Founded 1876
Incorporated 1899

TOWN OF JEROME

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ORDINANCE NO. 497

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JEROME, ARIZONA, AMENDING THE ZONING ORDINANCE OF THE TOWN OF JEROME TO UPDATE, MODERNIZE, AND SUBSTANTIALLY REVISE THE PROVISIONS THEREOF, INCLUDING SUBDIVISION REGULATIONS AND LANDSCAPE AND STREETSCAPE DESIGN ELEMENTS; PROVIDING FOR PENALTIES; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the Town Council of the Town of Jerome has amended the Zoning Ordinance of the Town of Jerome (the "Zoning Ordinance"), as needed, since it was first adopted in June 1977, and such amendments have ranged from correcting minor typographical errors to making significant revisions; and

WHEREAS, the Town Council desires to update and completely rewrite the Zoning Ordinance, including its subdivision regulations and landscape and streetscape design elements (the "Amendments"); and

WHEREAS, the Town Council has determined that the Amendments do not conflict with the Town of Jerome General Plan or any applicable specific area, neighborhood, or other plan; and

WHEREAS, in accordance with Article II, Sections 1 and 2 of the Constitution of Arizona, the Town Council has considered the individual property rights and personal liberties of the residents of the Town before adopting this ordinance; and

WHEREAS, in accordance with A.R.S. § 9-462.01, the Town Council has considered a housing impact statement that includes the information required by A.R.S. § 9-462.01(J)(1)-(3); and

WHEREAS, on October 6, 2026, the Planning and Zoning Commission held a public hearing on the Amendments and recommended approval thereof, with some revisions; and

WHEREAS, the Town Council finds that the Amendments recommended by the Planning and Zoning Commission are appropriate and in the Town's best interests;

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

SECTION 1. The foregoing recitals are referred to, adopted, and made a part hereof as if fully set forth herein.

SECTION 2. That certain document entitled "Jerome Zoning Ordinance as Revised February 1997 and Updated Through October 2026," of which one paper copy and one electronic copy are maintained, in compliance with A.R.S. § 44-7041, on file in the office of the Town Clerk as required by A.R.S. § 9-802, and available for public use and inspection during normal business hours, is hereby declared to be a public record, which is hereby referred to, adopted, and made a part hereof as if fully set forth herein, and said copies are hereby ordered to remain on file with the Town Clerk.

SECTION 3. The Zoning Ordinance is hereby amended as set forth in the Amendments.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of the Amendments adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 5. The Mayor, the Town Manager, the Town Clerk, and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this ordinance.

SECTION 6. The Amendments include the following penalty provision:

> Section 110. Violation and Penalty.
> It is hereby declared to be unlawful to construct, erect, install, alter, change, demolish, maintain, or use any house, building, structure, or fence, or to use any lot or premise contrary to or in violation of any provision of this ordinance. Violations of any provision of the Zoning Ordinance of the Town of Jerome are subject to Chapter 18 Enforcement Procedures for Violations of the Town Code and Zoning Ordinance. Every such person, firm, or corporation shall be deemed guilty of a separate offense for each and every day in which such violation is committed, continued, or permitted, and shall be punished as provided in this section.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, THIS _____ DAY OF _____ 2026.

_____
Christina "Alex" Barber, Mayor

ATTEST:

_____
Brett Klein, Town Manager/Clerk

APPROVED AS TO FORM:

_____
Gust Rosenfeld P.L.C., Town Attorney
By: John A. Gaylord

Date of first reading: 11/10/2026 Dates of publication:
Date of adoption:
Voting record at adoption:

	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
BARBER						
CHRISTENSEN						
MILLER						
MOORE						
SHEFFIELD						