



# TOWN OF JEROME

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

## Regular Meeting of the **Planning and Zoning Commission**

Wednesday, June 16, 2021, 6:00 pm

Place: Jerome Civic Center

600 Clark Street, Jerome, AZ 86331

### **AGENDA**

#### **Item 1: Call to order**

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

#### **Possible Direction to Staff**

**Item 3: Approval of Minutes** – Regular meeting of May 19, 2021

**Old (continued) Business:** none

#### **Hearings:**

**Item 4: Ordinance amendments related to temporary and off-premise signs in the commercial and industrial zones**

Applicant: Town of Jerome

Amendments include but may not be limited to Sections 201 and 509 of the Jerome Zoning Ordinance.

#### **Discussion/Possible Direction**

**Item 5: Ordinance amendments related to beekeeping**

Applicant: Town of Jerome

Amendments include but may not be limited to Sections 201, 502, 503, 504, and 505 of the Jerome Zoning Ordinance.

#### **Discussion/Possible Action – P&Z Reso. 2021-11**

#### **Informational Items (Current Event Summaries):**

**Item 6: Updates of recent and upcoming meetings** – John Knight, Zoning Administrator

- a. **June 7, 2021 DRB meeting** – new house on Mexican Pool property (300 Queen Street); new house at 224 Fourth Street (Lazaro); sign for Blazing Owl (300 Hull Street); gate for Husbands' Alley (140 Main Street); new sign for Jerome BATH House (240 Hull Avenue)
- b. **June 8, 2021 Council meeting** – Ordinance amendment regarding administrative approval and appeals (2<sup>nd</sup> reading); initiation of ordinance regarding beekeeping; discussion regarding creating a special events ordinance; outreach regarding amendments to the residential parking ordinance

**Item 7: Potential items for Wednesday, July 21, 2021:** no items currently scheduled

#### **Discussion/Possible Direction to Staff**

#### **Item 8: Adjourn**

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 6 p.m. on \_\_\_\_\_

970 Gulch Road, side of Gulch fire station, exterior posting case

600 Clark Street, Jerome Town Hall, exterior posting case

120 Main Street, Jerome Post Office, interior posting case

\_\_\_\_\_  
*Rosa Cays, Deputy Town Clerk, Attest*

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





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## Regular Meeting of the **Planning and Zoning Commission**

Wednesday, May 19, 2021, 6:00 pm

Place: Jerome Civic Center

600 Clark Street, Jerome, AZ 86331

### MINUTES

#### 6:02 (0:06) Item 1: Call to order

Chair Lance Schall called the meeting to order at 6:02 p.m.

Deputy Town Clerk Rosa Cays called the roll. Present were Commissioners Jeanie Ready and Lori Riley; Vice Chair Chuck Romberger called in by phone. Also present was Zoning Administrator John Knight.

#### 6:03 (0:40) Item 2: Petitions from the public – There were no petitions from the public.

#### 6:03 (0:47) Item 3: Approval of Minutes – Regular meeting of April 21, 2021

##### Motion to Approve the Regular Meeting Minutes of April 21, 2021

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Ready			X			
Riley		X	X			
Romberger			X			
Schall	X		X			

#### Old (continued) Business:

#### 6:03 (1:28) Item 4: Initiate ordinance amendment related to commercial signs

Applicant: Town of Jerome

The Town of Jerome proposes to initiate amendments to Section 509 of the zoning ordinance related to temporary signs and off-premise signs in the commercial and industrial zones.

##### **Discussion/Possible Action – P&Z Reso. 2021-08**

Zoning Administrator John Knight clarified that this was to initiate the process of amending the zoning ordinance. He listed four main categories to address: temporary signs/banners, open/closed/directional signs, types of advertising (e.g., mannequins), and off-premise signs.

Chair Schall asked if Council or P&Z was initiating the process. Mr. Knight said P&Z, which Chair Schall was comfortable with.

##### Motion to Approve P&Z Resolution 2021-08

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Ready		X	X			
Riley			X			
Romberger			X			
Schall	X		X			

#### New Business:

#### 6:07 (4:35) Item 5: Preliminary and Final Site Plan Review for a new house

Applicant: Keith Lazaro

Address: Fourth Street and Verde Avenue

Zone: R1-5

Owner of record: Keith Lazaro

APN: 401-07-022

Applicant is seeking preliminary and final site plan review to construct an approximately 1,400-square-foot house on an existing lot.

##### **Discussion/Possible Action – P&Z Reso. 2021-09**

Mr. Knight gave a brief staff report. He shared details about the zone and lot and said Jerome resident Keith Lazaro had done a fine job on the detailed set of plans. He said Mr. Lazaro met all the standards listed in the packet and noted that in the R1-5 zone, normally a larger front setback is required, but a provision in the zoning ordinance states that it can match the setbacks of adjacent buildings. Mr. Knight stated that this was not a variance, and that Mr. Lazaro was proposing a 5-foot setback on Verde instead of the generally required 10 feet. He said the houses of Mr. Lazaro's neighbors on either side project into the right of way and so have negative setbacks. Mr. Knight said unusually shaped lots have been discussed before: the Worth property on Center Avenue and the property at 18 North Drive. For unusually shaped lots and lots with double frontages, the commission has allowed the applicants to decide which yards are their front, side, and rear yards. He went on to explain the yard requirements and that Mr. Lazaro would like the Fourth Street side to be his front yard. Mr. Knight said it would be permanently defined and documented that Fourth Street is the front yard and the yard opposite Fourth Street is the rear yard.

Chair Schall asked about the large water tank on the property, which Mr. Lazaro said would be removed before construction began.

Mr. Knight said a small shed is also proposed and that the old garage would be demolished.

Commissioner Ready asked about the yard with the 5-foot setback in the site plan and asked if it would be considered a side yard rather than a front yard as noted. Mr. Knight explained that it would be a side yard, or street-side yard, with a 5-foot setback.

Vice Chair Romberger said he saw the same issue regarding the side yard, but now understands.

Chair Schall asked if Mr. Lazaro or anyone from the public wanted to speak.

