census 2010: www.census.gov/2010census

Parker, K. (2010). *Population, Immigration, and the Drying of the American Southwest*. Washington, D.C.: Center for Immigration Studies.

SOCIOECONOMIC FORCES DRIVING LAND USE

Significant population and economic growth pressures have driven the land market in the State of Arizona. The South and West are the fastest-growing regions of the nation, accounting for 84 percent of the U.S. population increase from 2000 to 2010, part of a demographic trend of Southwest migration and immigration. The continuation of the U.S. population shift from the Northeast and Midwest to the South and West may mean a steady population increase for the State over the next 20 years. Local population growth will require an accommodative supply of residential and commercial land.

Generally, land consumption grows proportional to residential consumption. That is, population increases require a proportional amount of businesses to support the growing population of residents. However, tourist destinations like Jerome typically experience greater demands for commercial/retail space to accommodate the tourist industry. This results in economically less productive land uses like residential becoming threatened by commercially driven economic growth pressures.

KEY ASSUMPTIONS:

- Population growth will result in an increased demand for residential and commercial land.
- Jerome's tourist related economy will likely continue to grow proportionately along with population growth trends and vacation/travel trends.
- Disproportionate demand for commercial property is likely.
- An increased demand for commercial properties will exacerbate problems of a shrinking housing stock.

SYNTHESIS OF LAND USE FACTORS

Convergence of the above factors and assumptions required the Plan development to focus on the retention and expansion of mixed residential opportunities as well as the establishment of a diversified business sector. Policies and strategies which encourage industry and service-oriented businesses in the Town would add jobs and decrease reliance on travel to other communities for basic services. Growth of a diversified full-time residency, supported by local jobs and services that supply day-to-day goods and services to the local community, would lessen Jerome's over-dependence on tourism-related revenue. However, taking into account Jerome's appeal as a tourist destination, it is likely Jerome's economic growth will be rooted in tourism related revenue in the future. Therefore, planning land use strategies that blend economic and community development is desirable.

CURRENT LAND USE

Land use in Jerome is influenced by three key factors, zoning, topography and historic turn of the 19th century development patterns. Euclidean Zoning Codes (use district based), like Jerome's, outline where certain types of use may be developed and restrict heights, setbacks, yard widths, parking spaces, decks and other development criteria. The goal of a zoning code is to protect disparate uses from one another for public health and safety, keeping incompatible uses apart. Euclidean zoning presumptions are directly at odds with a town like Jerome, where limited off-street parking, topography and infrastructure conditions have severely curtailed new development. However, because of Jerome's compact size and density, this type of zoning does not significantly contribute to sprawl and the imbalance of a work-live relationship like that which may occur with the segregation of land uses.

CURRENT LAND USE DESIGNATION

ZONES / DISTRICTS	CHARACTERISTICS AND DENSITIES
AR ZONE AGRICULTURAL RESIDENTIAL (MIN LOT AREA 10K SQ FT)	INTENDED TO PROMOTE AND PRESERVE <u>LOW DENSITY</u> RESIDENTIAL DEVELOPMENT AND NON-COMMERCIAL FARMING AND AGRICULTURE. LAND USE IS COMPOSED CHIEFLY OF INDIVIDUAL HOMES, TOGETHER WITH REQUIRED RECREATIONAL, RELIGIOUS AND EDUCATIONAL FACILITIES.
R1-10 ZONE SINGLE FAMILY RESIDENTIAL (MIN LOT AREA 10K SQ FT)	INTENDED TO PROMOTE AND PRESERVE <u>LOW DENSITY</u> RESIDENTIAL DEVELOPMENT. DEVELOPMENT STANDARDS ARE DESIGNED TO PROTECT THE SINGLE FAMILY RESIDENTIAL CHARACTER OF THE DISTRICT. LAND USE IS COMPOSED CHIEFLY OF INDIVIDUAL HOMES, TOGETHER WITH REQUIRED RECREATIONAL, RELIGIOUS AND EDUCATIONAL FACILITIES.
R1-5 ZONE SINGLE FAMILY RESIDENTIAL (MIN LOT AREA 5K SQ FT)	INTENDED TO FULFILL THE NEED FOR <u>MEDIUM DENSITY</u> SINGLE FAMILY RESIDENTIAL DEVELOPMENT. DEVELOPMENT STANDARDS ARE DESIGNED TO PROTECT THE SINGLE FAMILY RESIDENTIAL CHARACTER OF THE DISTRICT. LAND USE IS COMPOSED CHIEFLY OF INDIVIDUAL HOMES, TOGETHER WITH REQUIRED RECREATIONAL, RELIGIOUS AND EDUCATIONAL FACILITIES.
R-2 ZONE MULTIPLE FAMILY RESIDENTIAL (MIN LOT AREA 5K SQ FT)	INTENDED TO FULFILL THE NEED FOR <u>MEDIUM DENSITY</u> SINGLE FAMILY RESIDENTIAL DEVELOPMENT. DEVELOPMENT STANDARDS ARE DESIGNED TO ALLOW MAXIMUM FLEXIBILITY AND VARIETY IN RESIDENTIAL DEVELOPMENT. LAND USE IS COMPOSED CHIEFLY OF INDIVIDUAL AND MULTI-FAMILY HOMES, TOGETHER WITH REQUIRED RECREATIONAL, RELIGIOUS AND EDUCATIONAL FACILITIES.
C-1 ZONE GENERAL COMMERCIAL	INTENDED TO PROVIDE FOR AND ENCOURAGE ORDERLY DEVELOPMENT IN EXISTING AND FUTURE COMMERCIAL AREAS WITHIN THE TOWN. ALLOWS <u>HIGH DENSITY</u> RESIDENTIAL BUILDINGS.
I-1 ZONE LIGHT INDUSTRIAL	INTENDED TO PROVIDE FOR COMMERCIAL, INDUSTRIAL AND MANUFACTURING ACTIVITIES WHILE INSURING THAT THESE ACTIVITIES WILL IN NO MANNER DETRIMENTALLY AFFECT SURROUNDING DISTRICTS. ALLOWS <u>HIGH DENSITY</u> RESIDENTIAL BUILDINGS.

TOTAL ACREAGE BY ZONES (NOT INCLUDING RIGHT OF WAY)

ZONING	TOTAL ACREAGE	% OF TOWN
AR ZONE	372.04	80%
R1-10 ZONE	26.77	6%
R1-5 ZONE	40.8	9%
R-2 ZONE	0	0
C-1 ZONE	17.46	4%
I-1 ZONE	6.76	1%

SOURCE: YAVAPAI COUNTY GIS

DENSITY BASED ON HOUSING UNITS PER ACRE

DENSITY	HOUSING UNITS PER ACRE
LOW DENSITY RESIDENTIAL	1-4 UNITS / ACRE
MEDIUM DENSITY RESIDENTIAL	5-8 UNITS / ACRE
HIGH DENSITY RESIDENTIAL	9 OR MORE UNITS / ACRE

TOTAL IMPROVED AND UNIMPROVED PARCEL ACREAGE BY ZONES AND DENSITY

ZONING	IMPROVED ACREAGE	UNIMPROVED ACREAGE	DENSITY
AR ZONE	25.03	347.01	LOW DENSITY
R1-10 ZONE	0	26.77	LOW DENSITY
R1-5 ZONE	23.59	17.21	MED DENSITY
R-2 ZONE	0	0	MED DENSITY
C-1 ZONE	9.07	8.39	HIGH DENSITY
I-1 ZONE	4.88	1.88	HIGH DENSITY
TOTAL	62.57	374.49	

SOURCE: YAVAPAI COUNTY GIS

Yavapai County GIS indicates that slightly less than half of the commercially-zoned (C-1) property in Jerome (8.39 acres out of 17.46 acres) is unimproved. This appears to indicate that infill remains a viable path for future commercial development. However, commercially-zoned property is frequently used residentially in tiny Jerome. Therefore, the Steering Committee for this Plan performed a careful survey of all unimproved C-1 properties to determine the extent to which infill is likely to occur in commercial development.

The Committee identified 50 parcels, covering 4.0 acres, as Jerome's actual undeveloped commercial land. Of these parcels, 10 are dedicated to parking and are otherwise not to be developed (1.5 acres). Of the remaining 2.5 acres, 17 parcels (covering 1.1 acres) were deemed unlikely to be developed due to terrain, parcel size and shape, access or ownership. This left 23 parcels covering 1.4 acres. Of these, 9 parcels (covering .6 acres) were deemed most likely to be developed residentially. The remaining 14 parcels (covering .8 acres) constitute the pool of commercially-zoned properties which are most likely to be available for commercial infill development. This assessment shows that Jerome still has infill capacity in the commercial zone.

LAND USE GOALS, POLICIES AND STRATEGIES:

GOAL 1: Provide all citizens of Jerome with a safe and pleasant environment in which to live, work and play.

A. Develop land use patterns which minimize the objectionable impact of noise, vibration, odors, glare, fire or explosion hazards, radioactivity, electrical disturbance, smoke, air pollution, liquid or solid waste pollution, visual pollution.

Strategy:

- Evaluate proposed land uses for their potential negative impact to maintain areas of quiet and reduce noise pollution.
- Encourage the use of dark sky-compliant lighting whenever possible, with consideration to existing historic lighting equipment.
- Work with neighboring communities to improve seasonal air quality by implementing more stringent burn regulations and policies.

B. Develop land-use patterns which aid in protecting life and property against the threatened effects of natural disasters.

