



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943
www.jerome.az.gov

AGENDA

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JEROME JEROME CIVIC CENTER 600 CLARK STREET, JEROME, ARIZONA

TUESDAY, JULY 21, 2026, AT 6:00 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.

1. CALL TO ORDER

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

3. APPROVAL OF MINUTES

- A. The Board will vote on approval of the minutes of the regular meeting of 6.16.2026

4. OLD BUSINESS

- A. The applicant is requesting approval for a remodel that includes additional bedrooms at 896 Hampshire.

5. NEW BUSINESS

- A. The Jerome Historical Society and 414 Clark Street LLC are proposing a land swap as resolution to a property dispute.
- B. The Board will conduct a work-session on revisions and changes to the proposed draft Zoning Ordinance.

6. MEETING UPDATES

7. NEXT MEETING ITEMS

8. ADJOURNMENT

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

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TOWN OF JEROME

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Item A.

DRAFT MINUTES REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JEROME JEROME CIVIC CENTER 600 CLARK STREET, JEROME, ARIZONA TUESDAY, JUNE 16, 2026, AT 6:00 PM

6:00 (0:20) 1. CALL TO ORDER

Present were Chair Lance Schall, Vice Chair Rebecca "Becca" Miller, and Commissioner Jera Peterson. Commissioner Jeanie Ready was absent and excused.

Staff present included Zoning Administrator Will Blodgett and Deputy Clerk Kristen Muenz.

Note: Chair Schall opened the meeting, and stated that it was 6:01 P.M., but this was due to the clock in the chambers appearing a minute slow. It was 6:00 P.M.

6:01 (1:20) 2. APPROVAL OF MINUTES

A. The board will vote on approval of the minutes from the regular meeting of 4.21.26.

Chair Schall asked if there were any suggestions or corrections to the minutes. Hearing none, he moved to accept the minutes of April 21, 2026, which was seconded by Commissioner Peterson.

Motion to approve minutes of April 21st, 2026

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
MILLER			X			
PETERSON		X	X			
READY					X	
SCHALL	X		X			

3. NEW BUSINESS

6:02 (2:05) A. The owner of 168 North Drive is requesting P&Z clearances for a new deck at 168 North Drive.

Zoning Administrator Blodgett briefly described the proposed project, a deck at 168 North Drive. He explained that the deck will not extend further into setbacks and the 156 square feet added is under the maximum lot coverage limit. He saw no issues with the plan and the building inspector will be issuing a building permit.

Chair Schall asked if it is a bigger deck or a new deck, to which Mr. Blodgett replied it is new. Chair Schall commented that the project sounded good and asked about dimensions of the supporting beams.

A contractor on behalf of the project was present and explained that the homeowner wanted a bigger look. Six by six steel, and the whole project was overkill. He was doing 2 x 10s for the joists too, so everything in the build will be around longer than the rest of us.

Chair Schall agreed that it looked like it would stay up.

Commissioner Peterson asked if the stairs would be on the northeast side, which was confirmed.

Chair Schall asked if there would be a door from the house onto deck, which was also confirmed. He asked if they intended to install a roof over the deck.

The contractor for 168 North Drive explained that the vertical columns will go all the way up for bird feeders and decorative stuff, but nothing would be added above.

Commissioner Peterson said it seemed pretty straightforward.

Chair Schall moved to approve the proposed deck, and Vice Chair Miller seconded the motion.

Motion to approve a new deck at 168 North Drive

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
MILLER		X	X			
PETERSON			X			
READY					X	
SCHALL	X		X			

Commissioner Peterson asked if it would go before Design Review as well.

Mr. Blodgett said he did not believe that would be necessary as DRB was intended for historical review. There was discussion as to the age of the house and a consensus that it was fairly recently built.

6:07 (7:39) B. The owner of 896 Hampshire Ave. is requesting approval and clearance to remodel and renovate the home, adding three additional bedrooms.

Chair Schall introduced the next item, a proposed remodel of 896 Hampshire Avenue to add three bedrooms.

Mr. Blodgett explained that he would ask the Planning & Zoning board to table the item for the present. A disconnect between the owner and the contractor had come to light, and he did not feel comfortable moving on it. The building inspector had also been made aware of the issue.

Chair Schall agreed that if they were arguing about something, it needed to be settled before moving forward. He moved to table Item 3B, which was seconded by Commissioner Peterson.

Motion to table the remodel and renovation at 896 Hampshire Avenue to add three bedrooms for further information

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
MILLER			X			
PETERSON		X	X			
READY					X	
SCHALL	X		X			

6:09 (9:00) 4. NEXT MEETING ITEMS

Mr. Blodgett said we would be getting back to some important work. He has met with the Planning Center in Tucson, and they are working on a rough draft that will hopefully get to you before the next meeting. Mr. Blodgett commented that he is enormously pleased with the results so far.

Chair Schall asked if we should schedule a study session to go over the draft. He said we could have a wider range of discussions in a study session.

Mr. Blodgett said that he would have some updates hopefully by next month.

5. ADJOURNMENT

Commissioner Peterson moved to adjourn the meeting, which was seconded by Chair Schall.

Motion to adjourn the meeting at 6:10 P.M.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
MILLER			X			
PETERSON	X		X			
READY					X	
SCHALL		X	X			

Approved: _____ Date: _____
Chair Lance Schall, Planning & Zoning Commission Chair

Attest: _____ Date: _____
Kristen Muenz, Deputy Clerk



TOWN OF JEROME

Post Office Box 335, Jerome, Arizona 86331
(928) 634-7943

Zoning Administrator Analysis Planning & Zoning Commission Tuesday, May 19, 2026

Item :

Location: 896 Hampshire Avenue
Applicant/Owner: Pathway Real Estate Investments LLC
Zone: R2
APN: 401-11-005A
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/possible action

Background and Summary: The Applicant, Pathway Real Estate Investments LLC. Is requesting approval to add three bedrooms to the 5-bedroom single-family residence at 896 Hampshire. This would include the addition of windows that are required by code to serve as emergency egress. The drawing for these changes are provided within this analysis.

Building Background: 896 Hampshire Avenue is recorded by Yavapai County as having been built as a split-level Single-Family residence in 2009. The property is not contributing to the National Historic Landmark status for the Town of Jerome, but is still located within the Historic overlay.

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 an examination of all proposed site work, and excavation and grading regulations, with special regulation of work sites with extreme slope or unstable soils. Essential to this purpose is the review of possible impacts on surrounding properties.

Property Standards: The Town of Jerome Zoning Ordinance in section 303.1.B.a says that “*Additions and alterations to Residential, Commercial or Industrial structures...*” will require review by the planning and zoning commission.

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.

Response: The owner of 896 Hampshire, currently a 5-Bedroom single-family dwelling that is located within the R-2 Zoned strip of Hampshire. The owner desires to add 3 additional Bedrooms by removing the current living room area on the top floor. Each new Bedroom will require by code, a window that can act as emergency egress. The addition of three bedrooms would not increase the number of legal dwelling units as the required kitchen aspect that partly defines a dwelling unit is not changing, keeping the existing Single-Family use. The TOJ Zoning Ordinance does not place a limit or restriction upon the number of bedrooms within a dwelling unit. The regulations within the Ordinance limit the number of dwelling units allowed within a structure. This use is defined as:

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.

KEY NOTES

- ① EXISTING MAIN RESIDENCE (1ST FLOOR) TO BE REMODED (LIVABLE)
- ② EXISTING 3 CAR GARAGE TO REMAIN INTACT (NON-LIVABLE)
- ③ EXISTING FRONT PORCH TO REMAIN INTACT (NON-LIVABLE)
- ④ EXISTING REAR PORCH TO REMAIN INTACT (NON-LIVABLE)
- ⑤ EXISTING MAIN RESIDENCE (2ND FLOOR) TO BE REMODED (LIVABLE)



896 Hampshire Avenue (401-11-005A) in Red.

Source: Yavapai County GIS

896 Hampshire Avenue (401-11-005A) in Red.

Source: Yavapai County GIS

PROPERTY DESCRIPTION

OWNER'S INFORMATION: PATHWAY REAL ESTATE INVESTMENTS LLC

PROPERTY ADDRESS: 896 HAMPSHIRE AVE JEROME, AZ 86331

PARCEL# (APN): 401-11-005A

LOT SIZE: 5,000 SQ. FT
 LOT COVERAGE: 58.36% MAX COVERAGE: 60%

PROPERTY INFORMATION:
 SECTION TOWNSHIP RANGE: S23 T16N R02E
 JURISDICTION: CITY OF JEROME ZONING: R-2
 LOT#: 08
 CONSTRUCTION YEAR: 2026

PROJECT DESCRIPTION:
 NEW INTERIOR REMODEL TO DIVIDE EXISTING LIVING ROOM TO 4 NE
 BEDROOMS & CREATE A HALF BATH TO FULL BATH

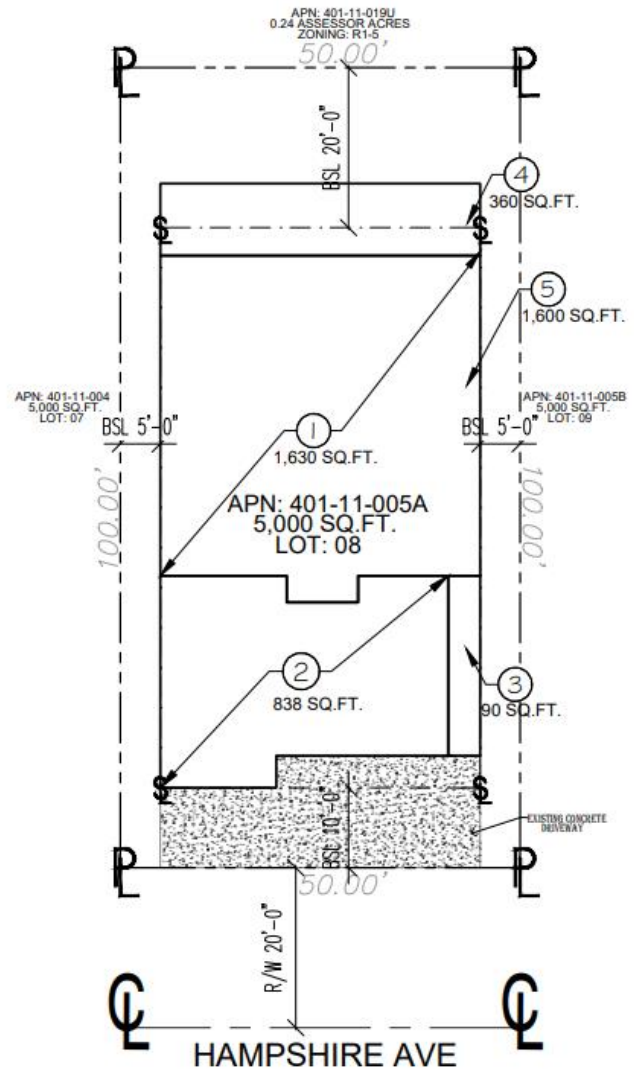
LIVABLE AREA

1. EXISTING MAIN RESIDENCE (1ST FLOOR) TO BE REMODELED (NEW 5 BEDROOMS)	1,630	SQ. F
5. EXISTING MAIN RESIDENCE (2ND FLOOR) TO BE REMODELED (FULL BATH)	1,600	SQ. F
IN TOTAL (LIVABLE):	3,230	SQ. F