(13:15) Mack Brennan of Crested Construction asked if a geotechnical survey would be required for this property. He said the owners of the Mexican pool property [300 Queen Street] are required to get one and it too is a level lot, although they will not be doing any excavation for a basement.

Mr. Knight explained that geotechnical and soils engineering reports will be required when the building permits are applied for.

Chair Schall said it is not generally within the purview of P&Z to require engineering reports. A brief discussion ensued. Mr. Schall said P&Z assumes the applicant and building inspector will handle the necessary engineering reports.

(16:10) Jerome resident Sally Stricker said she lives next to the site and supports Mr. Lazaro's project.

Mr. Knight said Jerome resident and neighbor Debi Foli also chimed in her support for the project but had to leave the meeting.

**Motion to Approve P&Z Resolution 2021-09**

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Ready	X		X			
Riley		X	X			
Romberger			X			
Schall			X			

**6:20 (18:31) Item 6: Preliminary and Final Site Plan Review for a house**

Applicants: Bethany Halbreich and Cameron Sinclair  
 Address: 300 Queen Street  
 Owner of record: Half Kingdom Holdings LLC  
 Applicants are seeking preliminary site plan review to construct an approximately 1,155-square-foot house.

**Discussion/Possible Action - P&Z Reso. 2021-10**

Mr. Knight reminded the commission that the preliminary site plan review was tabled last time P&Z met in April and that at the May 3 DRB meeting, the preliminary design review was approved. He said the applicants still need to go through final site plan review and final DRB approval. At this meeting, they are requesting both preliminary and final site plan review. Issues that were holding them up have been mostly resolved, including a geotechnical report and the timing of submission, which Mr. Knight had discussed with town attorney Bill Sims, who said as long as it was submitted before construction began and was signed off by a qualified engineer, the town would not be liable. He said typically it is something submitted with the building permit application and not necessarily presented to P&Z. Mr. Knight said staff recommends having the geotechnical report submitted with the building permit application.

Mr. Knight said the other issue was how the water/sewer extension was to be handled, and that Public Works and the Jerome Fire Department (JFD) are interested in upsizing the water line for fire safety purposes along the upper part of the lot, so the applicants are working with neighbors and the town departments to see what would be needed and who would be responsible for what. Another issue Mr. Knight mentioned was the level of improvements needed along Diaz Street and that part of the drivable surface is on Verde Exploration property, which requires an easement. JFD has requested a 12-foot-wide improvement at minimum. Mr. Knight said the applicant has made changes and adjustments to the plans.

(24:47) Property owner Cameron Sinclair said the site plan review was previously tabled because of a request to get a geotechnical survey and that Western Technologies has been hired to do the work. The report should be ready within a few weeks.

Mr. Sinclair said they are basically doubling the footprint of the pumphouse currently on the lot. He said they are replicating the shape, style, and physicality of the space but replanning it. He said they plan to work with the State Historic Preservation Office (SHPO) team and meet with them and with ASU architect students to discuss the architecture of Mexicantown. He said they had added 6 inches to the setback from the pool and explained their building restrictions due to the pool. Mr. Sinclair also announced that they were taking over a lease with Verde Exploration from Denise Guth of one acre of land, and that they had discovered in researching the area that Diaz Street is now owned by Verde Exploration and not the town. They are working directly with Verde Ex regarding the easement.

Mr. Sinclair explained their plan for water drainage and said three parking spots are proposed. He said water, power, and gas will come from Queen Street, which will also be a secondary access point planned for in the second phase of their project.

Mr. Sinclair showed old maps and what buildings were on the property and talked about some of the history, including the Madrid family, who had the first terracotta chimney in Mexicantown. He then talked about the various land surveys they have acquired, including a recent one done two months ago and a 2017 topographical survey, the latter used to get the 3D model [in the agenda packet].

He pointed out that the Guth property is also two buildings connected with a bridge, then showed images of the blue pumphouse, which SHPO was not pleased with due to the materials used. Mr. Sinclair said they are working with SHPO and DRB on a railing design for around the pool for safety that will be about 6.5 feet above the ground level. He said they have also decided on using more wood for the outside of the building and railings to be more in line with Jerome's "look" as recommended by DRB. He pointed out that most of the building will be blocked by other buildings on Queen Street.

Ms. Ready asked about the timing of improvements on Diaz Street, and whether it would be done before construction begins or once the home is occupied. Mr. Sinclair said he has met with Fire Chief Rusty Blair regarding the 12-foot easement requirement, which is currently at 14 feet. He

explained the difficulty of improving the road since it is on Verde Ex (private) property—and Verde Ex will not build the town a road for free. He said the JFD oversees maintenance of Diaz Street for fire safety reasons.

Ms. Ready confirmed that no additional improvements were needed regarding Diaz Street.

Mr. Knight pointed out the condition of timing and approval of improvements before occupancy, as required and written in the resolution.

Mr. Sinclair pointed out another change to their plans regarding the southwest corner of the property and said that it is 97 feet from the Cuban Queen project, which has received town approval to build with a zero setback. Because they are within 100 feet and have no neighbors on the other side of their property, Mr. Sinclair and Ms. Halbreich can taper their setback.

Connection with Vice Chair Romberger was temporarily disconnected; he returned and stated he had no concerns about the project.

For the record, Mr. Knight stated that a meeting was held with the applicants, two PZ, and two DRB members to discuss the geotechnical survey, Diaz Street, and water and sewer hookups.

**Motion to Approve P&Z Resolution 2021-10**

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Ready			X			
Riley		X	X			
Romberger			X			
Schall	X		X			

**Informational Items (Current Event Summaries):**

**6:42 (40:33) Item 7: Updates of recent and upcoming meetings –** John Knight, Zoning Administrator

- a. **May 3, 2021 DRB meeting –** Raku Gallery open/closed sign; preliminary design review for 300 Queen Street (Mexican Pool property); paint colors for 557 Main Street (Roque); roof material changes at 752 Gulch Road (Pontious); Nellie Bly sign; work session on commercial signs
- b. **May 11, 2021 Council meeting –** Second reading of sign ordinance amendments; first reading of ordinance amendments regarding administrative approval of small projects and appeals; discussions on the following: possible beekeeping ordinance; possible special event ordinance; possible amendments to residential parking

Mr. Knight updated the commission on the recent DRB and Council meetings and highlighted the items listed above.

