



Founded 1876  
Incorporated 1899

# TOWN OF JEROME, ARIZONA

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**Celebrating Our 103rd Anniversary  
March 1899 - 2002**

## **ORDINANCE # 324**

### **AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF JEROME, ARIZONA AMENDING ORDINANCES #177 AND 231, COMMONLY KNOWN AS THE JEROME ZONING ORDINANCE**

**WHEREAS, the Planning and Zoning Commission has held a public hearing on the items of this amendment; and**

**WHEREAS, the Commission has voted in the majority to recommend this amendment to the Mayor and Council; and**

**WHEREAS, THE Mayor and Council concur with the recommendation of the Commission, finding it is necessary for the welfare of the Town of Jerome that this Zoning Ordinance Amendment be enacted; and**

**WHEREAS, by authority conferred by Title 9, Chapter 4, Article 6, Sections 1 through 6, Arizona Revised Statutes, 1956; and statutes amendatory thereto, the Town of Jerome is authorized and empowered to enact the following amendment;**

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF JEROME, ARIZONA AS FOLLOWS:**

## **Amend Article**

### **SECTION 510 PARKING AND LOADING REQUIREMENTS**

#### **Current**

##### **510.B.1.**

**B. 1. A parking space shall mean an area of not less than (180) square feet, with a minimum width of (9) feet and a minimum of (20) feet, which is specifically designated for and used for the parking of automobiles and light trucks.**

#### **Revision**

##### **510.B.1.**

***B. 1. –A parking space shall mean an area of not less than (160) square feet with a minimum width of (8) feet and a minimum depth of (20) feet which is specifically designated for and used for the parking of automobiles and light trucks.***

#### **Current**

##### **510.B.2. No change**

**B. 2. An applicant for a new building permit must submit plans showing the off street parking required by this subsection. The plans must show location, arrangement, and dimensions or the off street parking, turning spaces, drives, aisles, ingress, and egress, and must be approved by the Zoning Administrator in accordance with the provisions of Section 303.**

##### **510.B.4**

#### **Current**

##### **510.B.4**

**A new use, addition, or alteration to a building shall not be approved if it would create or increase a deficit in off-street parking**

#### **Revision**

##### **510.B.4.**

**A base number of parking spaces shall be established for an existing building's designated use, at the time of the passage of the ordinance. A building's subsequent change of use**

that would normally decrease the number of off-street parking spaces shall not reduce the established base number of parking spaces. A change of use that would decrease the parking spaces would be able to change back to a higher use without penalty of losing spaces for five 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.

### **510.C.2.a**

#### **Design and Location of Parking Spaces**

##### **Current**

##### **510.C.2.a**

2. a. Required off street parking should be located within three hundred (300) feet of the building or use it is intended to serve, the distance being measured along the street line from the nearest point of the building or use to the nearest point of the parking lot. Whenever the use of a separate lot or parcel is proposed for the 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 other enforceable legal measures.

##### **Revisions**

##### **510.C.2.a**

***2. 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***

### **510.E. Off Street Loading Requirements**

##### **Current 510.E. 1,2,3,&4**

In all zoning districts, for every building or part thereof, erected or enlarged after the effective date of this Ordinance, which is occupied by a use receiving or distributing materials or distributing materials or merchandise by motor truck, there shall be provided and maintained on the same premises as the building or use, adequate off street loading space meeting the minimum requirements hereafter specified.

Loading space shall not be considered as satisfying requirements for off street parking space.

**1. Schedule of Loading Space Requirements:**

<u>TOTAL FLOOR AREA OF BUILDING</u>	<u>NUMBER OF SPACES REQUIRED</u>
1,000 SQ. FT. TO 10,000 SQ. FT.	1
10,000 SQ. FT. TO 30,000 SQ. FT.	2
30,000 SQ. FT. TO 50,000 SQ. FT.	3
For each additional 100,000 sq. ft.	1 additional

2. Required off street loading space shall not be permitted in any front yard, nor in any required side yard except in a non-residential where a side yard abuts an alley. Off street loading space may occupy all or any part of a required rear yard except as otherwise provided herein, and may be partially or entirely enclosed within a building
3. Where a building or use is a non-residential district abuts an alley, such alley may be used as a maneuvering space for loading and unloading spaces; provided, however, that no alley abutting any residential district may be so used.
4. Every required off street loading space shall have a minimum width of twelve (12) Feet, and a minimum height of fourteen (14) feet, and a minimum length of forty-five (45) feet, exclusive of all access aisles and maneuvering.

**Revision**

**510.E 1,2,3, & 4**

**The Section of OFF STREET LOADING REQUIREMENTS is to be completely deleted.**

**PASSED AND ADOPTED BY THE TOWN COUNCIL AND APPROVED BY THE MAYOR OF JEROME, ARIZONA THIS 22 DAY OF NOV, 2005**

**APPROVED:**

*Jane Moore*  
**Jane Moore, Mayor**

**ATTEST:**

*Al Palmieri*  
**Al Palmieri, Town Clerk**

**APPROVED AS TO FORM:**

*David P Gordon*  
*aps.*  
**David Gordon, Town Attorney**