NON-LIVABLE AREA

2. EXISTING 3 CAR GARAGE TO REMAIN INTACT	838	SQ. F
3. EXISTING FRONT PORCH TO REMAIN INTACT	90	SQ. F
4. EXISTING REAR PORCH TO REMAIN INTACT	360	SQ. F
IN TOTAL (NON-LIVABLE):	1,288	SQ. F

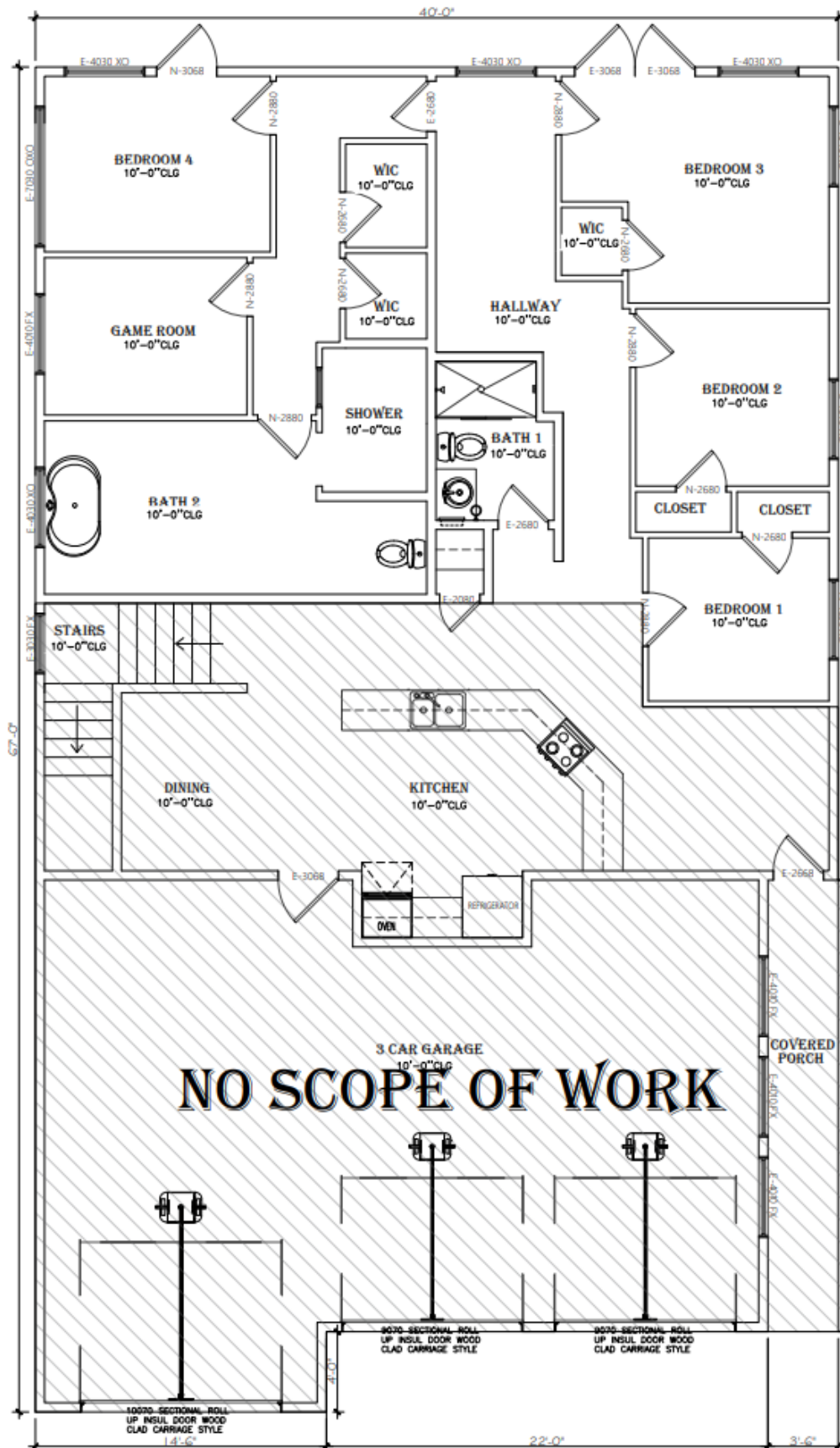
TOTAL (LIVABLE + NON-LIVABLE) : 4,518 SQ. F
 TOTAL (LIVABLE + NON-LIVABLE) LOT COVERAGE : 2,918 SQ. F



Property description information (left) and a site-plan showing the placement of the existing structure on the parcel.







Plan view of the proposed changes to the top floor, showing the removal of the living room in exchange for additional Bedrooms.

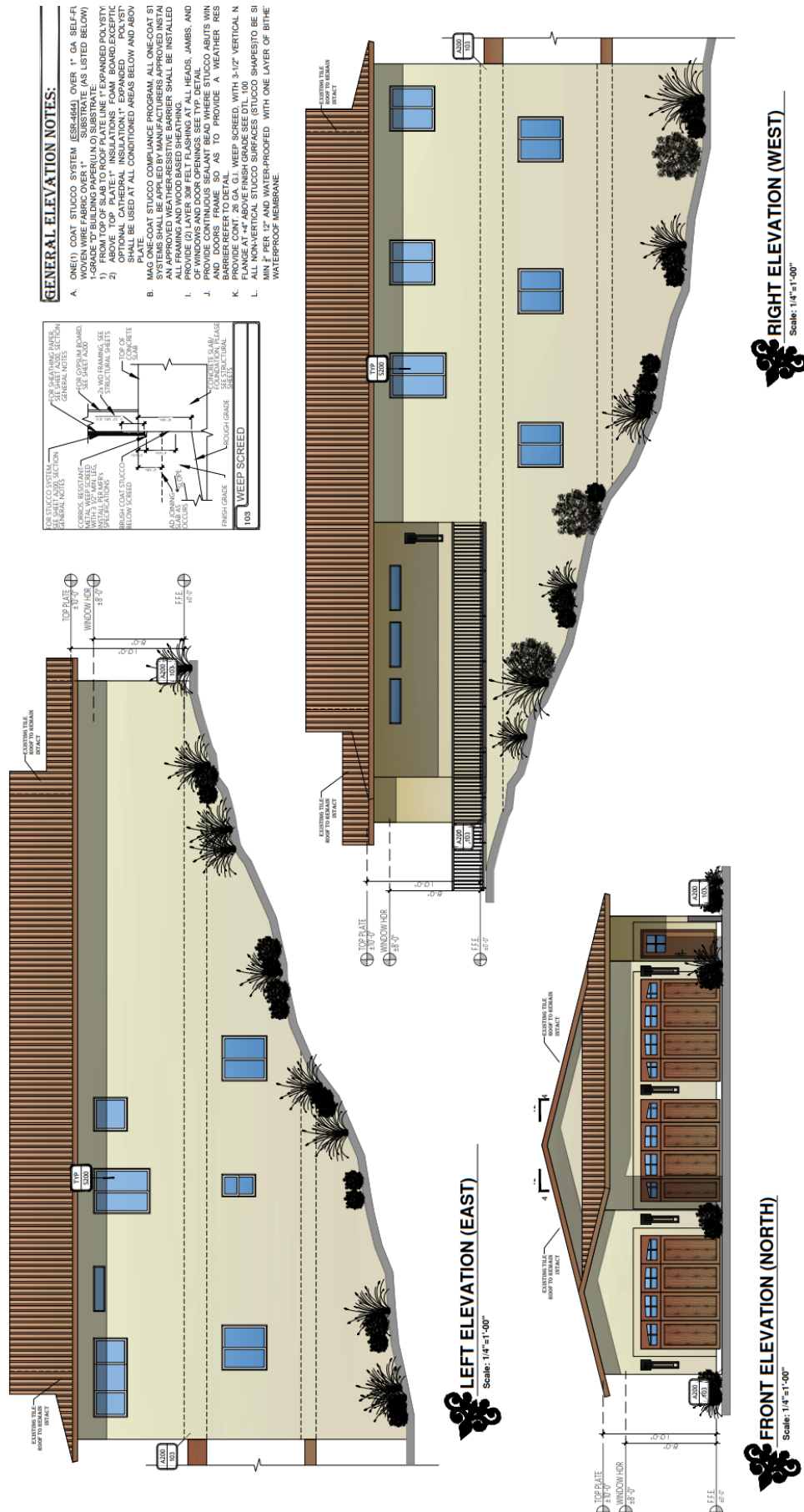


Scale: 1/4"=1'-00"



Plan view of the bottom floor, where only an additional shower is being added to an existing bathroom.

Elevations of the front, and both sides of the building that show the required windows for the new bedrooms (acting as emergency egress)



Application & Related Information

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 in support of 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 this 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.
- d. 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]

E. ALTERNATIVE OFF-STREET PARKING STANDARDS

1. Because of the unique topography and history of development in the Town of Jerome, the ability to meet off-street parking standards can often be challenging. Providing greater flexibility to meet off-street parking requirements through shared parking agreements, existing public parking and shuttle services, and a parking justification analysis that establishes the minimum parking need for a use will create more opportunities for the preservation, rehabilitation, restoration, and reconstruction of properties throughout the Town of Jerome. The following standards are provided as an alternative and may be used in lieu of the standards in Section 510.D.
2. Parking Requirements
 - a. At least two off-street spaces shall be provided for residential uses except apartments.
 - b. For all other uses, a parking justification analysis shall be provided.
 - 1) The Parking Justification Analysis shall include the following minimum contents:
 - i. An analysis of the parking demand for existing and proposed onsite buildings and uses, including hours of operation and peak use time and demand for each proposed building or use.
 - ii. The number and location of proposed onsite parking spaces, including ADA-accessible spaces.
 - iii. The data source used to establish the number of proposed onsite parking spaces.
 - iv. The existing and future anticipated available parking within and in the vicinity of the proposed development.
 - v. If parking demand is proposed to be addressed offsite, reference to or copies of any shared parking agreement or other evidence of a right to park in that location.
 - vi. Off-street loading requirements and impacts on surrounding uses and properties.
 - vii. Any other information deemed appropriate by the Town Engineer, including, without limitation, a traffic study.
 - 2) Parking Justification Analysis Procedure
 - i. The parking justification analysis shall be submitted to the Zoning Administrator in conjunction with a site plan. The Zoning Administrator shall circulate the parking justification analysis to the Public Works Director for comment.
 - ii. After receiving comments from the Public Works Director, the Zoning Administrator shall either approve the parking justification analysis or reject the parking justification analysis with an explanation of the rejection.
 - iii. An applicant may revise the parking justification analysis to remedy the deficiencies discussed by the Zoning Administrator in their explanation of rejection or may appeal the rejection to the Board of Adjustment.
 - 3) Standards for Parking Justification Analysis Consideration
 - i. The Zoning Administrator may reject the parking justification analysis if it fails to address any adverse impacts on surrounding properties or the public.
 - ii. Parking demand may be based on standard modeling practices and may consider, as applicable, hours of operation, peak use periods, occupancy or capacity, employee

and visitor demand, shared parking opportunities, availability of public parking and shuttle access, walkability, seasonality and tourism patterns, and other relevant site-specific or market-based factors.