There was a brief discussion about the beekeeping ordinance. Mr. Knight explained that Council would initiate it and let P&Z do the “heavy lifting.” He also explained what the special event ordinance was about.

**6:51 (48:37) Item 8: Potential items for Wednesday, June 16, 2021: Sign ordinance changes Discussion/Possible Direction to Staff**

Mr. Knight said the beekeeping ordinance would also be added to the agenda.

**Item 9: Adjourn**

**Motion to Adjourn at 6:52 p.m.**

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Ready			X			
Riley	X		X			
Romberger			X			
Schall		X	X			

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Lance Schall, Planning & Zoning Commission Chair

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
 Rosa Cays, Deputy Clerk





# TOWN OF JEROME

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

## Zoning Administrator Analysis Planning and Zoning Commission Wednesday, June 16, 2021

### Item 4:

#### Public Hearing regarding ordinance amendments for temporary and off-premise signs in the commercial and industrial zones

**Applicant/Owner:** Town of Jerome

**Prepared by:** John Knight, Zoning Administrator

#### Discussion/Possible Direction

**Background and Summary:** Both the Design Review Board (DRB) and Planning and Zoning Commission (P&Z) have expressed interest in updating the sign ordinance to address temporary and off-premise signs in the commercial and industrial zones. This would result in changes to Sections 201 and 509 of the zoning ordinance. At the April 21, 2021, P&Z meeting, the commission discussed possible changes to the ordinance. At the May 19, 2021, P&Z meeting, the commission initiated the process to begin amending the code.

Note that the recent changes to the sign ordinance related to temporary signs in the residential areas are now complete and part of the zoning ordinance. Staff has included a preliminary redline document with some suggested changes to address temporary commercial and industrial signs.

Proposed changes are summarized below.

#### 1. Definitions:

- a. **Changeable-copy signs** – New definition added for signs with changeable copy such as menu boards and whiteboards.
- b. **Mural/Painted sign** – New definition added identifying murals and signs painted on walls as part of the maximum sign area.
- c. **Sign area** – Expanded and clarified the definition of *sign area*.
- d. **Open/Closed sign** – Expanded the definition to include directional signs.
- e. **Temporary sign** – Expanded the definition to state that temporary signs are intended for a limited period of display.

2. **Temporary commercial and industrial signs:** Currently Section 509.G.7. allows temporary signs in the commercial district up to eight (8) square feet in size. These signs can be displayed for 45 days, twice per year, and no more than a total of 90 days per calendar year. No permit is required for a temporary sign. This section also allows some unrestricted temporary signs such as chalkboards for daily menu specials, sandwich boards (on private property), and special events (such as Art Walk).

- a. **Permitting** – A new provision has been added that requires administrative approval of temporary signs. This allows town staff to identify the length of time the sign has been posted. It also provides an opportunity to educate the business owners about the requirements for temporary signs. An example of the temporary sign permit application from Sedona is attached for reference.

- b. **Length of time** – The maximum time frame has been reduced to 30 days and allowed for no more than twice per calendar year. For reference, Sedona allows temporary signs for a maximum of 30 days for a new business and a maximum of five (5) days for an existing business.
3. **Off-premise signs** – New standards are included that allow off-premise signs less than four (4) square feet in size and located on private property. These cannot be attached to road signs or located in public right of way. Currently off-premise signs are prohibited.
4. **Changeable copy signs (menu boards, chalkboards, etc.)** – New standards are included that allow menu boards, chalk boards, whiteboards and similar signs up to four (4) square feet without a permit.
5. **Open/Closed and Directional signs** – Section 509.G.9. allows exterior open/closed signs up to four (4) square feet in area. These signs currently require a permit and approval from the Design Review Board, but staff recommends these be allowed without a permit.
6. **Mannequins/skeletons** – Staff requests direction from the commission on how they would like to address skeletons that advertise a business. These could be regulated as a temporary sign, requiring administrative approval, or as a permanent sign requiring DRB review. Standards will also need to be added that prohibit skeletons from being placed in pedestrian walkways and stairways, or otherwise hinder pedestrian access or safety.

**Recommendation:** The zoning administrator requests direction on possible changes to the sign ordinance relating to commercial signage.

**Attachments:**

- Preliminary redline
- Sedona Temporary Sign Permit Application



## SECTION 509. SIGNS

### A. PURPOSE

This section provides a set of standards for the design and construction of signs within the Town of Jerome. The purpose of this section is to encourage the preservation of historic buildings and artifacts, to protect the general public from damage and injury, to protect property values, to preserve the beauty and unique character of Jerome, to aid in the free-flow of traffic within the town, and to promote the tourist industry which is important to the economy of Jerome, and the Historic Overlay District. [The section also recognizes free speech rights by regulating signs in a content-neutral manner.](#)

### B. DEFINITIONS

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

- ~~1.~~ [Area - A rectangular area calculated by drawing horizontal and vertical lines from all sign extremities excluding those which are essentially sign supports. Sign area is calculated as the area within a continuous perimeter that encloses the limits of text and graphics of a sign, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign's message from the background against which it is placed. The area excludes the structure upon which the sign is placed and sign supports.](#)
- ~~2.~~ Barber Pole – a type of sign used by barbers to signify the place or shop where they perform their craft. The sign includes a staff or pole with a helix of colored stripes (usually red, white and blue). The pole may be stationary or may rotate, often with the aid of an electric motor
- ~~2.~~~~3.~~ Clear Vision Triangle – A triangle shaped zone formed by the existing or proposed curb lines of two or more intersecting streets, roads or alleys and a third line connecting said curb lines at a distance of thirty (30) feet in each direction from the point of curb line intersection, in order to provide vehicular traffic an unobstructed view of cross traffic at intersections. In locations without curbs, the edge of the drivable surface of the street or road shall be treated the same as a curb.
- ~~3.~~~~4.~~ Flying Banner – a flexible or rigid pole to which one side of a flexible fabric, generally in the shape of a feather or similar shape, is attached, and which is used for the primary purpose of advertising or attention-getting by the public display of visually communicative images. Such banners are also known and sold under names which include, but are not limited to, “quill sign,” “wing banner,” “banana banner,” “blade banner,” “flutter banner,” “flutter flag,” “bowflag,” “teardrop banner,” and others. The definition includes functionally similar display devices.
- ~~5.~~ [Mural – See definition for Painted Sign.](#)
- ~~4.~~~~6.~~ Sign - An object meant to convey a message through the use of words or symbols. A sign can be painted on one surface, or both surfaces, be free-standing or be signs supported by a pole or be attached to a building. All exterior [signs](#) whether public or private, are regulated by this ordinance.
- ~~5.~~~~7.~~ Sign, Balloon – Balloon sign shall mean any sign painted onto or otherwise attached to or suspended from a balloon, whether such balloon is anchored or affixed to a building or any other portion of the premises or tethered to and floating above any portion of the premises.