Strategy:

- Encourage brush removal around structures to aid in fire protection.
- Develop policies which mitigate soil erosion.
- Identify downstream impacts of storm water runoff as a result of development, and provide for mitigation measures to address impacts.
- Identify areas that are prone to landslides and seismic activity.

C. Provide and maintain high-quality effectiveness and efficiency in law enforcement, health, fire and emergency services to the extent that is consistent with governmental operations, plans, public policies, resident and tourist populations served and available funding.

- Realizing the vision of healthy people in a healthy Jerome is possible only if the community, in its full cultural, social and economic diversity, is an authentic partner in changing the conditions for health.

D. Develop and enforce safety and fire protection regulations for all commercial, residential, industrial and public development.

Strategy:

- Enforce regulations pertaining to rubbish and trash storage on properties.
- Encourage fire sprinkler systems in new residential constructions (already mandatory in commercial constructions) and retrofitting building rehabilitation projects.

E. Develop a proactive approach to prepare the community for and to minimize the impacts of extreme weather conditions.

Strategy:

- Provide workshops to educate and encourage the community about climate change, how it affects Jerome and strategies to mitigate the impacts.
- Increase the town's preparedness for drought cycles and extreme climate events.
- Develop policies and incentives for water conservation, such as reclaimed water and rainwater harvesting systems.

F. Develop a plan reflecting the Town commitment to open space and parks and recreation opportunities for all ages.

- Encourage Town Council to appoint a volunteer Parks and Recreation Committee to work with the Town of Jerome and outside sources to obtain funding
- Educate residents, Town Council and Boards to recognize the value of small parks and open spaces

G. Open Spaces should

- Integrate and preserve natural features to the maximum extent feasible
- Orient toward views of activities, architectural landmarks or natural features to provide the public with visual interest
- Enhance existing vegetation and landscaping
- Preserve or enhance major drainage ways
- Create a sense of place by having a consistent collection of streetscape furnishings such as benches and trash receptacles
- Incorporate low impact development standards by minimizing grading and land disturbances



Staff photo.

H. Identify and ameliorate ground which has been improperly filled and/or retained.

GOAL 2: Provide orderly and compatible land use development patterns throughout the Town of Jerome.

A. Create and maintain the proper balance of separate areas primarily devoted to residential, commercial, industrial, agricultural and public land uses.

Strategy:

- Actively solicit citizen input and participation in the land use planning and decision making process.
- Keep the Zoning Map and Zoning Code updated to reflect current conditions and guide future land use patterns.

B. Promote a policy which coordinates private and public development with the expansion of public services and facilities.

Strategy:

- Prioritize infrastructure upgrades and maintenance to encourage redevelopment and infill and meet land use goals.

C. Promote intergovernmental cooperation with neighboring cities, towns, county and state in both long-range planning and current zoning issues to reduce the detrimental effects of political boundaries on land use planning and control.

D. Promote public/private cooperation with the mining companies to protect open space and buffer zones.

Strategy:

- Negotiate conservation easements and or leases to conserve land for its natural, recreational, scenic, and historical value.

E. Locate public facilities to maximize accessibility for all citizens.

GOAL 3: Maintain a distinctive physical image for the Town of Jerome which reflects the historical and architectural character, culture, lifestyle, and natural environment of the area.



- A. Discourage the erection of free-standing advertising signs.
- B. Preserve open spaces and buffer non-compatible land uses.
- C. Promote the downtown sector as a mixed-use area. Strive for the widest variety of activities downtown to create a healthy mix of housing, services, working, shopping, cultural and civic uses.
- D. Encourage historic preservation in all future developments.

Strategy:

- Continue to develop and apply design standards which emphasize historic preservation.
- Conduct workshops and provide training for members of the Design Review Board and Planning and Zoning Commission.

E. Encourage visual compatibility in all new development by supporting development which is complimentary to Jerome's community character, environmental setting and urban form.

Strategy:

- Develop design standards for new construction and building modification.

F. Encourage in-fill within existing commercial districts, rather than creating new commercial districts.

G. Preserve the rural character, open spaces, wildlife corridors, and neighborhoods at the periphery of town.

H. Allow and encourage urban agriculture as water resources permit including home gardens, community gardens, chickens, greenhouses, sales of produce, and farmer's markets.

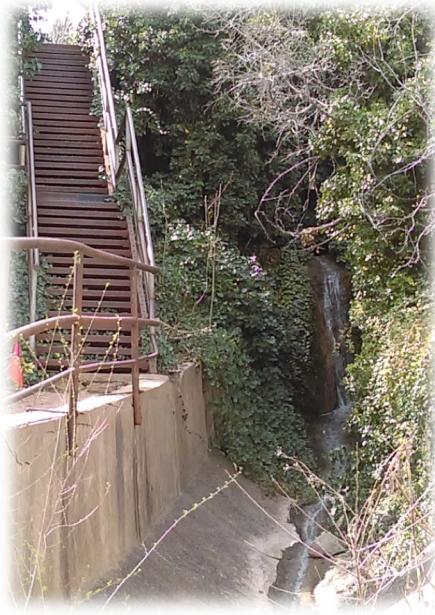
I. Respect traditions, identifiable styles, proportions, relationships between buildings, yards and roadways; and use historically appropriate and compatible building and structural materials when making changes to existing neighborhoods.

GOAL 4: Protect the value of property for both the individual land owner and the Town of Jerome.

- A. Buffer non-compatible land uses so as to reduce the negative impact of more intense land uses upon less intense land uses. This includes such items as noise, odor, vibration, and visual incompatibility.
- B. Encourage the rehabilitation or redevelopment of substandard buildings and structures in order to prevent such conditions in the future.
- C. Creatively integrate new development to protect valuable views.

GOAL 5: Manage all development to conserve land, water, air, wildlife, and energy resources.

- A. Encourage land use which complements the natural and man-made environment and causes the least possible disturbance to soil, vegetation, terrain, other natural resources, and structures of historical significance.



Staff photo.

Strategy:

- Update policies so construction projects employ strategies to minimize disturbed area, soil compaction, soil erosion, and destruction of vegetation.
- Create guidelines to minimize the use of herbicides, insecticides, and similar materials.

B. Emphasize water conservation, realizing that a fluctuating water supply will influence the future growth of the town.

Strategy:

- Maintain population densities, building intensities, and the physical size of the town at a level consistent with the current and projected needs of the citizens.

- Improve infrastructure to provide reliable, safe, and cost-effective water and wastewater services.
- Identify funding sources to pay for infrastructure improvements.
- Develop policies and incentives for water conservation, such as reclaimed water and rainwater harvesting systems.
- Impacts on the town's water infrastructure should be a consideration for all development proposals.

C. Encourage businesses that conserve resources.

Strategy:

- Develop policies which require that new construction install low-flow water fixtures.
- Incorporate energy conservation and renewable energy systems in zoning and building codes.

D. Protect environmentally sensitive areas.

E. Develop and implement a water conservation education and outreach program to reduce residential and commercial water demand.

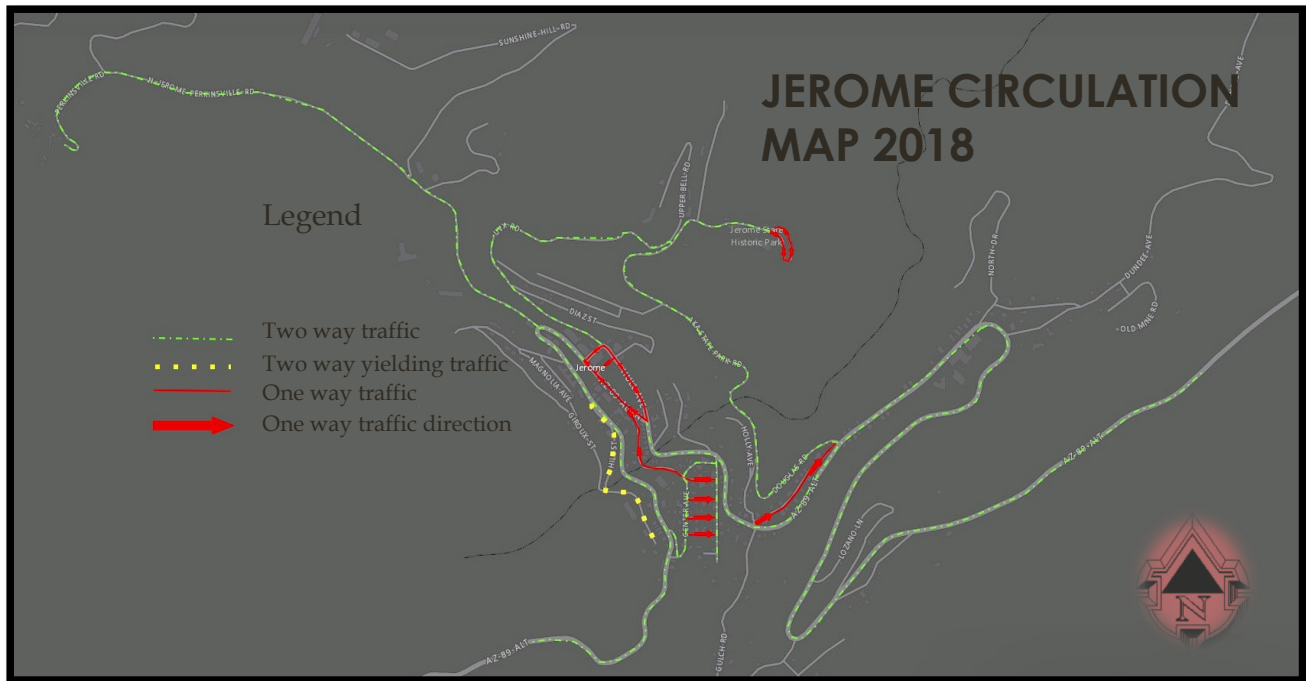
Strategy:

- Provide workshops to educate and encourage property owners to implement water conservation strategies on their properties.
- Provide workshops to educate and encourage property owners to implement xeriscaping strategies on their properties.
- Include educational information on water conservation strategies with monthly water bills.