SECTION 512 LANDSCAPE REQUIREMENTS

A. NATIVE PLANT & CULTURAL LANDSCAPE INVENTORY PLANS

This section is intended to protect and celebrate the unique local environment within the Town of Jerome and the greater Verde Valley.

1. Purpose:

Preserve the Town of Jerome's sense of place by ensuring development reflects the character of the local environment, promotes water conservation through the use and retention of native plant species adapted to local conditions, protects vegetation that provides habitat for native wildlife, and conserves designed landscapes, historically significant plants, and spatial relationships that contribute to the Town's cultural and historic character.

Development shall incorporate into Landscape Plans protected native plant species and cultural landscape features existing on a project site prior to construction, in quantities not less than those identified within the limits of disturbance. A qualified Plant Professional (defined below in Section 512.A.6: Professional Expertise) shall inventory all protected plants, including individual specimens and contributing landscape features such as gardens and plazas, and shall determine and document the minimum number of protected plants to be included in the Landscape Plans. Plant salvage is encouraged but not required; salvaged material and/or nursery stock may be used to meet these requirements.

2. Applicability:

- a. All new developments requiring a Site Plan or Preliminary Plat review.
- b. Expansion of existing commercial development.

3. Exceptions:

- a. The site does not contain any plants on the Protected Native Plant List or any features or plants that contribute to the cultural landscape of the Town of Jerome.
- b. Existing constructed landscape does not require inventory unless it has been deemed historic and is listed on a local, State, or Federal registry.
- c. At the discretion of the Zoning Administrator (e.g., site has been disturbed, plant health is poor, etc.).

4. Submittal Requirements:

- a. A Native Plant & Cultural Landscape Inventory Plan is required in conjunction with a project's Landscape Plans and must be approved through the Site Plan or Preliminary Plat review process.
- b. The Native Plant & Cultural Landscape Inventory Plan shall be in 24x36-inch format unless information can be shown clearly on a smaller sheet size.
- c. The Native Plant & Cultural Landscape Inventory Plan shall feature the following content requirements:
 - 1) General Information
 - i. Name of Project/Development;
 - ii. Location of project/development by street address;
 - iii. Location map, including area within one-half mile of site;
 - iv. Acreage of the subject property;

- v. Cross-reference to relevant case number;
- vi. Name and mailing address of developer/owner;
- vii. Name and mailing address of Plant Professional;
- viii. Date of plan preparation;
- ix. North arrow; and
- x. Scale of not less than one inch to 40 feet.

2) Existing Conditions Data

- i. Boundary of property, with dimensions;
- ii. Topographic contours; and
- iii. Most recently available aerial imagery that accurately depicts site conditions at the time of plan review.

3) Proposed Conditions Data

- i. Limits of grading.

4) Native Plant & Cultural Landscape Inventory

- i. Plant Location with corresponding Plant Identification Number
- ii. Plant Inventory Table to depict the following information:
 - 1. Plant identification number
 - 2. Plant species (scientific name and common name)
 - 3. Plant category (trees, shrubs, cacti/succulents)
 - 4. Plant height
 - 5. Tree trunk caliper (single or multi-trunk)
 - 7. Plant health (High, Medium, Low)
 - 8. Transplantability (High, Medium, Low)
 - 9. Disposition (Preserve in Place (PIP), Transplant on Site (TOS), or Remove from Site (RFS))
 - 9. Field notes
- iii. Plant Inventory Summary
 - 1. Description of existing vegetative conditions on site
 - 2. Narrative description of the proposed constructed landscape (to be depicted in the Landscape Plans) that accounts for existing conditions
 - 3. Total number of protected plants (by category [e.g., tree, shrub, cacti] and species) that will be displaced by construction
 - 4. Total minimum number of protected plants (by category) that will be depicted in the Landscape Plans

5. Plan Approval Prior to Site Modifications:

- a. No grubbing, grading, construction, or plant salvage may take place on the project site until approval of the required Native Plant & Cultural Landscape Inventory Plan. No grading permits shall be issued prior to submittal and approval of the Native Plant & Cultural Landscape Inventory Plan.

6. Professional Expertise

- a. Native plant inventory must be performed by a Plant Professional, that can identify plant species in the field. Unless otherwise directed or approved by the Zoning Administrator, plant professionals include:
 - 1) Arborist (certified by the International Society of Arboriculture)

- 2) Landscape Architect
 - 3) Horticulturist, Biologist, or Botanist with a minimum B.A. or B.S. in an appropriate environmental resource field
7. Plant Inventory Standards
- a. Plant Professional shall conduct a plant survey and tag all protected species within the project's grading limits.
 - b. All protected plants shall be tagged with an embossed metal tag, or other approved equivalent, bearing an inventory number that corresponds to the inventory table.
8. Protected Plants
- a. Edible/ornamental trees and plants at the discretion of the Zoning Administrator
 - b. Individual plants within Cultural Landscapes that have been deemed historic and are listed on a local, State, or Federal registry.

B. LANDSCAPE PLANS

This section is intended to establish minimum standards for the installation and maintenance of plant material appropriate for the region, including irrigation for constructed landscapes.

1. Purpose:

Reinforce the Town of Jerome's sense of place by ensuring constructed landscapes reflect the character of the local environment and respond to the semi-arid high desert climate, while establishing minimum standards for plant materials and irrigation.

Constructed landscapes shall incorporate native, near-native, and drought-tolerant plant species to reduce water demand and reflect the surrounding environment. Design shall minimize heat gain through canopy trees, reduce erosion and runoff, and control dust from site disturbance.

Landscape Plans shall incorporate passive rainwater harvesting and efficient irrigation, including smart technologies, to reduce potable water use. A Registered Landscape Architect shall prepare Landscape Plans demonstrating compliance with this section, including a Planting Plan, Irrigation Plan, Rainwater Harvesting Plan, and associated construction details.

2. Applicability:

- a. All new development that is proposed to disturb existing vegetation on a property.
- b. Expansion of existing development that removes existing vegetation on a site
 - 1) If the expansion removes less than 50% of the existing vegetation on a site, then the standards of this section only apply to the proposed expansion area.
 - 2) If the expansion area removes more than 50% of the existing vegetation on a site, then the standards of this section apply to the entire site.

3. Exceptions:

- a. Single-Family dwelling units.

4. Submittal Requirements

- a. A Landscape Plan must be submitted for approval with the Site Plan or Preliminary Plat at the time of the Site Plan or Preliminary Plat review process.
- b. The Landscape Plan shall be in 24x36-inch format unless information can be shown clearly on a smaller sheet size.
- c. The Landscape Plan shall feature the following content requirements:

1) General Information

- i. Name of Project/Development
- ii. Location of project/development by street address;
- iii. Location map, including area within one-half mile of site;
- iv. Acreage of the subject property;
- v. Cross-reference to relevant case number
- vi. Name and mailing address of registered Landscape Architect;
- vii. Date of plan preparation;
- viii. North arrow; and
- ix. Scale of not less than one inch to 40 feet.

2) Base Information shall match the Site Plan or Preliminary Plat

- x. Boundary of property, with dimensions;
- xi. Adjacent streets and street rights-of-way;
- xii. The existing zoning classification and land use for adjacent parcels;
- xiii. Location and identification of existing and proposed data
 - 1. Buildings and other structures
 - 2. Parking facilities
 - 3. Ingress and egress points
 - 4. On-site streets and rights-of-way
 - 5. Curbs, sidewalks, and trails
 - 6. Fences and walls
 - 7. Exterior signs
 - 8. Exterior refuse collection area.
 - 9. Exterior lighting
 - 10. Utilities and utility rights-of-way or easements
 - 11. Open space
 - 12. Limits of grading

3) Planting Plan

- i. Vegetation Plan and Plant Schedules
 - 1. Location, size, and name (Scientific and Common Name) of proposed plants, including: salvaged plants, nursery plants, seeds, and turf;
 - 2. Location and name of existing plants to remain in place;
 - 3. Areas to be seeded;
 - 4. Location, size, and name (color and material description) of inert groundcover (mulch).
- ii. Calculations:

1. Landscape border widths, including the required number of canopy trees and understory plants;
2. Number of parking spaces, including the required number and placement of canopy trees;
3. Number of residential units, including required number of trees and understory plants.
- iii. Screening:
 1. Location, height, and material description of screening elements such as walls and fences;
- iv. Maintenance Schedule:
 1. Pruning instructions
 - a. To maintain the health, vitality and proper form of vegetation
 - b. To maintain pedestrian and vehicular clearances
 - c. To maintain opaque hedge screen, if required
 2. Plant replacement criteria for dead plant material
 3. Inert groundcover replacement (upkeep) criteria, for diminished groundcover material;
- 4) Irrigation Plan
 - i. Source of irrigation water
 - ii. Irrigation System layout:
 1. Location of irrigation point of connection/irrigation meter
 2. Location of reduced-pressure backflow preventor
 - a. Location of irrigation controller
 - b. Location of irrigation valves
 - c. Alignment of irrigation pipe/tubing
 - d. Location of relevant irrigation equipment
 - e. Location and size of irrigation sleeves
 3. System design and calculations
 - a. Irrigation system narrative and calculations that describe demand and functionality
 - b. Emitter schedule to describe irrigation quantity and duration (gallons per hour) per plant species
 4. Maintenance Schedule
 - a. Description of smart technology
 - b. Recommended seasonal adjustment
 - c. Replacement criteria for broken equipment
 5. System Specifications, as needed
- 5) Rainwater Harvesting Plan
 - i. Grading information (contours or spot elevations to match the Grading Plan)
 - ii. Rainwater harvesting basin layout

1. Description of rainwater harvesting design and layout
2. Catchment area locations and extents (size and depth) for passive systems (i.e., swales and basins) and/or active systems (i.e., tank containment)
 - a. Each catchment area shall be given a unique I.D. number
 - b. Each catchment area shall depict/describe the source from which it collects stormwater
 - i. Sub-watersheds: rooftops, parking lots, courtyards, etc.
 - ii. Direct rainfall: the catchment area solely collects water where it falls
 - c. Each catchment area shall also be equally depicted on the Grading Plan
 - i. Location of roof downspouts
 - ii. Location of scuppers and curb openings (curb cuts)
 - iii. Stormwater flow arrows
- 6) Construction Details, as necessary
 - i. Plant installation
 - ii. Inert groundcover installation
 - iii. Incidental grading
 - iv. Perimeter walls and fences
 - v. Temporary protective fencing for preserved vegetation / open space
 - vi. Site Furnishings
 - vii. Landscape planters
 - viii. Decorative pavement
5. Plan Approval Prior to Site Modifications:
 - a. No grubbing, grading, construction, or plant salvage may take place on the project site until approval of the required Landscape Plans. No grading permits shall be issued prior to submittal and approval of Landscape Plans.
6. Professional Expertise
 - a. Landscape Plans must be prepared and sealed by a Landscape Architect, registered in the State of Arizona, or other design professional, such as an architect or engineer.
7. Planting Standards
 - a. Plant Material: All plant material used for landscaping must be selected from the Arizona Department of Water Resources (ADWR) Verde Valley Low Water Use Drought Tolerant Plant List.
 - 1) Exceptions
 - i. Oasis Areas and/or Natural Turf Area may be approved by the Zoning Administrator as an exception.
 1. Oasis areas may feature plants not listed in the Arizona Department of Water Resources Low Water Use and Drought Tolerant Plant List.
 2. Oasis areas must be limited in scope and shall only include areas with outdoor seating/furnishings for gathering/assembly. Oasis areas shall not exceed 10% of the total project area.