- ~~6.1. Area - A rectangular area calculated by drawing horizontal and vertical lines from all sign extremities excluding those which are essentially sign supports.~~
8. Sign, Canopy - A sign mounted on or painted on a canopy or awning.
9. Sign, Changeable Copy - A sign, or portion thereof, with characters, letters, or illustrations that can be changed or rearranged manually without altering the face or surface of the sign. Examples include whiteboards, chalkboards, and menu boards.
- ~~7.10.~~ Sign, Directional - An exterior sign indicating whether a business is open or closed and signs directing people to a particular entrance of a building.
- ~~8.11.~~ Sign, Free-Standing - A sign not attached to or supported by a building.
- ~~9.12.~~ Sign, Height - The vertical distance from the ground directly under the sign to the lowest point of the sign.
- ~~10.13.~~ Sign, Interior - Signs within a building not accessible from outside. Interior signs are not regulated by this ordinance.
- ~~11.14.~~ Sign, Gas Generated - Gas generated signs or signs illuminated by gas generated lighting, other than those existing on June 14, 1977, are prohibited.
- ~~12.15.~~ Sign, Off-premise - A permanent or temporary sign not located on the premises of the business which it advertises.
- ~~13.16.~~ Sign, On-premise - A sign, the content of which relates to the premises on which it is located, referring exclusively to the name, location, products, persons, accommodations, services, or activities of or on those premises, or the sale or lease of those premises.
- ~~14.17.~~ Sign, Nameplate - A sign which is limited to the name and/or business of the residents of the premises, not exceeding two inches by twelve inches (2" x 12").
18. Sign, Business Door Identification - A nameplate sign of a business name on an entry door, not exceeding two inches by twelve inches (2" x 12").
19. Sign, Open/Closed - See definition of Directional Sign.
- ~~15.20.~~ Sign, Painted - A sign painted directly on the building façade.
- ~~16.21.~~ Sign, Projecting - A building mounted sign which projects from and is supported by a wall of a building.
- ~~17.22.~~ Sign, Wall - A sign attached flush to the exterior surface of a building, or permanently applied to a window of a building. The sign must not project above the roof. Light sources aimed at the wall sign may project further.
- ~~18.23.~~ Sign, Historical/Historical Period - A sign in use in Jerome during the period between 1876 and 1953.
- ~~19.24.~~ Sign, Service - An interior sign whose purpose is not to advertise the business displaying the sign, but to inform or provide for the safety of the public. Signs such as credit card placards, directional signs and, "No Smoking" signs, ~~and menu boards~~ are examples of service signs.
- ~~20.~~ ~~Sign, Open/Closed - A sign indicating that a place of business is open or closed.~~
- ~~21.25.~~ Sign, Temporary - A sign not permanently attached to a structure or to the ground. Examples of temporary signs include garage sale signs, temporary sale signs, contractor signs, banner signs, candidate signs, and real estate signs. Temporary signs shall only be displayed for a limited period of time. The definition of temporary sign does not include flags.

~~22.~~ Sign Walker – A person (or persons) waving “sales theme signs” with arrows at entrances to major highways or at corners of high traffic intersections directing customers to a sale. Also called sign twirlers, sign holders, human billboards, and sign events.

~~23.~~ 26. Organization – An organized body of people with a particular purpose, such as a society, association, civic or charitable group, or similar, whether non-profit or for-profit.

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

### C. APPLICABILITY

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

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

[Ord. No. 457]

### D. PERMITS

1. A sign permit shall be required before a permanent sign may be placed, constructed, re-constructed, or altered within the Town of Jerome with the exception of the following:
  - a. Name-plate signs and business door identifiers not exceeding two inches by twelve inches (2” x 12”).
  - b. Repainting or maintenance of signs, provided there is no change in size, shape, wording, composition, or color.
  - ~~c. On-site menu boards, either in a wall-mounted case or window display.~~
  - ~~d.c.~~ d. Exterior temporary signs in the residential districts.
  - d. Signs not permanently affixed to a window and located entirely within an enclosed building.
  - e. Directional signs.
  - f. Changeable Copy Signs.
2. An application for a permanent sign permit shall be filed with the Zoning Administrator on a form prescribed by the Zoning Administrator. The application shall be accompanied by the number of copies required by the Zoning Administrator. ~~eight identical copies of the sign plans.~~ Each copy shall be on one or more sheets of paper measuring not more than twenty-four inches by thirty-six inches (24”x 36”) drawn to scale, which shall show the following:
  - a. Signature of the applicant.
  - b. The name and address of the sign owner and sign erector.
  - c. Drawings showing the design, dimensions, color, material, and structure of the sign.