GOAL 6: Manage growth; discourage use which reduces the number of residents.

A. Discourage the extension of commercial activity into residential neighborhoods.

CIRCULATION ELEMENT



The purpose of the Circulation Element is to provide guidelines which may be used to plan the safe, pleasant and efficient movement of people and materials within and through the Town. Although the primary mode of transportation to and from Jerome today is by motor vehicles, pedestrian paths and corridors are the primary mode of circulation within the Town.

Roadways within Jerome can be best described by the following three categories:

- **ARTERIALS** - Although such streets normally move high volumes of traffic, with limited direct access from private properties, 89A is Jerome's only "arterial" which carries high traffic volumes through Town. However, due to the historic location of homes and businesses, there is a high volume of access onto this street from individual properties.
- **COLLECTOR STREETS** - Collect traffic from local streets and conduct it to arterials.
- **LOCAL STREETS** - Primarily provide access to residential private property. Such streets generally carry low traffic volume, and are designed for low speeds.



CIRCULATION GOALS

1. Provide a transportation system which provides all citizens of Jerome with convenient access to residential areas, employment centers, shopping areas, public facilities, recreational facilities and external transportation systems.
2. Develop transportation alternatives which are safe, convenient and enjoyable, and which enhance the quality of life within Jerome.
3. Improve and create circulation methods which minimize any negative impacts on Jerome, such as noise, odor and vibration.
4. Consider all circulation methods and improvements in context with the Town's long-range land use planning goals and objectives.
5. Insure that fire and emergency vehicles have access to all areas of the Town.
6. Maximize the use of existing parking.
7. Insure the safety of pedestrian walkways by maintaining concrete sidewalks.
8. Regularly review best practices in order to maintain Jerome's streets and sidewalks.
9. Maintain a current circulation map which prioritizes needed street improvements, classifying the Town's streets according to their roles as arterial, collector and local streets.

CIRCULATION POLICIES

1. Enforce fire lane, parking, double parking and roadway obstruction codes and ordinances.
2. Implement a long-range street and walkway improvement plan providing appropriate maintenance of streets, sidewalks, curbs and gutters.
3. Insure that all transportation systems are clearly marked with appropriate indicators (i.e. speed limit, stop signs and pedestrian crossing lanes).
4. Develop and improve directional/safety signs and street striping, which assure that signage and striping is clear to all pedestrians and drivers.
5. Encourage pedestrian activity by linking parking opportunities to a shuttle system, thereby reducing vehicular activity in and through the Town.
6. Review and arrange for the protection of streets, sidewalks and other infrastructure, prior to issuing all building permits.
7. Require off-street parking for all new and expanded uses, both residential and commercial.

BACKGROUND & REGIONAL CONTEXT

Travel to and from Jerome was more complicated during the Town's mining heyday. The mines and the residents of Jerome relied upon railroads which no longer exist today. However, a vestige of the railroad era continues to operate in the Verde Canyon. The primacy of the automobile continued to evolve after the closure of Jerome's mine, leading to an improved highway system through the State. Access to Jerome via this system, and particularly 89A, has allowed for an increasing number of visitors and a relatively stable economy. Through shuttle services, the highway system connects the Verde Valley and Jerome to the wider world via air transport.

RAILROADS

Completed in 1895, the United Verde & Pacific Railroad connected Jerome to the outside world via Jerome Junction in Chino Valley. When open-pit mining began and the smelting operation was moved to Clarkdale, new rail lines brought the ore down the mountain to the smelter. The only remaining evidence of the railroad in Jerome today is the visible cut on the flank of Sunshine Hill.

The Verde Valley Railroad was built in 1911, connecting Clarkdale to Drake via the Verde Canyon. This rail line has remained in use long after the mines and the smelter closed. In 1990, the Verde Canyon Railroad began operation as a scenic excursion line. The Verde Canyon Railroad has become a popular tourist destination, with an average of 90,000 people per year taking the trip through the Verde Canyon. Like Jerome, the Verde Canyon Railroad attracts history-minded visitors. In addition to shared roles in the district's mining history, the Verde Canyon Railroad passes below nests of eagles which can often be seen soaring high above Jerome.



Photo courtesy of Jerome Historical Society

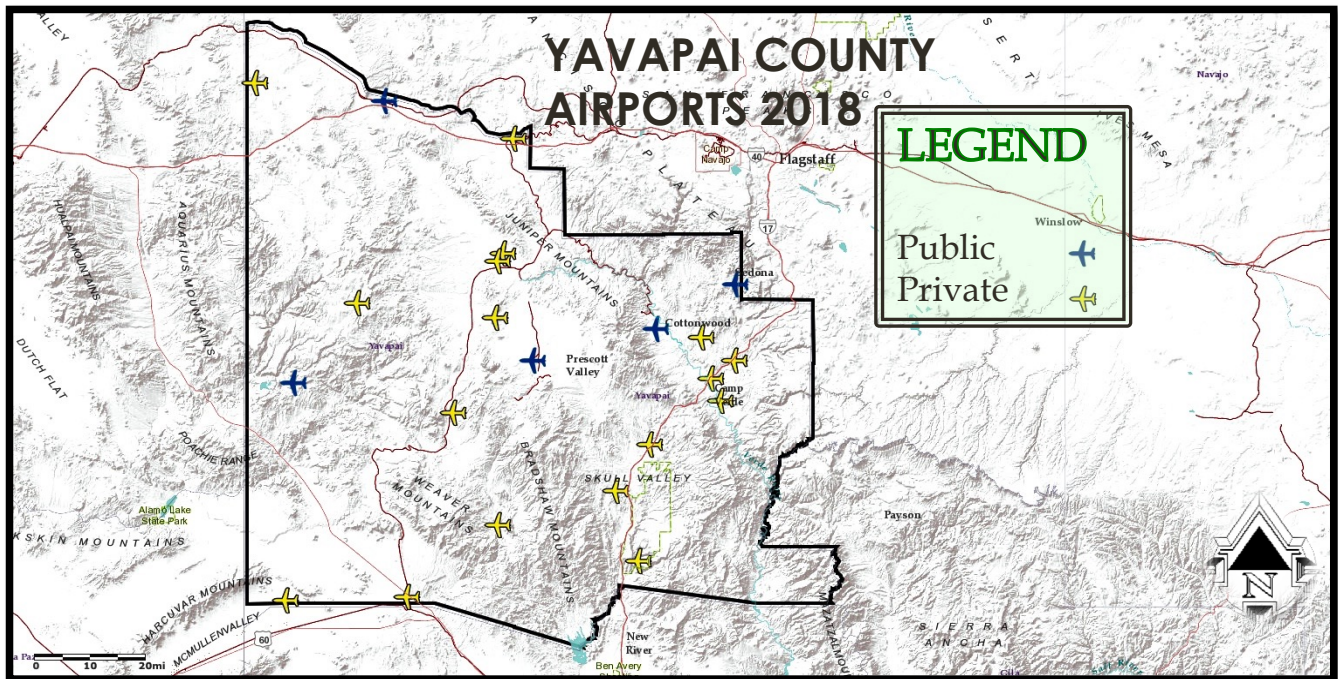
United Verde Railroad



Verde Canyon Railroad

AIRPORT

It is unlikely that the Cottonwood Airport will ever be able to support significant visitor or commuter traffic. However, the Verde Valley and Sky Harbor Airport in Phoenix are now linked by airport shuttle services.



SURROUNDING HIGHWAY SYSTEM

During Jerome's early years, the Town relied upon rugged freight and stage roads for vehicles pulled by horses and mules. The mineral wealth of central Arizona both justified and encouraged the establishment of railroads, but roadways too were improved as the automobile replaced the buggy and wagon. The process of developing Arizona's highways continued long after mining in Jerome had ceased. The final link of Interstate 17 was completed between Phoenix and Flagstaff in 1978.

Interstate 17 is today the primary highway running north/south through the central corridor of Arizona. Many of the visitors to Jerome and the Verde Valley travel on I-17, north from Phoenix or south from Flagstaff, where the highway connects with I-40 and points east and west. Route 260, which connects I-17 to Cottonwood and intersects State Route 89A, is today undergoing improvement and expansion.

State Route 89A winds through the heart of Jerome as it traverses from Prescott over Mingus Mountain, and across the Verde Valley to Sedona. It continues up through Oak Creek Canyon to Flagstaff. The section of roadway between Prescott and Jerome was vitally important during the mining years, but what was once a long, bone-jarring journey by wagon and team has become a scenic drive for a Sunday afternoon. State Route 89A over Mingus Mountain remains single-lane in each direction. With its spectacular curves and switchbacks, the route complements the Town of Jerome. The drive is a memorable prelude to a visit to Jerome, to marvel at the accomplishment of constructing and preserving this town on the side of a mountain.



CHALLENGES

Topography is the primary reason why road configuration options are limited in Jerome. Many of the Town's existing streets are buttressed by retaining walls created by using the "cut and fill" method (see Appendix D). Such streets and walls are often in need of repair.