3. Oasis areas include: planting areas (beds or planters) for annual flowers, protected courtyards, vegetable gardens, etc.
 4. Natural Turf areas may feature grasses not listed in the ADWR Verde Valley Low Water Use and Drought Tolerant Plant List. Common Bermuda Grass is prohibited. Hybrid Bermuda Grass (sterile hybrid varieties) is permitted.
 5. Natural Turf Area shall be limited to accessible park space for residential projects only. Natural turf shall not be planted for aesthetic purposes. Natural turf area may exceed 3% of the total project area when used for active recreation, per the discretion of the Zoning Administrator.
- ii. The Zoning Administrator may approve plants not on the Verde Valley Low Water Use Drought Tolerant Plant List if it is determined that the use of an unlisted plant preserves or furthers the historic character of the Town of Jerome.
- b. Perimeter Landscape Borders: Perimeter Landscape Borders are intended to create a natural transition between dissimilar land use intensities to enhance the overall aesthetic of the community and promote compatibility between uses.
 - 1) Perimeter Landscape Border shall feature:
 - i. A minimum width or quantity as determined by the Zoning Administrator;
 - ii. One tree every 33 linear feet (minimum) unless site constraints prohibit the placement of trees;
 - iii. Understory plants;
 - iv. Screen (e.g., decorative masonry wall, opaque ornamental fence, or vegetative hedge) at the back of the border. May be waived at the discretion of the Zoning Administrator.
 - 2) Perimeter Landscape Border shall be located entirely on project property, unless use of right-of-way for landscape improvement is approved by the Town Engineer (or ADOT as necessary).
 - 3) Exceptions:
 - i. No perimeter landscape border shall be required along boundaries where zero lot line development is proposed.
 - ii. No perimeter landscape border shall be required along boundaries where the proposed project use intensity matches the existing adjacent use intensity.
 - iii. No perimeter landscape border shall be required along boundaries where the project has preserved natural undisturbed open space (10' width minimum).
 - iv. Perimeter landscape border and/or screening requirements may be waived, at the discretion of the Zoning Administrator, for instances where the border and/or screen may provide limited community value, security concerns, or impact the historic character of a building or place.
 - c. Parking Lot Landscape: Parking lots shall feature canopy trees to shade hardscape surfaces and parked vehicles. Generally, canopy trees should be planted in parking islands and at the edges of a parking lot, but site constraints may make this unfeasible. The Zoning Administrator shall have the authority to require additional trees within parking areas and specify their location.
 - d. Amenity Landscape: Amenity Landscape includes building foundation plantings, building entry plantings, plazas, courtyards, streetscapes, parks, and recreational open space, in addition to general landscaped common area.

- 1) Amenity Landscape shall feature:
 - i. Residential Projects: Minimum of one tree and three understory plants (i.e., shrubs, cacti, succulents, ornamental grasses, vegetative groundcovers) per residential unit or residential lot. The Zoning Administrator may waive any portion of this standard for existing residential development being renovated, rehabilitated, or reconstructed.
 1. Multifamily – New Construction: Trees shall be placed around buildings, along walkways, within plazas/courtyards, or within recreational areas.
 2. Multifamily – Existing/Expansions: Per the direction of the Zoning Administrator and to the greatest extent possible, trees should be placed around buildings, along walkways, within plazas/courtyards, or within recreational areas.
 3. Residential Subdivisions: Trees may be placed within front yards, within parks, along streetscapes, or within general common area. Landscape Borders and Parking Lot Landscape are calculated separately. All front yards shall feature a minimum of one tree and three understory plants.
 - ii. Streetscapes: The design of streetscapes has been influenced by the topography of the area and helps contribute to the unique character that defines the Town of Jerome. The following streetscape standards are meant to apply only to new streets and extensions of existing streets into previously undeveloped areas.
 1. Proposed streetscapes shall feature a minimum of one tree and five understory plants (i.e., shrubs, cacti, succulents, ornamental grasses, vegetative groundcovers) for every 50 linear feet, on both sides of the road within 20' of the edge of pavement
 - a. Exceptions:
 - i. Local residential roads that provide access to the front of residential lots. Front yard landscape may count toward streetscape requirements when trees and understory are located within 20' of the edge of pavement.
 - ii. Roadways adjacent to natural open space (set aside in perpetuity), or agricultural uses.
 - iii. At the discretion of the Zoning Administrator.
 - iii. Parks and Recreational Open Space (e.g., ball fields, sports courts, playgrounds, dog parks, fitness spaces, trails, pools, picnic spaces, etc.)
 1. Residential Subdivision: 200 SF per lot, if subdivision is more than 20 lots.
 2. Multifamily: 200 SF per unit, if multifamily development is more than 25 units. Indoor recreation or fitness centers may count toward the total Parks and Recreational Open Space.
 3. Parks and Recreational Open Space shall be designed in a contiguous manner to the extent feasible, in order to provide a maximum recreational value (e.g., a single one-acre park is preferable to four quarter-acre parks within a large subdivision).
 4. An in-lieu fee may be paid to reduce the required Parks and Recreational Open Space acreage by 50% with the approval of the Zoning Administrator. Standard in-lieu fee = \$1,500 per unit or lot.
- e. Plant Sizes at Installation:
 - 1) Trees: 15 Gallon minimum
 - 2) Shrubs/Cacti: 5 Gallon minimum
 - 3) Ornamental Grasses: 1 Gallon minimum

4) Vegetative Groundcovers: 1 Gallon minimum

5) Site Salvaged Plant Material: any size

f. Revegetation Standards

1) All areas of a project site that are disturbed during the construction process but not improved with structures, parking areas, or landscape shall be revegetated with native plants or native seed mixes.

- i. Native Plant species shall be selected by the Landscape Architect and identified in the planting plans, along with Pure Live Seed (PLS) seeding rate lb. per acre.
- ii. Native Seed Mixes shall be applied as a hydroseed slurry with tackifier, fertilizer, and mulch as necessary (according to soil conditions) to ensure plant establishment.
- iii. Revegetation shall be designed and installed to achieve successful establishment consistent with site soils, slope, and climatic conditions.

2) Exceptions:

- i. Revegetation shall not be required when the lack of vegetation is a defining element contributing to the character of a historic cultural landscape.
- ii. Per the discretion of the Zoning Administrator.

g. Irrigation Standards

1) All landscaped common area (unless noted as xeric – without the need for irrigation) shall feature a water-conserving irrigation system for all new plantings.

2) System Specifications

- i. Meter: Water meter shall be a dedicated irrigation meter.
- ii. Reduced Pressure Backflow Preventer (RPBP): A reduced-pressure backflow preventer shall be installed to prevent contaminated water from mixing with clean municipal water supplies.
- iii. All landscape areas shall feature permanent point-source drip irrigation systems. Drip systems shall irrigate with low-flow emitters. Spray irrigation systems may only be used for turf applications unless otherwise approved by the Zoning Administrator. Temporary spray systems may be used to establish hydroseeded areas.
- iv. Permanent irrigation systems shall be fitted with irrigation controllers/timers (hardwired, battery-operated, or solar) to operate zone valves that respond to plant water needs throughout each season of the year.
- v. Irrigation controllers shall accommodate contemporary smart technologies. All systems shall include a minimum of: one (1) flow sensor and one (1) weather-based sensor/application (i.e., rain sensors, tensionmeters, soil moisture gauges, weather stations, automatic seasonal adjustment applications, internet-connected weather data applications, etc.).
- vi. Pipes carrying water under constant pressure must be buried to a depth of 24 inches. Those that are under intermittent pressure must be buried to a minimum depth of 18 inches, as necessary to prevent freezing.
- vii. All non-pressure irrigation piping shall be buried a minimum of 12 inches, with greater depth required where necessary to prevent freezing or damage.
- viii. Pipes under paved surfaces must be contained within pipe sleeves.

- ix. All irrigation equipment shall be protected (boxes, cages, cabinets, etc.) to ensure that irrigation equipment is not exposed to adverse weather conditions (freezing, solar degradation, etc.) or vandalism.

3) System Design

- i. Irrigation zones shall consider plant irrigation needs throughout seasons, plant establishment periods, and maturity.
 - 1. It is recommended that trees and understory be kept on separate irrigation zones.
 - 2. It is recommended that amenity area landscape and landscape borders be kept on separate irrigation zones.
- ii. Irrigation zones that feature native plants (or drought-tolerant plants with similar irrigation demands) may be turned off after plant establishment periods, as long as plant growth and health do not decline.

4) Maintenance

- i. Irrigation systems must be maintained and replaced as necessary to continue to conserve water. Detection and repair of leaky or broken pipes, valves, and fittings, as well as malfunctioning and/or misaligned heads and emitters must be a part of a regular maintenance program for the site.

5) Exceptions

- i. The Zoning Administrator may waive any irrigation standards of this Ordinance.

h. Rainwater Harvesting Standards

1) All landscaped areas shall be depressed between 4" and 9" to collect rainwater.

- i. Exceptions
 - 1. Areas identified by the project engineer or Town Engineer that cannot accommodate rainwater harvesting (for purposes of safety or functionality),
 - 2. Areas with a cross slope greater than 4%,
 - 3. Within 10' of a building foundation,
 - 4. Within 10' of a utility,
 - 5. Within a utility or access easement.
 - 6. Landscape areas that feature plants with limited water tolerance (e.g., *Opuntia* spp., *Cylindropuntia* spp., *Yucca baccata*, *Agave parryi*) shall be designed to minimize supplemental irrigation. Basins may be terraced to accommodate plants with varying water needs. Plants with high water needs shall be located at basin bottoms. Plants with moderate water needs shall be located at basin terraces/side slopes. Plants with limited water needs shall be located at the top of basins.

2) Rainwater Basin Design

- i. Basin slopes shall not exceed 3:1.
- ii. Basin depths shall not exceed 9".
- iii. Basin floor soils shall be loosened to a depth of at least 12".
- iv. Basin sides and bottoms shall be covered in 1"+ screened rock or bark mulch (no "minus" material is permitted) to a depth of 2". Alternatively, basins may be seeded with native seed mix.
- v. Scuppers, curb cuts, and rooftop downspouts shall correspond to the location of rainwater harvesting basins

- vi. Basins shall receive water from adjacent hardscape surfaces to the greatest extent feasible. Some basins, however, may only collect rainwater where it falls.
 - vii. Berms, gabions, check dams, weirs, and other drainage structures are all recommended to direct, disperse, and slow the movement of rainwater in landscape areas. Rainwater harvesting structures shall be depicted in both the Landscape Plans and Drainage Plans.
 - viii. Maximum reveal at the edge of public sidewalks and pedestrian circulation paths should be two inches or less to minimize the risk of injury to pedestrians. A minimum 12" wide shoulder with a maximum 2% cross slope away from public sidewalks or pedestrian paths is required.
- 3) Exceptions
- i. The Zoning Administrator may waive any rainwater harvesting standards of this Ordinance.