- d. A drawing or photograph of the building facade indicating the proposed location of the sign, and all other existing signs maintained on the premises and regulated by this ordinance.
  - e. Proposed method of lighting the sign.
  - f. Any additional information which the Design Review Board may require in order to decide on the application.
  - g. Payment of a non-refundable, one-time filing fee in an amount established by a schedule adopted by resolution of the Council and filed in the offices of the Town Clerk. Applicant may re-submit a modified plan without paying an additional fee. Payment of the filing fee shall be waived when the applicant is an agency of the Town, County, State or Federal Government.
3. Plan Review
- The Zoning Administrator shall review and accept completed plans in accordance with the provisions of Section 303. These plans shall be placed on the agenda of the next Design Review Board meeting.
4. Design Review
- The Design Review Board shall, in accordance with the provisions of Section 304, deny, approve, or conditionally approve any application for a sign permit. Upon approval of an application by the Design Review Board, the Zoning Administrator shall be instructed to issue the sign permit.
5. The Design Review Board may waive the requirements of this section in order to allow the preservation or restoration of signs or commercial graphics which are determined to be of historical significance.

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

#### **E. REGULATIONS APPLICABLE TO SIGNS IN ALL ZONES**

- 1. The design, color, shape, materials and style of permanent signs shall be subject to review and approval of the Design Review Board.
- 2. All signs shall be constructed, designed, or attached to structures in conformance with the building code adopted by the Town of Jerome.
- 3. No sign shall be constructed in the clear vision triangle, erected or lit in such a manner as to interfere in any way with the flow of traffic on the public right of way, or present a traffic hazard.
- 4. Free-standing signs shall not exceed ~~four-six (64)~~ feet in height.
- 5. Organizations as defined herein are allowed Temporary Signs without a permit or review for temporary special event banners or signs. Banners for special events must be removed within three (3) days of the close of any event and may not be hung on Town property without permission of the Town of Jerome. The Town Manager may approve special event banners to be hung on Town property for recurring events. Banners to be hung on Town property for first time events shall be approved by the Town Council.
- 6. Lighting shall be directed at the sign from an external incandescent light source and shall be installed so as to avoid any glare or reflection into any adjacent property, or onto a street or alley so as to create a traffic hazard. These restrictions shall apply to internally lighted signs, which may be allowed if constructed of metal or wood. No internally lit signs that are constructed of acrylic or plastic are allowed. No sign that flashes or blinks

shall be permitted outside. No visible bulbs, neon tubing, or luminous paints, shall be permitted as part of any sign.

7. Any existing nonconforming permanent sign that was legally constructed or permitted prior to the adoption of this ordinance may be continued in use; if such a sign is damaged, it may be restored or repaired. If a new sign is constructed, it must conform to the provisions of this chapter.
8. Signs shall be removed upon thirty (30) days of business relocation or closure.
9. If any sign becomes a danger to the public or becomes deteriorated or is abandoned, the property owner, or owner of the sign shall be notified to remove or repair the sign. If he/she does not comply within ten (10) days, the Zoning Administrator shall have the sign removed and the cost assessed to the owner of the property on which such sign is located.
- ~~9-10.~~ Painted Signs. Painted signs shall be subject to review by the Design Review Board. The maximum number and area of painted signs shall be subject to the same limits of other types of signs.
- ~~10-11.~~ Flags. Unless otherwise required by state law or specified in this Article, no more than two (2) flags may be displayed on a flagpole, from a flag bracket or on a flag stanchion. Examples of flags include, but are not limited to, the insignia of any nation, organization of nations, state, province, county, city, any religious, civic or fraternal organization, or educational institution. The area of each flag shall not exceed sixteen (16) square feet and the height of the flag shall be no taller than the building to which it is attached. For the purpose of determining the area of a flag, only one side of the flag shall be counted. Flags may be externally illuminated. A sign permit is not required for a flag.

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

#### **F. REGULATIONS APPLICABLE TO SIGNS IN RESIDENTIAL ZONES**

1. One nameplate sign not exceeding two inches by twelve inches (2"x 12") indicating the names of the occupants or business, and one set of numbers four inches by twelve inches (4"x 12") indicating the street address shall be allowed for each dwelling unit without a permit.
2. One non-illuminated sign not exceeding eight (8) square feet in area shall be allowed on premises only to identify a home business and requires a permit. A two-sided sign is one sign.
3. No sign shall extend above the eaves line of a building or extend higher than ten (10) feet above the ground directly below it.
4. Temporary signs shall be permitted in the residential zones without a permit, subject to the following provisions:
  - a. The sum area of all temporary signs does not exceed five (5) square feet in size.
  - b. If the temporary sign pertained to an event (such as an open house or garage sale), the sign shall be removed within three (3) days of the completion of the event or activity which is being advertised.
  - c. Signs shall maintain a minimum setback from the right of way of ten (10) feet, unless there is a primary structure on the lot which is located closer to the right of way than ten (10) feet, in which case the sign may be placed at the same setback as the primary structure.

- d. The maximum height of a temporary sign is four (4) feet.
- e. Signs shall not be illuminated.

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

## G. REGULATIONS APPLICABLE TO SIGNS IN COMMERCIAL AND INDUSTRIAL ZONES

1. No more than two (2) signs are permitted for any one business except that a business having frontage on and physical access from two (2) or more streets will be allowed a total of three (3) signs.
2. The area of any single ~~W~~all, ~~P~~ainted, ~~P~~rojecting, ~~F~~ree-standing or ~~C~~eanopy sign shall not exceed sixteen (16) square feet.
- ~~2-3.~~ The maximum area of all signs shall not exceed thirty-two (32) square feet.
- ~~3-4.~~ No sign shall extend above the roof of the building to which it is attached.
- ~~4-5.~~ The bottom of any projecting sign shall be no lower than eight (8) feet above the ground directly below it.
- ~~5-6.~~ No part of any projecting or free-standing sign may project over any roadway.
- ~~6-7.~~ One (1) set of address numbers not exceeding four inches by twelve inches (4" x 12") in total area shall be allowed in addition to normal sign allowances.
- ~~7-8.~~ Temporary signs, which are promotional in nature and intended to advertise a specific event, activity or business such as "sale" signs are allowed in addition to other signs. Temporary signs must meet all restrictions for signs in this section in addition to the following:
  - a. The sum area of all temporary signs shall not exceed eight (8) square feet.
  - b. No business may display a temporary sign more than ~~ninety-thirty (3090)~~ consecutive days and no more than sixty (60) days per calendar year, ~~or forty-five (45) consecutive days.~~
  - c. Temporary sSigns shall not be illuminated.
  - d. If the temporary sign pertained to an event (such as a sale or promotional event), the sign shall be removed within three (3) days of the completion of the event or activity which is being advertised.
  - e.e. Temporary Signs require administrative approval from the Zoning Administrator. Applications shall be submitted on a form prepared by the Zoning Administrator and shall demonstrate compliance with the standards of this section.
  - d. ~~No permit is required for temporary signs.~~