GOALS

1. Preserve Jerome's historic streetscapes while keeping them safe.
2. Protect and rehabilitate Jerome's historic cobblestone streets.
3. Prevent flooding hazards which can cause damage to public and private property.
4. Protect existing streams and drainage channels.



RECOMMENDATIONS AND OBJECTIVES

1. Create an inventory of the location of all traffic signs, guardrails, sidewalks and railings, indicating those which require replacement, repair or removal. The long-term objective is to reduce sign clutter in an effort to provide safe and clear direction to the driving public.
2. Work with ADOT to create a better directional and safety sign program, as well as a more effective street striping program.
3. Work in partnership with the Yavapai County Flood Control District and ADOT to determine the responsibility for projects identified in the 2015 drainage study prepared by Jerome's contracted engineering firm. The objective is to reduce the impact of major rain events on those areas most affected by heavy run-off.
4. Develop a specific and prioritized maintenance program, which assures that Town roads, road support structures and sidewalks do not deteriorate further, and where possible are improved. Identify specific locations which require major work.
5. Investigate and determine possible improvements to the turning radius of Jerome's most problematic intersections.
6. Consider drainage requirements in the planning stage for any construction project.

PARKING CHALLENGES

Some of Jerome's streets predate the widespread use of the automobile. Consequently, these roads are narrow, and in many cases there is barely room for on-street parking without intruding into the roadway. As a result, especially during peak tourist seasons, parking opportunities are limited. This can mean that Jerome's residents have to park a significant distance from their homes. Also, past surveys have indicated that Jerome's residential parking problems are exacerbated by the fact that some citizens park on the street, even when on-site parking is available. Additionally, permanently parked and disabled vehicles take up many parking spaces.



Photo credit: Chuck Runyon



Photo: Google Earth

RECOMMENDATIONS

1. Existing on and off-street parking lots and spaces should be improved and clearly delineated. Improvement of the middle parking lot including striping and signage, would provide more parking spaces, clear guidance for visitors and more efficient use of the parking lot.
2. Improve the parking area on the north side of Main Street, above the middle parking lot, by restriping for one-way, angled parking. This will eliminate confusion for visitors and will result in more spaces.
3. Maintain and improve a shuttle service to better utilize the parking on the 300 Level.
4. Encourage, through a public relations campaign, business owners and their employees not to park in the business district.
5. Initiate a public relations effort to bring attention to the Town's parking challenges. Encourage Jerome's citizens to keep all on-site parking spaces available and open, and to use them rather than on-street parking.
6. Identify possible additional property which could be leased or purchased for additional parking.
7. Enforce Town parking ordinances, particularly as they relate to disabled or permanently parked vehicles.
8. Maintain and improve handicapped parking access.

PEDESTRIAN WALKWAYS, TRAILS, AND PATHS

Jerome's pedestrian walkway system is an essential part of the Town's character and circulation system. This system includes historic sidewalks along most of the paved streets, stairways from street level to street level, as well as historic boardwalks and foot paths. The Town must assure the maintenance of safe and convenient pedestrian sidewalks and pathways while protecting its historic character.



Charlie Sheffield on the boardwalk in Jerome, ca. 1908.
Freund collection.



Staff photo.

RECOMMENDATIONS

1. Develop a long-range plan for the improvement and maintenance of existing commercial and residential sidewalks and pathways. To the degree possible, ADA standards will be applied.
2. Develop a Pedestrian Plan which will include the investigation and acquisition of new and historic pedestrian routes within the Town, but which could also connect to regional trail plans.



Staff photo.

ECONOMIC DEVELOPMENT ELEMENT

INTRODUCTION

In 1981, the citizens of Jerome looked toward the future and created a vision of a vibrant self-sustaining community and made a commitment to being stewards of history. That vision consisted of rehabilitated historic buildings occupied by a variety of businesses, artists and creative people. Much of that has occurred, and during the past three decades Jerome has demonstrated its stability and staying power by weathering many economic downturns, including the “Great Recession” which began in 2008. The result of accomplishing these goals is something to celebrate. However, there are concerns. The migration of people to Jerome who wish to share in the special world of panoramic views, clean air and water, mining history and small town comfort, could strain town resources and threaten the very reason why they find Jerome so appealing. This Economic Development Element is intended to describe long-range economic principles and cautions. They are intended to keep Jerome economically vital, while not undermining the historic character and sense of community which keeps Jerome . . . “Jerome.”



Photo courtesy of Jerome Historical Society

Jerome's economy may continue to be based on tourist-serving businesses, but the Town will encourage a wide range of enterprises, such as arts, crafts, products and services unique to Jerome. Specific proposals which benefit the citizens of Jerome, while not forfeiting its small town and historic charm, should be considered.



Ron Chilston photo

GOAL 1: Defend Jerome's integrity as a National Historic Landmark, recognizing that such status is a vital engine of Jerome's economic prosperity.

- A. Continue education of residents, boards, and visitors on the importance of honoring Jerome's history. Preserving the character of the Town visually/physically will support visitors' and residents' interest in being here.
- B. Acknowledge that Jerome's limitations lend to its charm and attractiveness. Steep topography, historic character, finite water resource and geology are the motivation to always consider the most creative and innovative solutions possible.

GOAL 2: Encourage economic activity which complements Jerome's unique history as an Arizona copper mining town which arose in the 1880s and declined in the early 1950s.

- A. Encourage educational and expressive activities which celebrate copper, mining, and Jerome's place in the economic history of Arizona and the nation.
- B. Take advantage of any and all propitious anniversaries to celebrate Jerome and its past.
- C. Encourage increased communication and cooperation between the Town government, the Jerome Historical Society and the Jerome Chamber of Commerce.
- D. Increase communication and cooperation between the Town and the mining companies.
- E. Encourage tour companies operating within the Town of Jerome to present accurate information to their customers.

GOAL 3: Encourage a diversity of economic activity to enhance local employment opportunities and reduce the Town's reliance on tourism.

- A. Encourage businesses which will appeal to and hire local residents.
- B. Encourage small-scale manufacturing in the light industrial zone.
- C. Recognize the importance of home occupations to Jerome's economy.
- D. Encourage locally-grown produce, farmer's markets, and businesses which provide services and goods for residents as well as visitors.
- E. Find ways to enhance the multiplier effect in the Town's commerce.

GOAL 4: Maintain the balance between the needs and values of Jerome's residential community and those of its commercial interests.

- A. Manage growth so that Jerome remains within the constraints posed by size, topography, a limited water supply, and fragile infrastructure.
- B. Encourage commercial activities in the existing commercial zones, while protecting the Town's character and quality of life in the residential zones.
- C. Encourage development of affordable housing.
- D. Encourage the best possible experience for Jerome's visitors, respecting the special needs of both young and old.
- E. Encourage the highest standards in restaurants, bars, and lodging.
- F. Encourage a diversity of visitors, including clubs and groups, as well as tours and locals from the Verde Valley.
- G. Discourage activities which would detract from a visitor's appreciation of Jerome's scenic beauty and historical context.
- H. Defend the natural resources (such as air and water quality) upon which the Town's health and prosperity depends.
- I. Acknowledge that Jerome can only accommodate a limited number of visitors and that exclusivity has potential virtues. For example, Jerome's famous *House of Joy* restaurant was very successful while having limited seating and "reservations only."

GOAL 5: Preserve Jerome's identity as an artists' community.

- A. Encourage the creation and sale of artistic products which are made in Jerome and are unique to the Town.
- B. Preserve an environment which fosters artistic and creative activity in a diversity of media, including music and the performing arts.
- C. Support an environment which encourages artists to live and work here.

GOAL 6: Support creative solutions to energy and resource use.

- A. Encourage businesses which practice low water use, recycling, repurposing, and new compatible, complementary energy uses/savings.
- B. Support solar use when feasible while maintaining historical integrity.
- C. Support creative shuttle uses wherever possible.

GOAL 7: Foster cultural, historical and educational activities.

A. Encourage public/private cooperation in providing facilities for the arts and education.

B. Seek methods of funding and partnerships to expand cultural activities and education.

IN CONCLUSION – JEROME'S UNIQUE CHALLENGES

The various elements of Jerome's General Plan of 2018 have discussed many challenges. Some of these issues are shared by other communities, but tiny Jerome has a complex, interconnected array of circumstances which make its challenges utterly unique. Some of Jerome's challenges are posed by nature. Jerome's water comes exclusively from a network of springs on Mingus Mountain, which are entirely dependent on snowmelt. This situation has far-reaching implications regarding future growth, and a better understanding of the situation is urgently needed. The steep topography upon which Jerome was built has presented challenges since the 19th century. Destructive landslides have happened throughout the town's history and continue to present day. Other challenges are self-imposed: Jerome takes very seriously its half-century on the National Historic Register. The preservation of the town as a landmark of mining in the American West limits the possibilities for how Jerome's other challenges can be addressed .



The size of the town and the space available for future housing, businesses and particularly parking are constrained. Jerome has fortunately moved beyond the fundamental challenges of neglect, scavenging and ruin that it faced in the 1950s; but increasing economic prosperity through tourism has brought a new array of issues. Jerome's tiny population of residents is confronted by heightened pressures for commercial development, and new legislation by the State (2016) has diminished the Town's authority to regulate use through established zoning laws. By requiring that communities must allow "short-term renting" (lodging) in all zones, actual residential use may be diminished. Any reduction in the number of houses available for residential use will diminish the number of available homes for affordable workforce housing as well as volunteers upon which the Town has depended. At stake is a cherished high quality of life and a vibrant community .