KEY:
Definitions in Red are from the Subdivision Code
Definitions in Blue are from the APA Dictionary

APPENDICES

APPENDIX A DEFINITIONS

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~~

Access, Direct – The provision for immediate ingress and egress of vehicles from an abutting property to an adjacent street.

Access, Indirect – The provision for ingress and egress of vehicles from an abutting property to an adjacent street, is shared by two or more properties or is channeled by some means indirectly to the adjacent street

Access Point – A driveway or other opening for vehicles to enter from or exit to a street.

Access, Private – A private access is an access not in public ownership or control by means of deed, dedication, or easement.

Access, Public – A means of physical approach available to the general public.

~~**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 or Structure - A building or structure that is subordinate in size and purpose to the principal structure of the same lot or parcel and serving a purpose customarily incidental to the use of the principal structure or use of land.

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, This

~~**Access Street or Service Road**—A street or road which is parallel to and adjacent to a major arterial street and provides a means of direct ingress and egress to abutting property.~~

Street, Frontage Road - A minor street, parallel to and adjacent to an arterial street, whose primary purpose is providing access to abutting properties.

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.

Agricultural Activity – The use of land for agricultural purposes including farming, silviculture, viticulture, fish culture, animal and poultry husbandry, and the necessary accessory uses for packing, treating, or storing the produce, provided that the operation of the accessory use is clearly incidental to the agricultural activity. The business of garbage feeding of hogs, fur farms, or the raising of animals for use in medical or other tests or experiments is excluded.

Agricultural Processing, Major – Activities involving a variety of operations on crops or livestock which may generate dust, noise, odors, pollutants, or visual impacts that could adversely affect adjacent properties. These uses include but are not limited to slaughterhouses, mills, refineries, canneries, and milk processing plants.

Agricultural Processing, Minor - Activities used for crop production, which are not regulated as major agricultural products processing and which involve a variety of operations on crops after harvest to prepare them for market, or further processing and packaging at a distance from the agricultural area. Included activities are cleaning, milling, pulping, drying, roasting, hulling, storing, packing, honey processing, selling, and other similar activities. Also included are the facilities or buildings related to such activities.

Agricultural Use - The employment of land for the primary purpose of obtaining a profit in money by raising, harvesting, and selling crops, or feeding (including grazing), breeding, managing, selling, or producing livestock, poultry, fur-bearing animals or honeybees, or by dairying and the sale of dairy products, by any other horticultural, floricultural or viticultural use, by animal husbandry, or by any combination thereof. It also includes the current employment of land for the primary purpose of obtaining a profit by stabling or training equines, including, but not limited to, providing riding lessons, training clinics, and schooling shows.

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

~~**Alley (Subdivision Manual):** A public, dedicated right-of-way used primarily as a service of secondary means of ingress and egress to the service side of abutting property.~~

Alley - An unnamed public or private right-of-way less than 22 feet wide that is primarily designed to serve as secondary access to the rear or side of those properties whose principal frontage is on some other street.

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.”~~

Animal Hospital - Any building or portion of a building designed or used for the care, observation, or treatment of domestic animals.

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

Antenna - Any structure designed for transmitting signals to a receiver or receiving station or for receiving television, radio, data, communication, or other signals from other antennas, satellites, or other services.

Antique - a product that is sold or exchanged because of value derived or 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 - A part of a building consisting of a room or rooms intended, designed, or used as a residence by an individual or a single 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.~~

Apiary – A place where bee colonies are kept.

ARS - Arizona Revised Statutes (Arizona State Law).

Artist - One who practices the fine arts in which imagination and taste presides over the execution, including painting, drawing, sculpture, poetry, music, dancing, and dramatic art. 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 Sales – Storage and display for sale of more than two motor vehicles or any type of trailer provided the trailer is unoccupied, and where repair or body work is incidental to the operation of the new or used vehicle sales.

Automobile Service Station – Any building, structure, or land used primarily for the dispersal, sale, or offering for sale of automotive fuels, oils or accessories, including lubrication of automobiles and replacement or installation of minor parts and accessories, but not including major repair work such as motor replacement or rebuilding, body and fender repair or painting.

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

Automobile Repair Services Establishment – Any building, structure, improvements, or land used for the repair and maintenance of automobiles, motorcycles, trucks, trailers, or similar vehicles including but not limited to body, fender, muffler, or upholstery work, oil change and lubrication, painting, tire service and sales, or installation of radios, car alarms, or stereo equipment.

Automobile Wrecking Yard – The dismantling or wrecking of used motor vehicles or trailers, or the storage, sale, or dumping of dismantled or wrecked vehicles or their parts.

Bar – An area primarily devoted to the serving of alcoholic beverages and in which the service of food is only incidental to the consumption of such beverages.

~~**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.~~

Bed-and-breakfast – An owner-occupied residence which has a maximum of three guest units within a single-family dwelling, the owners of which serve breakfast to guests.

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.

Block - An area of land within a subdivision that is entirely bounded on all sides by streets and/or exterior boundary or boundaries of a subdivision.

Board of Adjustment - (see Section 105)

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

Brewery -

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

Building – A structure enclosed within exterior walls, built, erected, and framed of a combination of materials, whether portable or fixed, having a roof, to form a structure for the shelter of persons, animals, or property.

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 Principal - 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, exclusive of decks, 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 Permit – An official document or certification that is issued by the building official and which authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, demolition, moving, or repair of a building or structure.

Building Inspector – A governmental employee charged with enforcement of the building code, and such other ordinances as may be assigned to their department.

Building Scale – The perceived relative height and bulk of a building to that of neighboring buildings.

Building Setback - 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.~~

Building Site – Land occupied or intended to be occupied by a building or interrelated buildings, together with all open space required by this ordinance, which is located on a lot that has been lawfully created and meets all criteria of this ordinance for the intended use.

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 livelihood or profit, including in addition, operation, or provision of any service or service establishment, office building, outdoor advertising sign or structure, recreational or amusement enterprise conducted for livelihood or profit.

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.

Caretaker, property – Any person who resides on the property and who performs maintenance or repair services on a regular basis.

Caretaker's Residence – A single-family dwelling unit accessory to an agricultural, professional, commercial, or industrial use for occupancy by the property caretaker.

Cargo Container – A standardized, reusable vessel that is or appears to be: (1) originally, specifically or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods, or commodities, or (2) designed for or capable of being mounted or moved on a rail car, or (3) designed for or capable of being mounted on a chassis or bogie for movement by truck trailer or loaded on a ship.

Carport - an accessory structure or portion of a main structure open on one (1) 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.

Child Care Center – A facility other than a private residence, receiving one or more minor children for care for periods of less than 24 hours a day, and where the parents or guardians are not immediately available to the child. “Child care center” and “day care center” does not include a facility that provides for care for less than two consecutive weeks, regardless of the number of hours or care per day. The facility is generally described as child care center, day care center, day nursery, nursery school, parent cooperative pre-school, play group, or drop-in center. “Child care center” or “day care center” does not include a Sunday school conducted by a religious organization where children are cared for during short periods of time while persons responsible for such services are attending religious activities.

Child Day Care Home – A private residence in which more than six but not more than 12 minor children are given care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children for whom the provider is a parent, stepparent, guardian, custodian, or other relative.

~~**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.~~

Church – A building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain a public worship, together with all accessory buildings and uses customarily associated with such primary purpose.

Circulation Plan - That portion of the General Plan adopted by the Planning and Zoning Commission and Town Council designating and defining the physical street system for Jerome, Arizona.

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

Clinic – A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an outpatient basis, including emergency treatment, diagnostic services, training, administration, and services to outpatients, employees, or visitors.

~~**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.~~

Club – Buildings and facilities, owned or operated by a corporation, association, person or persons, for a social, educational, or recreational purpose, to which membership is required for participation and not primarily operated for profit nor to render a service that 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.~~

Clubhouse – A building to house a club or social organization not conducted for private profit, as documented by state or federal records, and which not an adjunct to or operated by or in connection with a public tavern, café, or other public place.

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

Commission - Town of Jerome Planning and Zoning Commission. (See Section 104.)

Common Area – Land in a development held in common or single ownership and not reserved for the exclusive use or benefit of an individual tenant or owner.

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.

Conditional Approval – An affirmative action by a commission or council indicating that approval will be contingent upon satisfaction of certain specified stipulations.

~~**Contiguous** – in actual contact.~~

Contiguous – In contact, adjoining, or touching another object or item, as distinguished from being adjacent.

Convalescent Home - (same as Nursing Home).

Cornice – Any horizontal member, structural or nonstructural, of any building, projecting outward from the exterior walls at the roof line, including eaves and other roof overhang.

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.~~

Court – An open, unoccupied space, other than a yard, on the same lot with a building or group of buildings, which is bounded on two or more sides by such building or buildings.

County - Yavapai County, State of Arizona.

~~**Covenants** – Shall mean a privately prepared recorded document designed to govern the use of parcels within a subdivision.~~

Covenant, Protective – A contract entered into between private parties which constitutes a restriction on the use of a particular parcel of property.

Cultural Resources – Those resources that possess qualities of significance in national, state, or local history, architecture, archaeology, and culture and which are present in districts, sites, structures, and objects that possess integrity of location, design, setting, materials, workmanship, and association.

Cupola – A small dome and the shaft that supports it; sits on top of a building.

Dancehall – A place of assembly, open to the public and operated for profit, where dances, parties, receptions, and other gatherings are held. Dance halls may provide live entertainment, may serve alcoholic beverages, and may serve catered meals provided the owner or operator holds the appropriate licenses and permits.

Day Care - (see Child Care Center).

~~**Dead-End Street** - A street or road having a traffic outlet on one end only. A dead-end street may or may not have temporary provisions for the turning around of vehicular traffic.~~

~~**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.~~

Deck – A roofless outdoor space built as a platform structure at least twelve (12) inches above ground, projecting from the wall of a building, and connected by structural supports at grade or by the building structure.

Design Review Board - (see Section 106).

Dormer – A window vertical in a roof or the roofed structure containing such a window.

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.

Drive-Through Establishment - A business establishment so developed that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve patrons while in the motor vehicle rather than within a building or structure. (For restaurants, see Restaurant, Fast Food.)

Driveway – A private roadway providing access for vehicles to a parking space, garage, dwelling, or other structure.

Dump – (See Landfill)

Duplex – A building designed as a single structure, containing two separate living units, each of which is designed to be occupied as a separate permanent residence for one family.

~~**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 - A building or portion thereof designed or used primarily as living quarters for one or more families, but not including fraternity and sorority houses, nursing homes, hotels, motor lodges, or other accommodations for the transient public.

~~**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.~~

Dwelling Unit – A portion of a building designated as the residence of a one family or individual with suitable approved provisions for eating, sleeping, cooking, and sanitation.

~~**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.~~

Easement – Shall mean any recorded interest in land owned by another for a specific (limited) use (i.e., access)

Eave – The projecting lower edges of a roof overhanging the wall of a building.

Electric Transmission Line - An electric line used for the bulk transmission of electricity between generating or receiving points and major substations or delivery points and having a rating of over twelve thousand (12,000) volts.