*Examples of temporary signs:*

    - ~~• Chalkboards or signs that change daily for menu specials~~
    - Signs for special events that have limited use, such as Art Walk announcements
    - Sandwich boards / A-Frame signs (allowed in vestibules and on private property, but not on public sidewalks)
    - Banners
    - "Sale" and other exterior product advertising
- ~~8-9.~~ Exterior Directional Ssigns ~~indicating open and closed~~ are permitted in addition to normal sign allowances. No more than two (2) Directional Signs are allowed with a



~~maximum, total area of These signs should be no more than four (4) square feet. in area. Such an exterior open/closed sign requires~~ Directional signs do not require a permit. and approval from the Design Review Board.

- ~~9-10.~~ Standard copyright signs offering information on incidental services or recommendations, e.g., VISA, MasterCard, WiFi, etc., are permitted in addition to normal sign allowances, provided:
- a. They conform to all provisions contained in this section.
  - b. They are inside a window.
  - c. There is no more than one (1) sign per incidental service per public entrance to the business.
  - d. No sign's area shall exceed sixteen (16) square inches.
11. Off-premise Signs are allowed with approval from the Design Review Board subject to the following requirements.
- a. A maximum of one (1) Off-premise Sign is allowed for each business.
  - b. The sign must advertise an existing business located in the commercial or industrial zoning districts in Jerome.
  - c. The sign area shall not exceed four (4) square feet in size and the sign may be no taller than six (6) feet in height.
  - d. The sign shall not be attached to a street sign, utility pole, utility box or similar feature.
  - e. The sign shall be located on private property with installed with written permission from the property owner.
  - a.f. Signs shall be permanently attached to a building façade or the ground.
12. Mannequins – Direction needed from the Commission on how to address mannequins and skeletons and similar forms of commercial advertising.
13. Changeable Copy Signs are allowed without a permit provided they do not exceed four (4) square feet in size and are attached to the façade of a building. A maximum of one sign per business is allowed.

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

## H. PROHIBITED SIGNS

1. Abandoned signs
2. Billboards
3. Digital or electronic signs with changeable copy
4. Flying banners
5. Flashing or blinking signs
6. Gas-generated signs
7. Inflatable and balloon signs
8. Moving and rotating signs – including rotating barber poles
9. Off-premise signs in the commercial or industrial zoning districts
10. Signs attached to or painted on trees, rocks or other natural features

11. Signs emitting any sound designed to attract attention
12. Signs in the clear vision triangle
13. Signs in the right-of-way
14. Signs painted on fences
15. Sign walkers
16. Signs with visible bulbs, neon tubing or luminous paints

[Ord. No. 472]



**Temporary Sign Permit Application**  
**Commercial Districts**  
 LDC 1114.02.B



**City Of Sedona**  
**Community Development Department**  
 102 Roadrunner Drive Sedona, AZ 86336  
 (928) 282-1154 • [www.sedonaaz.gov/cd](http://www.sedonaaz.gov/cd)

Applicant Name:		Permit #: TSP	
Business Name:		Date Received:	
Business Address:		Fee Paid:	
Cell Phone:		Valid From:	
E-mail:		Valid To:	

Please check one of the following options:

- Temporary Sign: \$30 per permit

Circle One: Flag Mounted Sign · Banner · Pennant · Streamers · Balloons ·  
 Inflatable Sign · Costumed Character · Sandwich Board (A-frame Sign)

Each Temporary Sign Permit is valid for a maximum of five (5) consecutive days and shall not exceed 20 square feet in area. Each business is allowed five (5) Temporary Sign Permits per calendar year.<sup>30</sup>

- New Business: \$30 per permit

Circle One: Flag Mounted Sign · Banner · Pennant · Streamers · Balloons ·  
 Inflatable Sign · Costumed Character · Sandwich Board (A-frame Sign)

Each new business is allowed one (1) temporary sign permit for a maximum of thirty (30) consecutive days and shall not exceed 20 square feet in area. The 30 day period shall not start prior to issuance of a Tenant Occupancy Permit, and shall not extend beyond installation of the permanent sign for the business or 30 days after issuance of a Certificate of Occupancy, whichever is sooner.

**General Standards for Temporary Signs in Commercial Districts**

- Temporary signs shall be located on the business premises that directly relate to the purpose of the sign. Off-premises signs are not allowed.
- Temporary signs shall not be located within street or highway right-of-ways.
- Temporary signs are to be located in commercial zoning districts only.
- Freestanding signs are limited to eight (8) feet in height.
- State law requires that you call for a Blue Stake inspection a minimum of 2 days prior to any digging into the ground for any purpose. A Blue Stake inspection requires that any utilities with underground lines mark the location of their lines to prevent disruption during digging/excavation activities. To schedule a Blue Stake inspection, call 811, 1-800-STAKE-IT, or go to [www.arizona811.org](http://www.arizona811.org)

**IMPORTANT:** The permittee shall indemnify, defend, and save harmless the City of Sedona from any and all claims, demands, suits, actions, proceedings, loss, cost, and damages of every kind and description, including attorneys' fees and/or litigation expenses, which may be brought or made or incurred by the City of Sedona on account of loss of or damage to any property or for injuries or death of any person, caused by, arising out of, or contributed to, in whole or in part, by reason of any act, omission, professional error, fault, mistake, or negligence of permittee, its employees, agents, or representatives, or subcontractors, their employees, agents, or representatives in connection with or incident to the performance of this agreement, or arising out of Worker's Compensation claims, Unemployment Compensation claims, or Unemployment Disability Compensation claims of employees of permittee and/or its subcontractors or claims under similar such laws and obligations. Permittees' obligation under this Section shall not extend to any liability caused by the sole negligence of the City of Sedona or its employees.