Yet another possible challenge for Jerome is the fact that part of the Town and much of the surrounding district are still owned by mining companies. A confluence of high mineral prices with new exploration and extraction technologies could result in a resumption of mining in the vicinity of the Town. All of these challenges could dramatically influence the future of Jerome in both the near and long terms.

APPENDIX A – HISTORIC PROPERTIES SURVEY

An important component of the previous 1981 General Plan was a detailed inventory of 265 buildings, structures and properties within and adjacent to the Town of Jerome. The inventory included descriptions, photographs and histories. Like many accomplishments in Jerome's recent history, this initial Inventory was created with a monumental and legendary volunteer effort. "It seemed impossible, but the determination, skill and ability of the residents of Jerome was once again proven that the impossible can become possible, and the possible can become history." [1981 General Plan].

The Cultural Resources Inventory has been updated several times, most recently in 2007. This updated Inventory is hereby included (by reference) as a part of the 2018 General Plan. A copy of the Inventory itself can be found at Jerome Town Hall.

APPENDIX B: JEROME HISTORIC SURVEY OF STRUCTURES

The Historic Preservation Element in the previous 1981 General Plan included a descriptive section (pages 109-127) which surveyed Jerome's building types and offered guidelines for their rehabilitation. This detailed Survey remains largely relevant today and is included here, unedited.

1981 Plan, pp. 109-127
JEROME HISTORIC SURVEY

IDENTIFICATION OF BUILDING TYPES

Because of Jerome's boom-town mining camp nature, the majority of its buildings have no particular architectural style. The discussion which follows is therefore based upon categories of structural material, with various eastern finishes, roof forms, trim details and building techniques included.

Wood Frame Structures

The most common framing technique in the buildings more than 30 years old is the plank system. This is comprised of vertical 1 x 12" members nailed face-to-face, with toe-nailing top and bottom to flush plates or blocking in the plane of the floor or roof. The planks are then covered with beaver board and wood strips to cover the joints. These walls may have been built because of the greater flexibilities than braced stud construction provided, or the builders may have had a greater supply of 1 x 12" than 2 x 4s, or may have felt that this technique was simpler; it was certainly less expensive. In many cases these partitions bear a floor or roof load, which is not desirable because of the deflection felt in the system under various loads. They have survived the years of blasting felt during the time of mining operation, but stud framed structures would have survived also.

Many of these older plank framed buildings have been remodeled or have had additions made to them. This work was generally accomplished using the "balloon" framing technique or variation of that type called "platform" framing. This system is light and efficient, and provides good load bearing capacity as well.

Within this structural type, the range goes from board and batten miner's shack to skillfully executed Victorian Style residences with profuse ornamentation. The most frequently used siding is clapboard or lap siding horizontally placed. Stucco on wire lathe is another very popular exterior finish since it does not require the maintenance wood requires. Then there are a few examples of masonry veneer, either brick or stone applied to a frame structure.

The greatest status belongs to the mine manager's, or other professional's house and "Company Hill." These can best be identified as "Victorian" though there are some suggestions of "Queen Anne" elements in a few of the buildings. The major features of these styles are: asymmetrical crossing, variety of textures, materials and colors and lavish ornamentation, including decorative bracing for roof overhang and cornices, built-up insulating trim at doors and windows, elaborate porches with lathe-turned columns, balusters and spindle friezes, and heavily molded banding at wall tips and inside gable ends. A variety of window types is usually found on a single house, and this variety extends to the roof forms as well.

The next step down, the commonplace vernacular housing, comprises the greatest number of buildings in town. These are mostly frame and clapboard structures with a gable or hip roof. In many instances, decorative touches copying the “Cleopatra Hill” houses have been added to upgrade the exterior appearance. If no decorations are present, greater distinction was often gained by the addition of one or more porches. As the original houses were sometimes very small, these porches have been enclosed to gain more interior space. Then, in an effort to be outside again, another porch would be added on the same side as the original making this into the pattern of “porch on porch” addition. Many examples of stucco or frame can be found, with simple plan and roof shapes, usually including at least one covered porch with wood posts and railings to permit outdoor viewing of the magnificent scenery. Within the range of houses represented by this group, some are very simple box-like structures with no ornamentation. Others are multi-family units that may be very simple in plan and roof shape, but have quality siding and windows, or extensive porch areas to give them more appeal. Because of the winter snow problem, very few residential structures have flat roofs.

The lowest quality housing belonged to the working class of the miner, and was frequently built by an untrained group or the owner himself. This resulted in a very rustic, board and batten box-like structure with low-slope gable-end roof. The roofed porch with handrails of the more elaborate structures in Jerome has shrunk to a small shed roof over the front door in the miners’ housing. This roof oftentimes awkwardly intersects the barge boards. These rough shelters were frequently constructed using materials scavenged from abandoned property, thus recycling Jerome.

Masonry Structures¹

Because of the greater cost involved in building stone or brick structures, masonry construction was primarily used for commercial buildings. Masonry bearing walls supported a wood frame floor and roof system, with arched openings used in the older stone structures, and stud lintels in the brick storefronts. These structures have flat roofs with parapet walls. The main decoration stems from the way the material is used, such as corbelled wall cans in brick, or rusticated stone laid with high relief. The facade of stuccoed brick parapets frequently allows a “territorial” expression either in stepped or rounded shapes. The strongest positive statement of character for the main street in Jerome is provided by the decorative brickwork of the various buildings which line it.

Concrete Structures

The largest and finest buildings in town were constructed of poured-in-place concrete foundations, walls, floors, post and beams. The various types include schools, hospitals, a hotel, and an automobile agency (now the post office) which has paired brackets across the facade supporting a tile roof. The schools have neoclassical details on columns, in pediments and around door openings, as well as clay tile roofs above the stucco wall surfaces. The two hospital structures evoke Spanish Colonial-Revival style architecture in the use of semicircular arches, corbelled balcony supports, decorative pre-cast medallions, cartouches, consoles, decorative wrought iron, and clay mission tile roofs. They also have many plain window and door openings, flush stucco wall surfaces and areas of flat roof which do not belong to any previous period or style. The hotel has fewer decorations, with unornamented flush window and door openings and a flat roof with parapet and multi-pane glass transom with leaded comes above the storefront glass which provides the only detail on the facade.

¹ COUNCIL NOTE 2018: When the Town Council was first established, regulations were established that required buildings in the commercial zone to be fire-resistant.

In addition to these major buildings, concrete was also used in many retaining wall structures and stairs, both for public and private use. These walls and staircases add greatly to the character of Jerome as well as being a necessity for circulation and providing building sites or road retention. The mixture of concrete frequently employed slag as the aggregate with smooth reinforcing bars that are square or round in shape.

Steel Structures

Buildings with this type of framing were generally built as garages or warehouses, or for other functions requiring an incombustible structure. In many cases the walls and roofs were also corrugated sheet metal. Or, an adjacent building would be built of poured concrete, thus guaranteeing confinement of a fire. Since they have the characteristics of modularity, standardization of parts, and factory production, these buildings are devoid of architectural ornamentation. They are purely functional buildings.

GUIDELINES FOR REHABILITATION

In contemplating restoration or renovation work, all architectural elements of any given building, from its foundation to its roof, must be evaluated and analyzed thoroughly in order to preserve the original character and integrity of the structure. A basic principle of good rehabilitation is to respect the original design and materials. The design procedures, whether applied to art, architecture or restoration requires a good deal of careful planning and thought; materials, shapes, sizes, colors and details all contribute to the overall visual statement of a building and keep it attractive, harmonious and pleasing. The following definition of rehabilitation from The Secretary of the Interior's Standards for Historic Preservation Projects provides further clarity:

"Rehabilitation means the process of returning a property to a state of utility, through repair or alterations, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values."

The Secretary of the Interior's Standards for Historic Preservation Projects are incorporated herein and attached hereto as part of the rehabilitation guidelines for the Town of Jerome. The following guidelines, from the same source, shall be used, for they establish the foundation from which further and more specific recommendations are made.

Foundations

Many problems found in a structure can be traced back to a common source: the foundation. Without a properly sized and placed foundation, the stability and structural integrity of the building are greatly sacrificed, as evidenced in many of the buildings in Jerome. A common "foundation" found in houses is simply wood support posts bearing on rocks or concrete blocks. The frequent problems of constantly shifting buildings and leveling have their origins in such footings. Poorly constructed footings, roots from trees and other nearby vegetation, and erosion are common cases of foundation failure. Thus, the first priority in the rehabilitation of a building is to repair existing damaged footings, or the installation of new footings which adequately meet the loads of the building.

Standard construction practice today makes use of continuous 16" wide footing under all bearing partitions and around all extensive walls for the typical one or two story building. If there is a concentrated load point, such as would be found in a post or column, a square concrete pad provides the support; the size of the pad being determined by the load applied to it. Since the strength of concrete is in its ability to take compressive loads, but is relatively weak in resisting tensile forces, steel reinforcing bar is added to the footings. This completes the integrity of the footing by carrying these tensile loads the concrete cannot carry. Standard practice also places the bottom of the footing below the depth of the frost line. The moisture in soil expands under freezing conditions, and if the bottom of the foundation is not below the lowest point where this freezing occurs, it can be moved by the resulting pressure. Unstable foundations create many telltale signs in the house, and thus it is not necessary to actually see the foundation to make a judgment as to its virtue. A better judgment can be made by examining the inside of the structure, where such signs as cracked plaster walls and ceilings, cracked masonry walls, uneven floors, tilted or jammed doors and windows, and uneven ridge or eave lines give indication of uneven settling.