Eminent Domain – The authority of a government to take, or to authorize the taking of, private property for public use.

~~**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.~~

Erect – The acts of building, constructing, altering, reconstructing, moving a structure upon, or any physical operations on the premises which are for construction. Excavation, fill, drainage, material storage, hauling, and the like shall be considered a part of erection.

Essential Services -Services provided by public and private utilities, necessary for the exercise of the principal use or service of the principal structure. These services include underground, surface, or overhead gas, electrical, steam, water, sanitary sewerage, stormwater drainage, and communication systems and accessories thereto, such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations, and hydrants, but not including buildings used or intended to be used for human habitation.

Façade – The exterior side of a building which faces, and is most nearly parallel to, a public or private street. The façade shall include the entire building walls, including wall faces, parapets, fascia, windows, doors, canopies, and visible roof structures of one complete elevation.

Factory-Built Housing – A residential or nonresidential building, including a dwelling unit or habitable room thereof, which is either wholly or in substantial part manufactured at an off-site location to be assembled on-site, except that it does not include a manufactured home, recreational vehicle, or mobile home.

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.

Farm – Any land or buildings or structures on or in which agriculture and farming operations are carried on and shall include the residence or residences of owners, occupants, or employees located on such land.

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

Farming -

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

Fence – An artificially constructed barrier of wood, masonry, stone, wire, metal, or other manufactured material or combination of materials erected to enclose, screen, or separate areas.

Final Plat - the final drawing of a property being subdivided as prepared by a land surveyor or engineer for recording and approval by the Planning and Zoning Commission and the Town Council.

~~**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.~~

Floodplain – The land area susceptible to inundation by water as a result of the flood.

Floor Area Ratio (FAR) – The ratio of gross building floor area to the net lot area of the building site.

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 of self-propelled vehicles or where any such vehicles are equipped for operation or kept for hire.~~

Garage, Public – A structure or building, other than a private garage or repair garage, used primarily for the parking and storage of vehicles, which is available to the general public.

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.

Greenhouse, Industrial – Wholesale business whose principal activity is the growing and selling of plants within an enclosed building.

Guest House – (See Accessory Dwelling Unit)

~~**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.~~

Guest Room – One or more rooms intended as one occupancy overnight (or longer) by other than a member of the family. If such contains cooking facilities, it is deemed a dwelling unit. Does not include dormitories for sleeping purposes.

Half Street - A street having on a portion, usually one half (1/2), of its required right-of-way width dedicated for public use.

Hardship – A restriction on property so unreasonable that it results in an arbitrary and capricious interference with basic property rights. Hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.

Hedge – A row of closely planted shrubs, bushes, or any kind of plant forming a boundary or fence.

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.

Hillside – Land that has an average percent of slope equal to or exceeding 15 percent.

Historic District – A district or zone designated by a local authority or state or federal government within which buildings, structures, appurtenances, and places are of basic and vital importance because of their association with history; or because of their unique architectural style and scale, including color, proportion, form, and architectural detail; or because of their being a part of or related to a square, park, or area the design or general arrangement of which should be preserved or developed according to a fixed plan based on cultural, historical, or architectural motives or purposes.

Historic Preservation – The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Resource, Contributing – A resource in a registered historic district or historic complex supporting the district's or complex's historical significance through location, design, setting, materials, workmanship, feeling, and association.

Historic Resource, Noncontributing – A building, site, structure, or object that does not add to the historic architectural qualities, historic association, or cultural values of the area because it was not present during the period of significance or does not relate to the documented significance of the property due to alterations, disturbances, additions, or other changes, or because it no longer possesses historic integrity nor is capable of yielding important information about the period.

Historic Resources Survey – A comprehensive survey involving the identification, research, and documentation of buildings, sites, and structures of any historical, cultural, archaeological, or architectural importance.

Historic Structure – Any structure that is: (a) listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) individually listed on the Arizona Register of Historic Places; or (d) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by the Arizona State Historic Preservation Office (SHPO).

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.

Horticulture – The use of land for the growing or production for income of fruits, vegetables, flowers, nursery stock, including ornamental plants and trees, and cultured sod.

~~**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.~~

Hospital – An institution, licensed by the state department of health, providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions, and including as an integral part of the institution, related facilities such as laboratories, outpatient facilities, or training facilities. The term shall include sanitariums, preventoriums, and maternity homes.

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

Hotel – An establishment providing, for a fee, sleeping accommodations and customary lodging services, including maid service, the furnishing and upkeep of furniture and bed linens, and telephone and desk service. Related ancillary uses may include, but shall not be limited to, conference and meeting rooms, restaurants, bars, and recreational facilities.

Impervious surface – Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas.

Industry, Heavy – Manufacturing or other enterprises with significant external effects, or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in the manufacturing or other process.

~~**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.~~

Industry, Light – Any operation which assembles, improves, treats, compounds, or packages goods or materials in a manner which does not create a noticeable amount of noise, dust, odor, smoke, glare or vibration outside of the building in which the activity takes place, which does not require outside storage or goods or materials, and which does not generate (in the opinion of the city council) objectionable amounts of truck traffic.

Infill Development - Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing urban development process. Generally, the areas and/or sites are not particularly of prime quality; however, they are usually served by or are readily accessible to existing infrastructure (services and facilities). Use of such lands for new housing and/or other urban development is considered a more desirable alternative than to continue to extend the outer development pattern laterally and horizontally, thus necessitating a higher expenditure for capital improvements than would be required for infill development.

~~**Ingress** – The movement of traffic from the street to abutting property and the movement from major streets to minor streets.~~

Ingress – Access or entry point or entrance.

Intensification of Use – To alter the character of a use to the extent that the use generates new or different impacts on the health, safety, or welfare of the surrounding neighborhood, including but not limited to the level or amount of traffic, noise, light, smoke, odor, vibration, outside storage, or other similar conditions associated with the use.

Intensity – A relative measure of development impact as defined by characteristics such as the number of dwelling units per acre, the amount of traffic generated, and the amount of site coverage.

Irrigated – Watered by an artificial or controlled means, including but not limited to sprinklers, furrows, ditches, or spreader dikes.

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

Land split - A division of land whose area is two and one-half acres or less into two or three tracts or parcels of land or lots for the purpose of sale or lease.

Land Surveyor – A person registered in the state in the field of land surveying.

Land Trust – A private, nonprofit conservation organization formed to protect natural resources such as productive farm and forest land, natural areas, historic structures, and recreational areas. Land trusts purchase and accept donations of conservation easements. They educate the public about the need to conserve land, and some provide land-use and estate planning services to local governments and individual citizens.

Landscape Plan – A plan associated with a subdivision or development plan that indicates the placement of landscape materials, including specifications, species, quantities, and method of installation.

Light Pollution – Any adverse effect of man-made light.

Light Trespass – Light spill falling over property lines that illuminates adjacent grounds or buildings in an objectionable manner.

Live Entertainment – Any musical act (including karaoke), theatrical act (including stand-up comedy), play, revue, scene, dance act, or song and dance act, or any combination thereof, performed by one or more persons, whether or not they are compensated for the performance, in a privately owned premises that is open to the public, whether or not admission is charged.

Live/Work Dwelling – A dwelling unit combining residential use types with commercial- or limited industrial-use types. This use classification includes but is not limited to: office, live/work facilities, or other similar uses.

Live/Work Space – Areas within buildings that are jointly used for commercial/industrial and residential purposes where the residential use of the space is clearly secondary or accessory to the primary use as a place of work.

Loading, Off-Street – An unobstructed area provided and maintained for the temporary parking of trucks and other motor vehicles for the purpose of loading and unloading goods, wares, materials, and merchandise.

~~**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.~~

Lodge – A membership organization that holds regular meetings and that may, subject to other regulations controlling such uses, maintain dining facilities, serve alcohol, or engage professional entertainment for the enjoyment of dues-paying members and their guests. There are no sleeping facilities. This definition shall not include fraternities or sororities.

~~**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 – A parcel of land occupied or intended for occupancy by a use permitted in this chapter, including one main building, together with any accessory buildings, open spaces, and parking spaces required by

this chapter and having its principal frontage upon a street, officially approved place, or legally recorded easement.

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

Lot, Corner – A lot located at the intersection of two or more streets.

Lot Coverage – A measure of intensity of land use that represents the portion of a site that is impervious, This portion includes but is not limited to all areas covered by buildings, parked structures, driveways, roads, sidewalks, and any area of concrete asphalt. 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 Depth – The horizontal distance for the midpoint of the front-lot line to the midpoint of the front-lot line to the midpoint of the rear-lot line, or to the rear most point of the lot where there is no rear-lot line.

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

Lot, Double Frontage – An interior lot having frontage on two parallel or approximately parallel streets. For the purposes of this definition, a lot which has been denied access to one of the parallel or approximately parallel streets shall not be deemed a double frontage lot.

Lot Line – A line dividing one lot from another or from a street or any public place.

Lot Line, Front – In the case of an interior lot, a line separating the lot from the street or accessway; in the case of a corner lot, a line separating the narrowest frontage of the lot from a street or accessway; If the dimensions of a corner lot are equal, the front lot line shall be designated by the owner and filed with the Town of Jerome; and in the case of a flag lot, the lot line closest to and most nearly parallel with the street which serves the lot.

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

Lot Line, Rear – The line dividing one lot from another and on the opposite side of the lot from the front lot line; and in the case of an irregular or triangular-shaped lot, a line 10 feet in length within the lot, parallel to and at the maximum distance from the front lot line.

~~**Lot Line, Side**—those property lines connecting the front and rear property lines.~~

Lot Line, Side – Any lot line not considered a front or rear lot line.

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.

Lot Split – The division or redivision of a tract or parcel of land into two lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or building development.

Manufactured Home – A factory-built, single-family structure that is manufactured under the authority of the National Manufactured Home Construction and Safety Standards Act, is transportable in one or more sections, is built on a permanent chassis, and is used as a place of human habitation; but which is not constructed with a permanent hitch or other device allowing transport of the unit other than for the purpose of delivery to a permanent site, and which does not have wheels or axles permanently attached to its body or frame.

~~**Manufacturing**—(see Industry, Light).~~

Manufacturing – The mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the creation of products, and the blending of materials including but not limited to oils, plastics, resins, etc.

Manufacturing, Heavy – An establishment engaged in manufacturing, assembly, fabrication, packaging or other industrial processing of products primarily from extracted or raw materials or the bulk storage and handling of such products and materials, or an industrial establishment having potential to produce noise, dust, glare, odors, or vibration beyond its property line. This term includes but is

not limited to: (a) processing and packaging of alcohol beverages; (b) chemical manufacturing; (c) stonework or concrete product manufacturing; (d) fabrication of metal products; (e) manufacturing of agricultural, construction, or mining machinery; (f) motor vehicle manufacturing; (g) lumber milling; (h) ship or boat construction; or (i) permanent concrete/batch plant.

Manufacturing, Light – An establishment or activity primarily engaged in manufacturing, production or assembly which does not involve, on the premises, the use of heat, noise, smoke, vibration, or odor generating/producing processes, which are detectable off-site.