Signature

Date





# TOWN OF JEROME

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

## Zoning Administrator Analysis Council Staff Report Wednesday, June 16, 2021

### Item 5: Ordinance amendments related to beekeeping

**Applicant:** Town of Jerome

**Prepared by:** John Knight, Zoning Administrator

**Discussion/Possible Action – P&Z Reso. 2021-11**

**Background and Summary:** At the previous council meetings in April and May, the Council reviewed a report by bee expert Patrick Pynes and discussed the possibility of implementing a beekeeping ordinance. On June 8, 2021, the Council approved a motion to initiate the process to begin amending the code.

Staff has met with councilmembers Sage Harvey and Alex Barber to review several local beekeeping ordinances and prepared a draft for consideration (see attached). The proposed ordinance would be incorporated into the zoning ordinance and will need to return to the Council for final adoption.

### Summary of proposed ordinance:

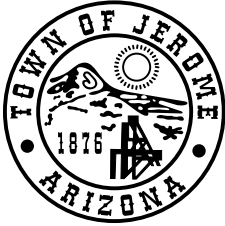
1. **Definitions:** New definitions added for *aviary, beekeeper, beekeeping, colony, flyway barrier, hives, and swarm*.
2. **Procedure and permitting:** A conditional use permit (CUP) would be required for any new beekeeping requests. Existing hives would be considered legal, nonconforming uses and would not require permits unless expanded or otherwise modified.
3. **Noticing:** Property owners within 100 feet of the prospective beekeeping would receive notice prior to review by P&Z.
4. **Allowed zones:** Beekeeping would be a conditional use in all zones.
5. **Standards:**
  - a. **Setbacks:** Hives cannot be in the front yard and would need to be at least five (5) feet from the side and rear property lines.
  - b. **Number of hives:** A maximum of two (2) hives would be allowed.
  - c. **Supplemental water and food:** Supplemental water and food must be provided if needed.
  - d. **Aggressive hives:** Beekeepers need to obtain a queen bred for gentleness. Also included are standards to address aggressive or abandoned hives and have them relocated or destroyed if necessary.
  - e. **Flyway barrier:** A six (6)-foot-high flyway barrier must be provided on either side of the hive to help reduce human/bee interactions.

**Recommendation:** Discussion/possible action.

### Attachments:

- Resolution 2021-11
- Draft redline ordinance





# TOWN OF JEROME

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

## **P&Z Resolution No. 2021-11 Code amendments related to beekeeping**

WHEREAS the Town of Jerome would like to amend Sections 201, 502, 503, 504, and 505 of the Jerome Zoning Ordinance; and

WHEREAS the proposed amendments include, but are not limited to, amending the ordinance to allow for the keeping of bees within the town limits; and

WHEREAS on June 16, 2021, the Jerome Planning and Zoning Commission held a hearing and provided public notice in accordance with Section 301.C. of the Jerome Zoning Ordinance; and

WHEREAS a notice was published in the *Verde Valley Independent* newspaper on May 30, 2021.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the Town of Jerome, Arizona, that the commission hereby recommends that the Town Council of Jerome amend Sections 201, 502, 503, 504, and 505 of the Jerome Zoning Ordinance related to the keeping of bees.

ADOPTED AND APPROVED by a majority vote of the Planning and Zoning Commission on June 16, 2021.

ATTEST:

APPROVED:

\_\_\_\_\_  
Rosa Cays, Deputy Town Clerk

\_\_\_\_\_  
Lance Schall, Chair

Attachment – redline version of proposed text amendments



## Section 201 - Definitions

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

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

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

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

**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.

**Area, open** - (see Open Area).

**ARS** - Arizona Revised Statutes (Arizona State Law).

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

**Attached building** - (see Building, Attached).

**Automobile Service Station** - (see Service Station).

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

**Bed and breakfast** - a building or buildings containing central kitchen facilities and not more than three (3) rooms used to provide lodging for compensation; provided that, 1) No more than one (1) family is lodged per day, 2) no meals are provided other than breakfast, 3) the host family lives on the premises, 4) smoke alarms are installed and, 5) parking has no negative effect on the neighborhood.

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

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

**Board of Adjustment** - (see Section 105)

**Boarding or Rooming House** - a building or buildings containing central kitchen facilities and not more than eight (8) rooms where lodging is provided for compensation with or without meals, but not to include rest homes.

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

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

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

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

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

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

building of the lot on which the same is situated.

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

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

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

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

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

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

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

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

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

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

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

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

**Colony** – [the inhabitation of the hive, including the queen, drones, worked bees and brood.](#)

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

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

**Contiguous** - in actual contact.

**Convalescent Home** - (same as Nursing Home).

**Council** - Jerome Town Council.

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



be restricted by man-made structures which have been or may be covered partially or wholly by floodwater, but shall compose an area not less than that area confined by the fifty-year flood and shall not exceed that area confined by the one hundred-year flood.

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

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

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

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

**Garage, Repair** - (see Automobile Repair Garage).

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

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

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

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

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

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

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

**Hotel** - a building in which there are nine (9) or more rooms where lodging with or without meals is provided for compensation, usually on a transient basis, “hotel” shall not be construed to include motel, trailer court, sanitarium, hospital, or other institutional building or jail or other building where persons are housed under restraint. No provision is made for cooking in the individual rooms or suites.

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

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

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

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

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

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

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

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

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

**Swarm** – a population of transient bees that have not permanently established themselves.

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

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

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

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

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

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

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

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

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

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

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

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

**Warehouse** - a building or buildings used for the commercial storage of goods, where no retail or

## Section 502 - General Provisions

7. A home occupation shall not create any nuisance or hazard, or other offensive condition such as that resulting from noise, smoke, fumes, dust, odors or other noxious emissions. Electrical or mechanical equipment that causes fluctuation in line voltage, creates any interference in either audio or video reception or causes any perceivable vibration on adjacent properties is not permitted.
8. The use shall not generate more pedestrian or vehicular traffic than is typical to the zone in which it is located.