The first step to remedy this major problem is to recognize the source and degree of the problem. Once this has been established, it is then possible to evaluate the best approach to the solution, and take the necessary steps to make the correction. A qualified architect or engineer should be consulted to make a proper assessment, since a good foundation is the key to the building's structural integrity, and failure to design and install footings properly can create more problems than it solves. A supplementary concrete foundation may be poured around the exterior walls only when there is no feasible alternative. Interior weak spots can be shored up with concrete piers or with pads and pressure treated posts. Trees or other vegetation with large root systems may need to be removed to prevent possible damage. Proper water drainage away from the building through grading prevent deterioration of foundations.

The hilly topography of Jerome has made partially exposed foundations an almost universal feature among its houses. A paint or stucco finish on these foundations is rare. Consequently, above ground foundations require proper maintenance and repair. Concrete foundations should be patched and repaired with material that is compatible in texture, color and content. Rock, stone or brick foundations should be repaired with mortar that is compatible in color, texture, content, joint size and profile. Many buildings in Jerome have several stories, commonly two or three, stepping down the steep hills, and therefore need retaining walls to keep the hill in its place. A failure in one of these walls can have devastating effects on a structure. These walls should be inspected for any indications of movement, such as cracking, tilting or bulging. If there is evidence of movement, or if there is any reason to doubt the integrity of a retaining wall, a professional architect or engineer should be consulted.

Since the foundation is so important to a building, cosmetic approaches to restoration, such as patching cracks, will have temporal and minimal benefit to a building unless foundation problems are corrected first.

Floors

Most buildings in Jerome have wood floors due to the nature of the steep terrain. Although concrete floors are found they are less common. Concrete slabs generally exhibit fewer problems, although they do have a tendency to produce hairline cracks.

These, however, do not adversely affect a slab. Serious problems might require a jackhammer to tear out a section of a slab that has either bulged or cracked and broken off because of shrinking soil. New slabs should be poured on firm aggregate base course ABC. If poured on grade, the dirt should be compacted and the slabs should have a wire mesh as reinforcement. Vapor barriers are advisable under slabs which will receive an applied vinyl floor, for this prevents moisture migration through the slab which could loosen the flooring. This barrier should not be placed directly in contact with the slab, but should have a layer of sand or ABC between it and the slab.

Common construction practice today for wood floors takes into account several factors concerning the physical properties of wood which enable a wood floor to have a good, solid feeling. Bounce or deflection in a floor, while generally not dangerous, can cause a disturbing feeling or annoyance for an occupant. It may even be a subconscious awareness of something being wrong. Consequently, there is a standard maximum amount of deflection for any given length of span as recommended by the Uniform Building Code. Given the physical loading of a wood floor, all sizes of joists have maximum distances they can span. Since most structures are wider than what commonly available joists can span, intermediate supports called stringers, or floor beams, are necessary. These stringers are supported on wood posts bearing on the foundation. The floor sheathing also has a large impact on the rigidity and bounce in a floor, for a thicker sheathing material can considerably tighten up a floor. Plywood of varying thicknesses is used almost exclusively today because of wide availability and relative low cost.

This general information is useful to have when examining an existing floor structure. Assuming any problems in the foundation have been corrected, the process of improving the quality of floor can begin. Damaged structural members which would include major cracks or severely warped boards, need to be repaired or replaced with similar material. The dry desert climate with its high winds, strong sun and low humidity tends to dry out wood quickly, and this rapid drying process can produce shrinkage, splitting and cracking in all wood members. It is most commonly found at the end of lumber where it is called "checking." Most checks are minor and are simply a sign of lumber drying from its green state. Any replacement members should be sized to match the original, or increased if additional strength is needed. New wood should be similar in kind to the original.

One important aspect of framing that needs careful attention is the anchorage of the house to the foundation. Failure to properly connect the two can have a number of repercussions, ranging from not correcting the root causes of minor problems, to in the worst circumstances, structural failure in any or all portions of a building. There are many good anchoring devices available on the market, in many sizes, shapes and load carrying capacities. It is relatively easy to obtain the proper anchors for connecting wood posts to concrete pads, for tying down sill plates to foundation walls, or any other common anchorage situations. The use of these simple structural additions will add greatly to the life expectancy of a building, and preserve it in cases of heavy wind or seismic loads.

Walls

Since the treatment of exterior and finish surface materials will follow shortly, this section will limit itself to discussion of the structural function of walls. Because of the structural instability of the old 1" x 12" plank walls, additional support should be added which can carry any imposed floor or roof loads and decrease the deflection of the walls. One approach to this problem is the use of current standard framing practices which firm up

the walls, and provide space for insulation, a much-needed feature in today's energy-conscious atmosphere. Typically, 2" x 4" boards are spaced 16" on centers, nailed or bolted to the floor, with a double top plate tying different walls together at the top, and some form of sheathing. Walls framed with this method will have little or no need for repair. Walls should be inspected periodically to guard against the ever-present termite infestation and wood rot, caused by a constant source of moisture. Leaking evaporative coolers, ground water seepage or leaking pipes can cause moisture problems in walls. If leaking pipes are causing water problems, the leak should be repaired, and wood members should be repaired or replaced.

An important need of a frame building is that it requires lateral bracing, which handles lateral forces such as wind or seismic loads. Before the advent of plywood, diagonal let-in bracing was the common practice designed to handle these loads. The introduction of plywood has led to infrequent usage of let-in bracing, for plywood has at least an equal capacity to resist lateral loads when nailed properly. Restoration and rehabilitation work on a frame building may require use of one of these techniques to provide this additional rigidity. In so doing, the original exposed architectural features should be preserved.

In masonry walls of brick, stone or concrete block, the wall should be in good bearing condition, unless it has suffered an impact load or differential settlement. In doing patch work on masonry walls, the composition, texture and color of the existing mortar should be matched. Failure to achieve a similar mortar can actually do more damage than good, due to the different coefficients of expansion of different materials. Therefore, it is necessary to establish the composition of the existing mortar, and use a similar mixture of that mortar to repoint a wall. Joint size and profile should match the original.

Exteriors

The key to restoration of exteriors and exterior materials is to retain and preserve, whenever possible, the significant architectural features and original exterior materials. Elimination of these features through removal or covering them with incompatible materials, such as stucco or siding, destroys the architectural and historic integrity of a structure. The following are some basic guidelines to observe in the restoration or rehabilitation of different surfaces.

In dealing with exterior wood finishes, the problems most frequently encountered are boards that are cracked or split, and paint that is peeling. Surface cracks can easily be restored with sanding, and wood filler can handle deeper cracks. In some cases, a cracked or warped board may need to be replaced. New wood should be the same species and size to match the original. Surface preparation is important for new wood. Sanding existing paint will prepare it to receive a new coat of paint that is compatible in content. Wood that is exposed to more moisture than normal should receive a preliminary coat of wood preservative before painting.

The use of more modern materials, i.e., vinyl siding, Masonite or aluminum, is discouraged, for it is rarely possible to match the original surface texture and design, and such materials can speed the deterioration of historic materials.

Repainting masonry walls has already been discussed in relation to how it can affect existing mortar. In brick surfaces, matching the mortar also has an aesthetic value. Unmatched mortar can create an undesirable patchwork quality on a wall. New mortar should be nearly indistinguishable from the original. Some brick surfaces were originally painted, and painting can be a way of continuing to protect a masonry surface. Indiscriminate removal of paint is not recommended. It can cause change to the masonry surface, can change a building's appearance, and would not be historically accurate. If some bricks need replacement, the replacement bricks should be compatible in color, texture, content and size. In some cases salvaged brick from other sources can provide a near copy; new brick seldom will fit in, because of color and size.

Stucco is a common surface material on buildings in Jerome and is often chosen today for its low maintenance. Stucco should be used on buildings that are presently stuccoed. When upkeep is needed, it should be done with a mixture that is similar to the existing stucco. The texture, content, appearance and color should match the original, or an undesirable patchwork quality will ensue. It is possible to paint over stucco, and this often has been done, but a paint job should not be an excuse for failing to take the time and energy to match the existing stucco. Once stucco has been painted it is necessary to maintain and periodically repaint the stucco.

Concrete walls that need restoration should be patched with a similar color and texture of concrete. If the wall needs to be cleaned, use the gentlest method possible. Sand blasting, wet and dry grit, and other abrasives can erode the surfaces of concrete and masonry and shall not be used.

Entrances, steps and exterior stairs should follow the same general treatment guidelines as the materials used in their construction. Wood stairs should receive the same care as wood clapboard siding, for example. Porches often require more renovation work because they tend to receive less maintenance. Detail work, such as balustrades, decorative brackets or moldings, may be missing or in poor shape. Whenever possible original pieces should be utilized, and missing or damaged (beyond repair) parts should be duplicated. If cost is prohibitive, try to keep the same "spirit" of the building by using similar materials and proportions. Porches need foundations also, and an off-level or sagging porch may have settlement problems. Roofs that have been neglected should be repaired.

Architectural trim and detail work should be restored as accurately as possible. It is this detail work that causes a Victorian or Queen Anne house to stand out, for such detail work is literally a thing of the past. Replacing lost dentil work or brackets in a Victorian gable can be done with moderate cost and will greatly enhance the quality of the building. Catalogues from wood molding companies are places to obtain trim and details to match those already on a building. Gutters and downspouts, often a functional and decorative part of a detailing, may have rusted out and be in need of patching or replacement. Similar shapes, sizes and materials should be used to match the originals. Structures without gutters should have them installed in order to prevent runoff water from eroding and deteriorating the exterior foundation walls.