Marijuana Dispensary – A marijuana dispensary refers to the following: (a) “Nonprofit Medical Marijuana Dispensary” as set forth in The Arizona Medical Marijuana Act, A.R.S. § 36-2801.12; (b) “Dual Licensee” as set forth in The Arizona Smart and Safe Act, A.R.S. § 36-2850.9; (c) “Marijuana Establishment,” as set forth in the Arizona Smart and Safe Act, A.R.S. § 36-2850.21(a).

Mine – An area of land upon which operations to extract valuable mineral deposits or other materials have been conducted, are being conducted, or are planned to be conducted.

Minor Street Plan - A part of the street and traffic circulation plan that is complementary to and interrelated with the General Plan.

Mixed-Use Development – A tract of land or building or structure developed for two or more different uses such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment.

Mixed-Use, Horizontal – A development pattern in which two or more different land uses, such as residential, commercial, office, civic, or recreational, are located on the same site or within the same development area but are arranged side-by-side on separate lots or in separate buildings, rather than vertically within a single structure. The uses function as a cohesive development through shared access, interconnected circulation, coordinated site design, or complementary amenities.

Mixed-Use, Vertical – A development pattern in which two or more different land uses, such as residential, commercial, office, civic, or recreational, are located within a single building.

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 Appendix. The removal of the wheels and running gear shall **not** change the meaning of this term. Mobile homes are only those units produced prior to June 15, 1976. Units produced after June 15, 1976, are considered manufactured homes as defined in this Appendix.

~~**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.~~

Modular Home - A factory-built home, other than a manufactured home or mobile home, which meets all of the following requirements; is designed only for erection or installation on a site-built permanent foundation; is not designed to be moved once so erected or installed; is designed and manufactured to comply with a nationally recognized model building code or an equivalent local code, or with a state or local modular building code recognized as generally equivalent to building codes for site-built housing; or to the manufacturer’s knowledge, is not intended to be used other than on a site-built permanent foundation.

National Register of Historic Places – A list maintained by the Secretary of the Interior composed of buildings, sites, structures, objects, and districts of national, state, or local significance in American history, architecture, archaeology, engineering, and culture.

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.

Natural Resource – Existing natural elements relation to land, water, air, plant, and animal life, including but not limited to soils, geology, topography, surface and subsurface waters. Wetlands, vegetation, and animal habitats.

Newspaper of general circulation - *The Verde Independent*.

Nonconforming building - (see Section 501).

Nonconforming use - (see Section 501).

Non-Residential Subdivision - The division of a tract of land into parcels for occupancy by non-residential uses and/or structures whether for sale or for building development for leasing and/or renting.

~~**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.~~

Nuisance – Any thing, condition, or conduct that endangers health and safety, or unreasonably offends the senses, or obstructs the free use and comfortable enjoyment of property, or essentially interferes with the comfortable enjoyment of life.

~~**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.~~

Nursery – An establishment for the growth, storage, display, and/or sale of plants, shrubs, trees, and materials used in indoor or outdoor planting, conducted within or without an enclosed building.

~~**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.~~

Nursing Home – A use providing bed care and inpatient services for persons requiring regular medical attention but excluding a facility providing surgical or emergency medical services and excluding a facility providing care for alcoholism, drug addiction, mental disease, or communicable disease.

~~**Office**—a room or rooms and accessory facilities for the managing or conducting of a business.~~

Office – A room or group of rooms used for conducting the affairs of a business, profession, service industry, or government.

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.

Open Space – An area or portion of land, either landscaped or essentially unimproved and which is used to meet human recreational or spatial needs, or to protect water, air, or plant areas.

Open Space, Natural – An area or portion of land maintained in its native condition, often characterized by intact natural landscapes, native vegetation, wildlife habitat, and natural landforms. Allowable activities are limited to passive or low-impact uses such as natural earth walking trails, scientific research, and environmental education.

Original Grade - the condition of the surface of the property at the time of submittal of preliminary site plan with no grading changes made.

Overlay Zoning District – A zoning district to be mapped as an overlay to a use district and which modifies or supplements the regulations of the general district in recognition of distinguishing circumstances such as historic preservation, wellhead protection, floodplain or unit development while maintaining the character and purposes of the general use district area over which it is superimposed.

Parapet – That part of any wall entirely above the roof line.

~~**Park** – a public or private parcel of land developed and used for passive or active recreation.~~

Park – A public or private area of land, with or without buildings, intended for outdoor active or passive recreational uses.

~~**Parking Area** – an area designed and constructed and used exclusively for the parking, storage and maneuvering of vehicles.~~

Parking Area – Any public or private land area designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets.

Parking District - a public parking district maintained by the federal, state, county or town government, to special district

~~**Pathways** – Any dedicated right of way used for non-motor vehicle circulation and service.~~

Path, Multi-Use – A pathway, which may be paved or unpaved, and is physically separated from motorized vehicular traffic by an open space or barrier and is either within the highway right-of-way or within an independent tract, or easement. Multi-use path activities may include walking, hiking, jogging, horseback riding, bicycling, and roller skating.

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.

Performance Standard – Zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impact of a use.

Permit - A document issued by Jerome, Arizona, granting permission to perform an act or service which is regulated by the Town.

~~**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.~~

Person – A corporation, company, association, firm, partnership, as well as any individual, state, or political subdivision of a state or agency thereof.

Planning and Zoning Commission - The Commission, the Planning and Zoning Commission and the Planning Commission of Jerome, Arizona are synonymous.

Plat – A document, prepared by a registered surveyor or engineer, that delineates property lines and shows monuments and other landmarks for the purpose of identifying property.

~~**Playground** – an area used by children for recreation purposes. Also may include a “tot-lot”.~~

Playground – A land use designed principally to offer recreation, passive or active, to the public. 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.

Property Lines - Those lines outlining the boundaries of properties on lots for the purpose of description in sale, lease, building development, or other separate use of property.

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.

Preservation – Means the act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic property. Work, including preliminary measures to protect and

stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Quadplex - A building designed as a single structure, containing four separate living and housekeeping units, each of which is designed to be occupied as a separate permanent residence for one family.

Quorum – A majority of the authorized members of a board or commission.

Radial - A line forming right angles with the tangent of any given arc.

Reconstruction - means the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Record of Survey – A map prepared by a professional land surveyor that re-establishes survey controls, boundaries, locations of improvements, or the alignment of right-of-ways for recording.

Recreation, Active – Those recreational pursuits which require physical alteration to the area in which they are performed. Such areas are intensively used and include, but are not limited to, playgrounds, ball courts, golf courses, and swimming pools.

Recreational Facilities - include 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 Facility, Commercial – Recreational facilities operated as a business and open to the general public for a fee.

Recreational Facility, Private – Clubs or recreation facilities for which a membership charge may be made and which are open only to bona fide members and their guests. A private recreational facility may not be open or available to members of the general public.

Recreation, Passive – Those recreational pursuits which can be carried out with little alteration or disruption to the area in which they are performed. Such uses include but are not limited to hiking and picnicking.

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.

Rehabilitation - means the act or process of making possible an efficient compatible use for a property through repair, alterations and additions while preserving those portions or features that convey its historical, cultural or architectural values.

Replat – The act of platting the lots, parcels, and easements in a recorded subdivision or partition plat to achieve a reconfiguration of the existing subdivision or partition plat or to increase or decrease the number of lots in the subdivision.

Restoration - means the act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

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.~~

Restaurant – Any establishment, however designated, at which food is sold for consumption on the premises to patrons seated within an enclosed building, or elsewhere on the premises.

Restaurant, Fast Food – An establishment engaged primarily in the business of preparing food and purveying it on a self-serve or semi-self-serve basis. Customer orders and/or service may be by means of walk-up counter or window designed to accommodate automobile traffic. Consumption may be either on or off the premises.

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

Retail Sales Establishment – A commercial enterprise that provides goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser.

~~**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.~~

~~**Right-of-Way** – The entire dedicated tract or strip of land that is to be used by the public for circulation and service. (The length and width of a right-of-way shall be sufficient to provide adequate accommodations for all the physical features to be included in said right-of-way.)~~

Right-of-Way – A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, trail, water line, sanitary sewer, and/or other public utilities or facilities.

Roof, Gabled – A roof which slopes from both sides of a ridge.

Roof, Gambrel – A gabled roof with two slopes on each side, the lower steeper than the upper.

Roof, Hipped – A roof with slopes on all four sides, continuous from peak to eaves.

Roof, Mansard – A roof with two slopes on each of four sides, the lower steeper than the upper.

School, Charter – A public school established by a contract with the state board of education, the state board for charter schools, a university under the jurisdiction of the Arizona board of regents, a community college district or a group of community college districts, pursuant to Title 15, Chapter 1, Article 8 of the Arizona Revised Statutes, to provide learning that will improve pupil achievement.

School, Elementary, Junior High, High - public and other non-profit institutions conducting regular academic instruction at kindergarten, elementary and secondary levels and offering general academic instruction 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. Includes day care center. (See Child 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.

Screen – A structure providing enclosure and a visual barrier between the area enclosed and the adjacent property. A screen may also be nonstructured, consisting of shrubs or other growing materials.

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

Service Establishment – Any establishment whose primary activity is the provision of assistance, as opposed to products, to individuals, business, industry, government, and other enterprises.

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.~~

Sewage System, Private – A sewage disposal system that collects, treats, and disposes of sewage independent of any public sewage facilities.

Sewage System, Public – An off-site system for the treatment and disposal of sewage in which sewage is conveyed by interceptor to a publicly operated treatment plant and disposed of through means approved by the State of Arizona.

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

Shed – A relatively small structure often purchased pre-built or as a kit in a pre-fabricated sections. It is not designed to be served by heat, electricity, or plumbing, and does not need to be placed on a permanent foundation. The structure is intended to store lawn, garden, or pool care equipment.

Sidewalk - That paved portion of the right-of-way between the curb lines or lateral lines of the roadbed and the boundary line of said right-of-way designed and intended for the movement of and use of pedestrian traffic

Sign - (see Section 509).

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

Site – The property that is included in a development application and is a legal lot or lots of record.

Site Plan – A plan, to scale, showing uses and structures proposed for a parcel of land as required by the regulations. May include, but is not limited to, lot lines, streets, building sites, reserved open space, buildings, and major landscape features, both natural and manmade.

Spirituos 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 Spirituous Liquor Tasting Facility shall not include establishments with 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.

Storm Sewer - A constructed conduit necessary, useful, or convenient for the collection and carrying of surface waters to a drainage course.

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 - Any existing or proposed street, avenue, boulevard, road, lane, parkway, place, bridge, viaduct or easement for public or private vehicular access or a street in a plat duly filed and recorded in the County Recorder's office. A street includes all land within the street right-of-way, whether improved or unimproved, and includes such improvements as pavement, shoulders, curbs, gutters, sidewalks, parking spaces, bridges and viaducts.

~~**Arterial Street** – A street or road with the principal function to serve as a part of a major network for the through traffic flow, separate from local traffic, to and from areas of principal traffic generation, of~~

~~adequate design, capacity and construction to provide for the safe and rapid distribution and collection of through traffic and to provide limited ingress and egress to and from collector and local streets.~~

Street, Arterial - A street designed or utilized primarily for high vehicular speeds or for heavy volumes of traffic on a continuous route with intersections at grade. Direct access to abutting properties is provided and traffic control measures are used to grant priority to the movement of through traffic.