[Ord. No. 442]

### N. ANIMALS AND PETS

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

### O. BEEKEEPING

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

1. All persons shall be required to obtain a conditional use permit prior to the keeping of bees. The application form shall include the name, address and telephone number of the person seeking the permit as well as the name, address, and telephone number of the property owner. If the applicant is other than the property owner, then the application shall also include written permission of the owner for the use of the property for keeping a hive, colony, or apiary. The form shall also include a drawing of the property indicating the location for the keeping of the hive, colony or apiary and an acknowledgement that, prior to the placing of the hive, colony or apiary upon the property, an adequate supply of water and other nutrients are available on the property near the hive, colony or apiary.
2. Upon receipt of a beekeeping application, and at least 15 days prior to review by the Planning and Zoning Commission, public notification shall be mailed by the Town to properties within 100 feet of the subject property.
3. No more than two hives shall be allowed on a parcel.
4. Hives shall be located in the area behind the primary structure and in front of the rear lot line and set back from the side and rear property lines a minimum of five (5) feet.
5. A flyway barrier consisting of a solid wall, fence, dense vegetation, or combination of these materials at least six (6) feet high shall be provided and extend at least ten (10) feet beyond the hives on each end of a bee colony.
6. Each beekeeper shall ensure that a constant and easily accessible supply of fresh water and other nutrients of sufficient quantity to meet the needs of all bees being maintained or kept is always available to the bees so that they are discouraged from congregating at pet water bowls, birdbaths, pools, spas or other water sources where they may cause human or domestic pet contact.
7. Initial hives shall contain a queen selected from stock bred for gentleness and non-swarmer characteristics. If a colony becomes aggressive or swarms, the beekeeper shall re-queen the colony with a queen selected from stock bred for gentleness and non-swarmer characteristics. Beekeepers must be able to produce proof of a receipt from a queen breeder.

8. The first violation of this Section shall be treated as a petty offense. All subsequent violations within a succeeding two-year period shall be treated as Class I misdemeanors, subject to penalties as set forth in Article 1-8 of the Jerome Town Code.
9. The provisions of this Section shall not apply to any property owner upon whose property a swarm of transient bees is attempting to or has established a domicile.
10. Any honeybee colony not residing in a structure intended for beekeeping, or any swarm of bees or colony residing in a standard or homemade hive that, by virtue of its condition, has obviously been abandoned by the beekeeper, or any hive, colony or apiary which does not contain the water and nutrient requirements of Section 502.O.5. and for which no permit has been issued, is unlawful and shall be deemed a public nuisance.
11. The Town, upon a complaint, may take all action necessary to remove the abandoned hive, colony, or apiary from the property.

#### **PQ. OFF-STREET PARKING REQUIREMENTS**

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

## SECTION 503. “AR” ZONE, AGRICULTURAL RESIDENTIAL

### A. PURPOSE

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

### B. PERMITTED USES

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

### C. CONDITIONAL USES

1. Animals, fowl, and other typical farm livestock, except as otherwise prohibited herein.
- ~~1:2.~~ 2. [Beekeeping](#)
- ~~2:3.~~ 3. Commercial stables
- ~~3:4.~~ 4. Churches or similar places of worship
- ~~4:5.~~ 5. Schools: Public or private elementary and high.
- ~~5:6.~~ 6. Colleges, universities, and professional schools having a regular curriculum.
- ~~6:7.~~ 7. Nursery Schools and Day Care Centers.
- ~~7:8.~~ 8. Privately owned and operated recreation areas and centers.
- ~~8:9.~~ 9. Public buildings other than hospitals.
- ~~9:10.~~ 10. Public utility buildings, structures, or appurtenances thereto for public service use.
- ~~10:11.~~ 11. Model Homes
- ~~11:12.~~ 12. Bed and Breakfast
- ~~12:13.~~ 13. RESERVED *pending approval or rejection by voters in August 2014 of Ordinance 405.*
- ~~13:14.~~ 14. Viniculture use, pursuant to Chapter 16, “Vineyards,” of the Jerome Town Code.

[Ord. No. 380]

### D. ZONE RESTRICTIONS

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

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

### A. PURPOSE

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

### B. PERMITTED USES

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

### C. CONDITIONAL USES

1. Beekeeping
- ~~2.~~ Churches or similar places of worship.
- ~~2.~~3. Schools: Public or private elementary and high.
- ~~3.~~4. Colleges, universities, and professional schools having a regular curriculum.
- ~~4.~~5. Nursery Schools and Day Care Centers.
- ~~5.~~6. Public buildings other than hospitals.
- ~~6.~~7. Public utility buildings, structures, or appurtenances thereto for public service use.
- ~~7.~~8. Libraries.
- ~~8.~~9. Model Homes.
- ~~9.~~10. Bed and Breakfast
- ~~10.~~11. RESERVED *pending approval or rejection by voters in August 2014 of Ordinance 405.*

### D. PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT AREA: Ten thousand (10,000) square feet
2. MINIMUM LOT WIDTH: One hundred (100) feet
3. MINIMUM SQUARE FOOTAGE OF DWELLING: Eight hundred and fifty (850) square feet of enclosed floor space exclusive of any attached garage.
4. MAXIMUM LOT COVERAGE: Not more than forty (40) percent of the net area of the lot may be covered by the main building and all accessory buildings.
5. YARDS:
  - a. Front Yard:
    - 1) There shall be a front yard of not less than twenty (20) feet in depth.

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

### A. PURPOSE

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

### B. PERMITTED USES

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

### C. CONDITIONAL USES

1. Beekeeping
- ~~1~~.2. Churches or similar places of worship.
- ~~2~~.3. Schools: Public or private elementary and high.
- ~~3~~.4. Colleges, universities, and professional schools having a regular curriculum.
- ~~4~~.5. Nursery Schools and Day Care Centers.
- ~~5~~.6. Public buildings.
- ~~6~~.7. Public utility buildings, structures, or appurtenances thereto for public service use.
- ~~7~~.8. Libraries.
- ~~8~~.9. Model homes
- ~~9~~.10. Bed and Breakfast
- ~~10~~.11. \_\_\_\_\_ RESERVED *pending approval or rejection by voters in August 2014 of Ordinance 405.*

### D. PROPERTY DEVELOPMENT STANDARDS

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