Doors and windows play an enormous role in determining the overall proportions and appearance of a building. For example, the replacement of the tall double hung wood sash window with a more modern aluminum sliding window can drastically alter the proportions and massing of a structure, and should not be done. Most operable windows, in Jerome's boomtown historic period, were double hung wood windows. The solution

to new openings is to use this type window, as it is a natural element of that period and style. Old windows should be retained and repaired including glass lights, sashes and all hardware. Existing openings in structures should be retained. If new windows are installed, the original material, design and hardware should be duplicated in order to maintain a unity within the structure. These same principles apply to doors. The use of original doors and hardware when they can be repaired and rehung is recommended.

Roofs

A very critical part of any structure's integrity is the roof and the ability of the roof to maintain water-tightness. It is also important as a major element in a building's overall effect of massing, proportion and appearance.

The supporting structure of a roof depends on the style, whether it be a gable, hip, flat or any of the intermediate or combined forms. This structure needs to be anchored to the footings for the principle reason of preventing it from being blown off in a high wind. Anchorage in a frame building is best accomplished by the use of tie straps nailed to the rafters and carried down past the top plate to the studs.

Sagging ceilings, or puddling on a flat roof, may be indications that the members are overspanned. This requires adding new structural members to strengthen the existing structure.

The roofing materials should be repaired as needed. Mission clay tile is one of the most durable of the roofing materials. Structures with this kind of roof should not need any upkeep, other than replacing tiles that are cracked or blown off. These tiles are easily broken, so it is advisable to stay off them.

Wood shingle roofs are found on many of the houses. The strong Arizona sun will dry out shingles, thus creating a need for the roof to receive an oil-based shingle preservative once every few years. Without such treatment they become brittle, cracked and curled, and at that time they might lose the ability to shed rain effectively. Some buildings had old tin roofing, and a modern day replacement for this is galvanized steel, which when used in 26 gauge thickness or heavier, can provide a very durable roof that requires little maintenance. Mineral surface roofing is the most common roofing material, due to its relatively inexpensive cost. It is also the shortest lived of the roofing materials for a pitched roof.

Because of the rising cost of building materials, a limited budget could cause financial difficulties in replacing a leaking roof with the same type of roofing. However, it should still be kept in mind to select new roofing that is as close as possible to the original in terms of shape, texture, color and size. There are many different styles and colors of asphalt shingles on the market that resemble wood shingle roofs. However, the replacement of a wood shingle roof with an asphalt roof should be done only when economic hardship precludes the use of wood shingles.

It is very important to provide yearly maintenance and upkeep. This effort will repay itself many times over in keeping the building dry and the roof materials in good shape.

Energy Efficiency

Energy efficiency has recently become quite important and, for economic reasons, steps should be taken to bring greater utilization of the energy a building uses. One of the first steps in this direction is the use of weather stripping and caulking of all doors and windows. This will slow down the infiltration losses.

High ceilings in some buildings have been lowered to reduce the volume of space to be heated. This rarely is cost effective, it considerably reduces the quality of the interior space, and should not be done.

The use of insulation will drastically cut down winter heat loss or summer heat gain. The attic should be insulated, being careful not to cover any attic vents which allow moisture to leave. If, in the course of renovation, the interior wall surface must be removed, insulation can be inserted between the studs before replacing the surface. Formaldehyde foam shall not be used on older buildings for it may cause structural deterioration. Insulation placed in the floor and/or around foundation walls is another item that reduces heat and energy loss. Vapor barriers in these three main locations -- attic, walls, floors -- shall be placed between the insulation and the space being heated. This will prevent moisture condensation inside the walls which can eventually produce concealed rot and moisture damage. Insulating ducts and hot water pipes in the attic or crawl space, along with insulation kits for water heaters, also can produce marked reductions in the amount of energy used. These steps, along with some familiar common-sense means of conserving energy, such as closing off rooms not in use, lowering the thermostat setting in winter and raising it in summer, and opening windows for cross ventilation can greatly reduce the consumption of energy in a building. These techniques have been tested and can pay for themselves in a fairly short period of time, even without escalating today's cost to projected levels.

APPENDIX C: HISTORICAL DEVELOPMENT OF JEROME

The previous 1981 General Plan concluded with a colorful and rousing account of the development of Jerome and its buildings. That account is again included here, with modest editorial touches.

HISTORICAL DEVELOPMENT OF JEROME

Jerome's story has been one of steady change, of destruction and rebuilding, of planning and revision, of abandonment and rebirth. Early in the Town's history, great fires swept away magnificent structures and subsistence shacks alike, the most disastrous visitation by fire occurring in September of 1898, when the entire business district and a large part of the residential district were consumed. The Prescott Weekly Courier headlines read, "Jerome Burns Again!" The entire business district with 24 saloons and 14 Chinese restaurants was destroyed, along with several gambling houses and the red light district.

In about 1583, 24 years before the Pilgrims landed on Plymouth Rock and 193 years before the Declaration of Independence, Antonio de Espejo arrived at the site of what would one day become Jerome. Holding a commission from the Viceroy of Spain, Espejo sought the legendary "Seven Cities of Cibola." He recorded finding traces of mining activity by the indigenous peoples, and then resumed his quest. The site was rediscovered in 1873, by prospectors Capt. John Boyde, Ed Daugherty and John Daugherty. But it was not until 1876 that the first claim was filed by Al Sieber, a scout with General Crook's army. He found implements and wooden crosses from the Espejo expedition, and evidence of rich copper ore. Soon thereafter, M. A. Ruffner and Angus McKinnon filed claims in the same vicinity, and called their mine sites the "Eureka" and the "Wade Hampton." These efforts attracted the first major interest in what came to be known as the "Billion Dollar Copper Camp."

An exhibit at the New Orleans Exhibition of 1885 attracted the attention of William A. Clark, Senator from Montana, who purchased the United Verde in 1888. Working rapidly, he constructed a hotel that would house 1,000 miners, called the Montana Hotel. It was the largest stone structure in the Territory; but, nonetheless, it burned to the ground on February 28, 1915. In 1894, Senator Clark had built the "United Verde and Pacific Railroad," which finally linked the burgeoning mining camp to the industrial routes of the manufacturing Northeast United States. Jerome, and later, Clarkdale, were Senator Clark's domain, owned and controlled by the Senator and his company managers. Too many tents and wood shacks huddled together, too many hastily built structures, brought the Jerome fires of 1897 and 1899. This prompted the townspeople to incorporate in March of 1899 as the fifth-largest town in Arizona. Controls were then placed on construction and the fire hazards were diminished.

During the same period, the Walnut Creek, just southeast of town, was growing as a settler's community. This area has now become known simply as "the Gulch," though it carries a number of names to this day. Both log and adobe structures were built near the only natural water source. Most of these structures were dissembled in the mid-thirties through the 1950's, though a few examples remain. In 1967, the incorporated town annexed this area. The larger residential and commercial area of town was supplied by water haulers, one of whom later became known as Pancho Villa.

The later part of the 19th century brought a wave of professionals intimately tied to the mine but not of it. These were merchants, doctors, lawyers, teachers and "painted ladies." They built away from and within the company town structures. Ethnically, the town was composed of Serbs, Slavs, Mexicans, Germans, Greeks, Portuguese, Dutch, Irish, English, Austrians, Bulgarians, Canadians, Russians, Scottish, Swedish, Italians, and Chinese.

The first structures in Jerome were mostly floored tents with wood interior framing. They were built around the original mining operation of William and John McKinnon, and M.A. Ruffner. After digging a shaft 45' deep, they felt the vein had pinched out and interested Governor Trittle of Arizona Territory in the stope. He interested two eastern financiers in the property -- James A. Douglas, Sr. and Eugene Murray Jerome, for whom the town was named -- who then formed the United Verde Copper Company in 1882. Mining shacks of wood balloon framing appeared all over the hillside, and the true structural history of Jerome was begun.

Society Row, or Company Hill as it came to be known, was built in the early turn of the century. These were fine Victorian frame structures and reflected the status of the occupant in the company. Mexicans lived down the hill, north of the central commercial district, and the district became known as "Mexican Town." Chinese generally lived in the central district now at the junction of Hull Ave and Jerome. They lived in attics and basements of their shops. The Eastern Europeans generally moved east of town into a generally residential area and onto the area known as the "Hogback," named so for its geological formation. Many of the structures built in this area came in the 1920's.

Commercial structures reflected the growth of the town. Elegant hotels and sturdy dwellings appeared. The abundant money and constant activity inspired the confidence of the builders to outlay huge sums for the construction of larger structures, often with elaborate detail. Additional buildings rose around commercial activity. Saloons, cribs, brothels, laundries, schools, hospitals, restaurants, gaming houses, hotels, boarding houses, stables (and later, garages), offices, mercantile and retail stores all inspired their own dimensions and characteristics. This commercial construction continued through the turn of the century into the late 1920's when the stock market crash brought a sudden halt to growth.

The first automobile was brought to the Town of Jerome by Dr. L. A. Hawkins, the first dentist, in 1900 (though one account says 1905). This began an era of the automobile and the garages and service facilities that by nature followed. Several such structures remain.

The Little Daisy mine, begun by J. J. Fisher in 1900 was bought by James Douglas in 1910, and began to rival the United Verde Copper Company. The United Verde Extension, as it was called, boomed from 1910 to 1938. James Douglas built a huge mansion downhill from the town and surrounded it with elegant houses intended for his executives and family.