~~**Collector Street**—A street or road that serves local traffic movement within an area, and traffic between major arterials and local streets and provides a means of ingress and egress to local streets and abutting property; also serves to connect adjacent neighborhoods and includes the principal entrance streets into residential neighborhoods. There may also be provisions for parking and loading or unloading on collector streets.~~

Street, Collector - A street carrying traffic from local streets to the major system of arterial streets and highways and including the principal entrance streets to a residential development and principal streets for circulation within such a development.

~~**Cul-de-Sac Street**—A street or road having a traffic outlet on one end only and having at the other end facilities for turning around of vehicular traffic.~~

Street, Cul-de-sac - A local street of relatively short length with one end open to traffic and the other end permanently terminating in a vehicular turnaround.

~~**Minor Street**—A street or road used primarily for direct access and egress to residential, commercial, and industrial areas and having major service functions of loading, unloading, and direct access and egress to abutting property, and being controlled in such fashion as to discourage through traffic and maintain relatively slow speed. There may also be provisions for parking on minor streets.~~

Street, Local - A street used primarily for access to abutting properties, providing for minimum speeds and traffic volumes.

Street, Stub - A short dead-end street or road, no more than one lot deep in length, formed at the boundaries of a subdivision to provide 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).

~~**Subdivider** - Any individual, firm, association, syndicate, co-partnership, corporation, trust or any other legal entity commencing proceedings under the regulations of Article VII Subdivision Standards, to effect a subdivision of land hereunder for himself or for another.~~

~~**Subdivision** - Improved or unimproved land or lands divided for the purpose of financing sale or lease, whether immediate or future, into four (4) or more lots, tracts, or parcels of land, or, if a new street is involved, any such property which is divided into two (2) or more lots, tracts, or parcels of land, or any such property, the boundaries of which have been fixed by a recorded plat, which is divided into more than two (2) parts. This definition includes land splits. Also includes any condominium, cooperative, community apartment, townhouse or similar project containing four (4) or more parcels, in which an undivided interest in the land is coupled with the right of exclusive occupancy of any unit located thereon, but plats of such projects need not show the buildings or the manner in which the buildings or airspace above the property shown on the plat are to be divided.~~

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.

Tentative Plat or Preliminary Plat - That portion of a preliminary plan or any separate drawing of a parcel of land that conforms with the requirements of the subdivision regulations intended for subdivision and approval of the Planning and Zoning Commission.

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

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.

Tree, Heritage – A designated tree that is unique and important to the community because of its species, age, size, location, and/or historical significance.

Triplex – A building designed as a single structure, containing three separate living and housekeeping units, each of which is designed to be occupied as a separate permanent residence for one family.

Unapproved Lot or Parcel - A lot or parcel of land that may be legally described on a deed, appear on a recorded or unrecorded map or been assigned a parcel number by the County Recorder but has never been officially approved by any past or present Jerome Town Council.

~~**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 – Any purpose for which a lot, building, or other structure or a tract of land may be designated, arranged, intended, maintained, or occupied; or any activity, occupation, business, or operation carried on or intended to be carried on in a building or other structure or on a tract of land.

~~**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, Conditional – A use of property that may be permitted only by conditional use permit and which use must comply with all terms and conditions of the permit.

~~**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.~~

Use, Permitted – A use permitted in a district without the need for special administrative review and approval, upon satisfaction of the standards and requirements 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 – An open space at grade between a building and the adjoining lot line, unoccupied or unobstructed by any portion of a structure from the ground upward, except as otherwise provided in this ordinance.

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.

Zoning Area – As defined by Arizona Revised Statutes, Section 9-462.04, the area within one hundred fifty feet, including all rights-of-way, of the affected property subject to the proposed amendment or change and the area of the proposed amendment or change.

Town of Jerome

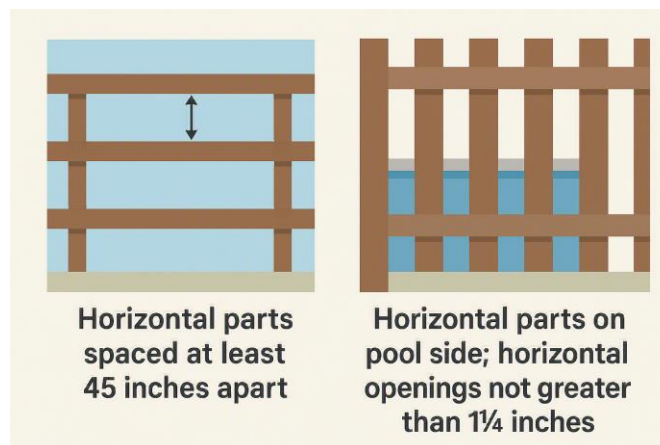
Section X Swimming Pools

A. Construction (modeled after Payson)

1. All swimming pools within the Town of Jerome are to be designed and constructed in accordance with The International Swimming Pool and Spa Code, 2018 Edition, published on or after August 31, 2017 by the International Code Council Inc.
2. No local amendments to the International Swimming Pool and Spa Code are adopted.

B. Enclosures (modeled after ARS)

1. A swimming pool, or other contained body of water with eighteen inches or more in depth at any point and that is wider than eight feet at any point and is intended for swimming, shall be protected by an enclosure surrounding the pool area, as provided in this section.
2. A swimming pool or other contained body of water required to be enclosed by subsection A, whether a belowground or above-ground pool, shall meet the following requirements:
 - a. Be entirely enclosed by at least a five-foot wall, fence, or other barrier as measured on the exterior side of the wall, fence, or barrier.
 - b. Have no openings in the wall, fence, or barrier through which a spherical object four inches in diameter can pass. Any horizontal parts of a wall, fence, or barrier must either:
 - Be spaced at least 45 inches apart vertically, or
 - Be located on the pool side of the barrier, in which case the barrier must not have any horizontal openings wider than 1¾ inches.



Wire mesh or chain link fences shall have a maximum mesh size of one and three-quarter inches measured horizontally.

- c. The wall, fence, or barrier shall not contain openings, handholds, or footholds accessible from the exterior side of the enclosure that can be used to climb the wall, fence or barrier.

d. The wall, fence or barrier shall be at least twenty inches from the water's edge.

e. Gates for the enclosure shall:

1. A pool gate must be self-closing and self-latching. The latch must either be at least 54 inches above the ground, or be located on the pool side of the gate with the release mechanism at least 5 inches below the top and no openings larger than ½ inch within 24 inches of the release. Alternatively, the gate may be secured with a padlock or similar locking mechanism that requires a key, electric opener, or combination, in which case the latch may be at any height.

2. Open outward from the pool.

3. If a residence or living area constitutes part of the enclosure required by subsection B for a swimming pool or other contained body of water in lieu of the requirements of subsection B, there shall be one of the following:

- a. Between the swimming pool or other contained body of water and the residence or living area, a minimum four-foot wall, fence, or barrier to the pool area which meets all of the requirements of [Section X.B.2.a-e](#).

- b. The pool shall be protected by a motorized safety pool cover which requires the operation of a key switch that meets the American Society of Testing and Materials emergency standards 13-89 and which does not require manual operation other than the use of the key switch.

- c. All ground-level doors or other doors with direct access to the swimming pool or other contained body of water shall be equipped with a self-latching device that meets the requirements of [Section X.B.2.e.1](#). Emergency escape or rescue windows from sleeping rooms with access to the swimming pool or other contained body of water shall be equipped with a latching device not less than fifty-four inches above the floor. All other openable dwelling unit or guest room windows with similar access shall be equipped with a screwed-in-place wire mesh screen, or a keyed lock that prevents opening the window more than four inches, or a latching device located not less than fifty-four inches above the floor.

- d. The swimming pool shall be an aboveground swimming pool which has non-climbable exterior sides that are a minimum height of four feet. Any access ladder or steps shall be removable without tools and secured in an inaccessible position with a latching device not less than fifty-four inches above the ground when the pool is not in use.

4. This section does not apply to:

1. A system of sumps, irrigation canals, irrigation, flood control or drainage works constructed or operated for the purpose of storing, delivering, distributing or conveying water.

2. Stock ponds, storage tanks, livestock operations, livestock watering troughs or other structures used in normal agricultural practices.
3. Public or semi-public swimming pools.
4. A swimming pool or contained body of water or barrier constructed prior to the effective date of this article.
5. A person on entering into an agreement to build a swimming pool or contained body of water or sell, rent or lease a dwelling with a swimming pool or contained body of water shall give the buyer, lessee or renter a notice explaining safety education and responsibilities of pool ownership as approved by the Arizona Department of Health Services.

C. Location (modeled after Country Club Hills, IL)

The requirements for the location of permanent pools shall be the same as requirements for the location of accessory buildings and structures within the property's zoning district.

D. Permit Required (modeled after Country Club Hills, IL)

1. No swimming pool, except temporary pools, shall be constructed, enlarged, or altered until a permit has been obtained from the City. Application for a permit shall be accompanied by plans and specifications in sufficient detail to indicate the following

- a. Lot or plot plan showing lot lines, easements, if any, pool area plan, and elevations with dimensions drawn to scale.
- b. Pool dimensions, depths and volume in gallons.
- c. Type and size of filter system, filtration and backwash capacities.
- d. Pool piping layout, with all pipes and valves shown, and the type of materials to be used.
- e. Size, type, and rated capacity of the pool pump.
- f. Location and type of water supply, and waste disposal system.
- g. Location and type of all electrical fixtures.
- h. Conformity with provisions of this Section as required.
- i. Conformity with provisions of Town Building, Plumbing and Electrical Codes as required.
- j. Conformity with The International Swimming Pool and Spa Code

2. Exceptions (modeled after City of Tucson)

- a. Any above-ground pool or water feature designed to hold less than 3,000 gallons or that is less than 18 inches deep shall not require a permit.

Procedure Process and Timeline Table

PROCESS	ZONE CHANGES AND CODE AMENDMENTS	CONDITIONAL USE PERMITS	***SITE PLANS		****DESIGN REVIEW BOARD		PRELIMINARY PLAT	FINAL PLAT
Application Completeness Review Time Frame	1-14 Days	1-14 Days	1-14 Days		1-14 Days		1-14 days	1-14
Substantive Application Review Time Frame	30-60 days	30-60 days	30-60 Days		30-60 Days		30-60 Days	30-60 Days
Public Hearing	Required	Required	Required	Not Required	Required	Not Required	Required	Required
*Neighborhood Meeting	Required	Required	Required	Not Required	Required	Not Required	Not Required	Not Required
1st Public Hearing	Planning & Zoning Commission	Planning & Zoning Commission	Planning & Zoning Commission	N/A	Design Review Board	N/A	Planning & Zoning Commission	Planning & Zoning Commission
**2nd Public Hearing	Mayor & Council	Mayor & Council	Mayor & Council	N/A	N/A	N/A	N/A	Mayor & Council

*The neighborhood meeting may occur during staff's substantive review of an application

**To occur no later than 45 days after the Planning & Zoning Commissions action on such an item

***Site Plans for certain items may be administratively approved by the Zoning Administrator per Section 303.1.C of the Town of Jerome Zoning Ordinance

****Should any project require design review in addition to another process, the project shall receive approval from the Design Review Board prior to being scheduled for a public hearing for the other process.