About 1910, when the UVX was beginning to boom, the UVCC began to realize that the mining of the main ore body would require moving the smelter which was then located in upper Jerome. Ground was broken for the new smelter site in Clarkdale, at the bottom of the hill, in 1912. It opened May 26, 1915, and open pit mining began almost immediately. A full-scale operation gouged out a major portion of the beginning site of the town, demolishing all but a few buildings of the huge complex and adjacent miner's housing. The pit was dug until the grade became so steep that it was no longer possible to safely occupy the space. In 1935, Phelps Dodge bought the UVCC and reopened the smelter and the mine. A fortune was spent on electronic geophysical explorations and a reasonable profit was returned to the company before they last closed the operation in 1953. United Verde Exploration closed down their main operations in 1938.

The population peak of 15,000, in 1929, dropped to 4,748 by late 1932. The activity slowly waned until the closing of UVCC. The town then fell prey to vandalism, scavenging, decay due to water system failures, decaying foundations and retaining walls, and tumbling boulders, wrecking a large portion of the town. The Census for 1960 recorded a population of only 243. Those who stayed during that period found little work, and the entire company-town system dissembled. Few people and less money remained to hold the town together. Buildings once central to the life of the town were torn down for their raw materials. The huge four-story company store, the T. F. Miller building on Main Street, was one such structure. It had once housed not only the company store, but the bank, a brokerage, several shops, the Opera House (where boxing, wrestling, New York light opera, and other events were scheduled), as well as the Masonic, Elks and Moose lodges where many a dance and meeting were held. The Little Daisy Hotel was sold for salvage for a few hundred dollars.

In the early 1950's, a man named James Brewer, Jr., who then worked for the Park Service at Tuzigoot, urged the remaining townspeople to form some sort of organization to preserve Jerome before it would become completely demolished. The Jerome Historical Society was formed in 1953 to curb the tide of destruction. Many buildings were acquired and a few were renovated as funds became available. Those who worked to preserve the town could only limit, and not prevent, the destruction completely. Many unsafe structures were torn down as potential fire hazards.

In the winter of 1967, a record snowfall of 6' struck, collapsing roofs and many structures, but this time was also the beginning of a new era. Artists, craftsmen and back-to-the-land advocates, generally known as hippies, began to repopulate, renovate and repair portions of the town. The decade of the seventies brought a return to self-contained government and general repair of vital services. It also brought a number of part-time residents who chose Jerome as vacation and retirement homes. Several structures were built which did not conform to the general historic nature of the town. This uncontrolled building and demolition accented the need for some control if Jerome was to remain one of the largest truly historic districts in the West.

The district was designated a registered “National Historic Landmark” under the provision of the Historic Sites Act of August 21, 1935. Jerome was proclaimed a site possessing “exceptional value in commemorating and illustrating the history of the U.S.” (U. S. Dept. of the Interior, 1967).

By 1977, the town boasted a Zoning Ordinance and a Design Review mechanism to prevent structural abuses of the past. Though small and chronically short of funds, the town government was well on its way to providing the range of services necessary for survival in the modern world. The architectural and structural analysis which accompanied the 1981 General Plan provided guidelines for reconstruction and renovation of the sites listed in an historic property inventory. This Inventory has been periodically updated, and the 2007 version is to be considered a part of the present Plan.

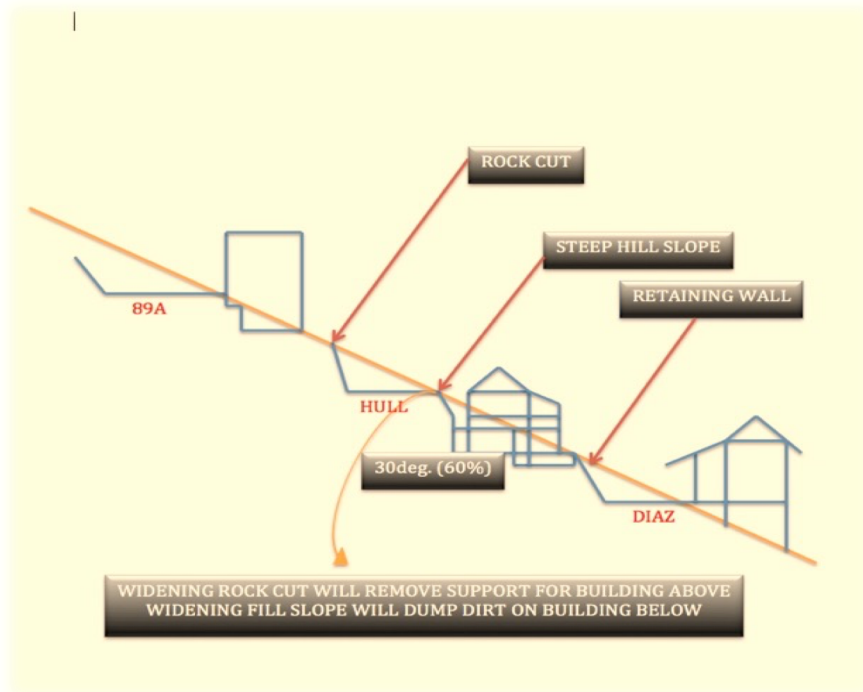
In 1981, the citizens of the Town of Jerome published their first General Plan. They used the word “ominous” to describe the challenges posed by the years of neglect, vandalism, scavenging and decay that had endangered the very survival of the Town following the closure of the mine in 1953. In 2016, as in 1981, the Town of Jerome is still wrestling with the conundrum of a small town with an even smaller economic base, facing the responsibility of preserving a city whose population was once 25 times its current size. However, remarkably, what was once branded “The Most Unique City in America” (until some vandal with no respect for property, tradition and history, stole the sign from Jerome's western approach) has bloomed again. Many of the goals and aspirations of 1981 have been realized, and the Town is now celebrating its first half-century on the National Register of Historic Places. The General Plan of 1981 was an articulate and visionary document. Those who today craft the second General Plan, hope that their words will help to continue the process of securing Jerome's future as both a historic site and a living community.

The population of Jerome and its immediate vicinity, once risen to a booming high of 15,000 in 1929, was reduced to approximately 200 in the mid-1950's, when Jerome was declared a “Ghost City.” Just as its demise appeared imminent from natural decay and vandalism, Jerome once again was reborn. Its attractions of history, beauty and climate have brought a new wave of renovation, repair, reconstruction and revision. The town population has hovered between 400 and 500 since 1981, while the number of tourist visitors has soared. Having re-established a working police department, volunteer fire department and government functions, as well as installing and maintaining a dependable domestic water system, the town is once again in a position to determine and plan its own future.

History has given today's Jerome a rich heritage and an awesome responsibility. With the broad Verde River Valley below, the rich red tones of the Mogollon Rim across the valley, and vistas of the often-snowcapped San Francisco Peaks, Jerome's perch on the side of Cleopatra Hill continues to attract a multitude of tourists and new residents. With growth comes change, and Jerome's next decades appear to hold a challenge no less imposing than that faced by the 500 people who lived here more than a century ago.

APPENDIX D – GRADES AND SLOPES

The previous 1981 General Plan included several tables regarding grades and slopes (pages 28-30), and an exhibit showing a partial cross-section of the Town from 89A to Diaz. This information and perspective was deemed so important to an understanding of Jerome's present and future circumstances, that it has been included again here in the 2018 Plan.



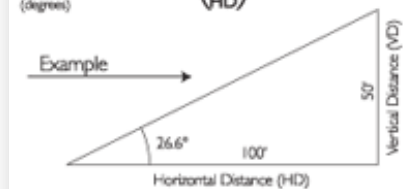
Slope Determination Formulas

Slope Ratio: HD:VD

Slope Percent: $\left(\frac{VD}{HD}\right) \times 100$

Slope Angle: (degrees) $\text{Arctan}\left(\frac{VD}{HD}\right)$

Example



Examples

Slope Ratio: 100:50 = 2:1

Slope Percent: $\left(\frac{50}{100}\right) \times 100 = 50\%$

Slope Angle: (degrees) $\text{Arctan}\left(\frac{50}{100}\right) = 26.6^\circ$

RELATIONSHIP OF SLOPE TO HORIZONTAL AND VERTICAL DISTANCES

GRADE	HORIZONTAL DISTANCES						
	100'	75'	50'	25'	10'	1'	0.1'
1%	1	0.75	0.5	0.25	0.1	0.01	0.001
2%	2	1.5	1	0.5	0.2	0.02	0.002
3%	3	2.25	1.5	0.75	0.3	0.03	0.003
4%	4	3	2	1	0.4	0.04	0.004
5%	5	3.75	2.5	1.25	0.5	0.05	0.005
6%	6	4.5	3	1.5	0.6	0.06	0.006
7%	7	5.25	3.5	1.75	0.7	0.07	0.007
8%	8	6	4	2	0.8	0.08	0.008
9%	9	6.75	4.5	2.25	0.9	0.09	0.009
10%	10	7.5	5	2.5	1	0.1	0.01
11%	11	8.25	5.5	2.75	1.1	0.11	0.011
12%	12	9	6	3	1.2	0.12	0.012
13%	13	9.75	6.5	3.25	1.3	0.13	0.013
14%	14	10.5	7	3.5	1.4	0.14	0.014
15%	15	11.25	7.5	3.75	1.5	0.15	0.015
16%	16	12	8	4	1.6	0.16	0.016

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As sources for these photos are determined, the document will be updated to reflect such.*



Town of Jerome

GENERAL PLAN
2018