



TOWN OF JEROME

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Zoning Administrator Analysis Jerome Town Council Tuesday, March 10th 2026

Item :
Location: 105 Douglas Road
Applicant/Owner: Mary Gale & Scott Gale
Zone: AR (Agricultural Residential)
APN: 401-03-029C
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Approval

Project Summary: The applicant is requesting a Conditional Use Permit to utilize the property for small events. The applicant, understanding the limited space provided by this historic building is seeking the ability to use the structure for small events, such as weddings, end-of-life celebrations and the like. This type of use would normally be protected under Arizona's Short-term Rental laws, but the applicant wishes to proceed through the Town of Jerome's policies and work within them. The Planning & Zoning Commission approved the application at the regular meeting of January 20th, and recommends approval of the item.

Building Background: The Powder Box Church was constructed in 1925 and is listed as a contributing element to our Historic Landmark. The historic properties survey describes it as 2 ½ stories (with basement) and is a 1,400 square foot structure, bilaterally symmetrical in its design. There are 4 towers (one on each corner) with ridge-hip roof designs. There is a single main tower that is symmetrically placed on the front façade and has a unique concave ridge-hip roof design. The building gets its name from the fact that dynamite box wood was used for much of the wall lath.

Purpose: It is the express intent of this Ordinance that any use for which a Conditional Use Permit is required shall be permitted as a Principal Use in the particular zoning district, provided that all special conditions and requirements of this Ordinance are met. Therefore, the action of the Commission shall be one of approval or denial based upon its judgment as to whether the specified conditions have been or will be met. The Commission shall consider not only the nature of the use and the special conditions influencing its location in the particular district, but also the proposed location of buildings, parking and other facilities within the site, the amount of traffic likely to be generated and how it will be accommodated, and the influence that such factors are likely to exert on adjoining properties. The Commission may make such suggestions as it considers desirable and shall provide all possible guidance to the applicant in his preparation of application, plans, and data in such manner as to satisfy the intent of this Section. In order to grant any use permit, the findings of the Commission must be that the establishment, maintenance, or operation of the use or building applied for will not be detrimental to the public health, safety, peace, convenience, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the Town.

Response: The property is Zoned AR, in which church and basic assembly uses are conditional uses. A conditional use permit is required by the Town of Jerome's Zoning Ordinance for these uses,

however the Town feels that this is a positive, allowing the applicant to feel assured to invest time and money into ongoing improvements and repairs of this structure. Jerome Fire Department will inspect the site and provide an occupancy prior to the start of the conditional use, if approved. The occupancy for this use will still remain below a threshold of significance as to not warrant specific conditions for aspects such as Parking, traffic generation, etc. If in the future the set occupancy is exceeded, a temporary use, or special events permit will be required.

Property Standards:

The Town of Jerome Zoning Ordinance reads:

SECTION 503. "AR" ZONE, AGRICULTURAL RESIDENTIAL

A. PURPOSE

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

B. PERMITTED USES

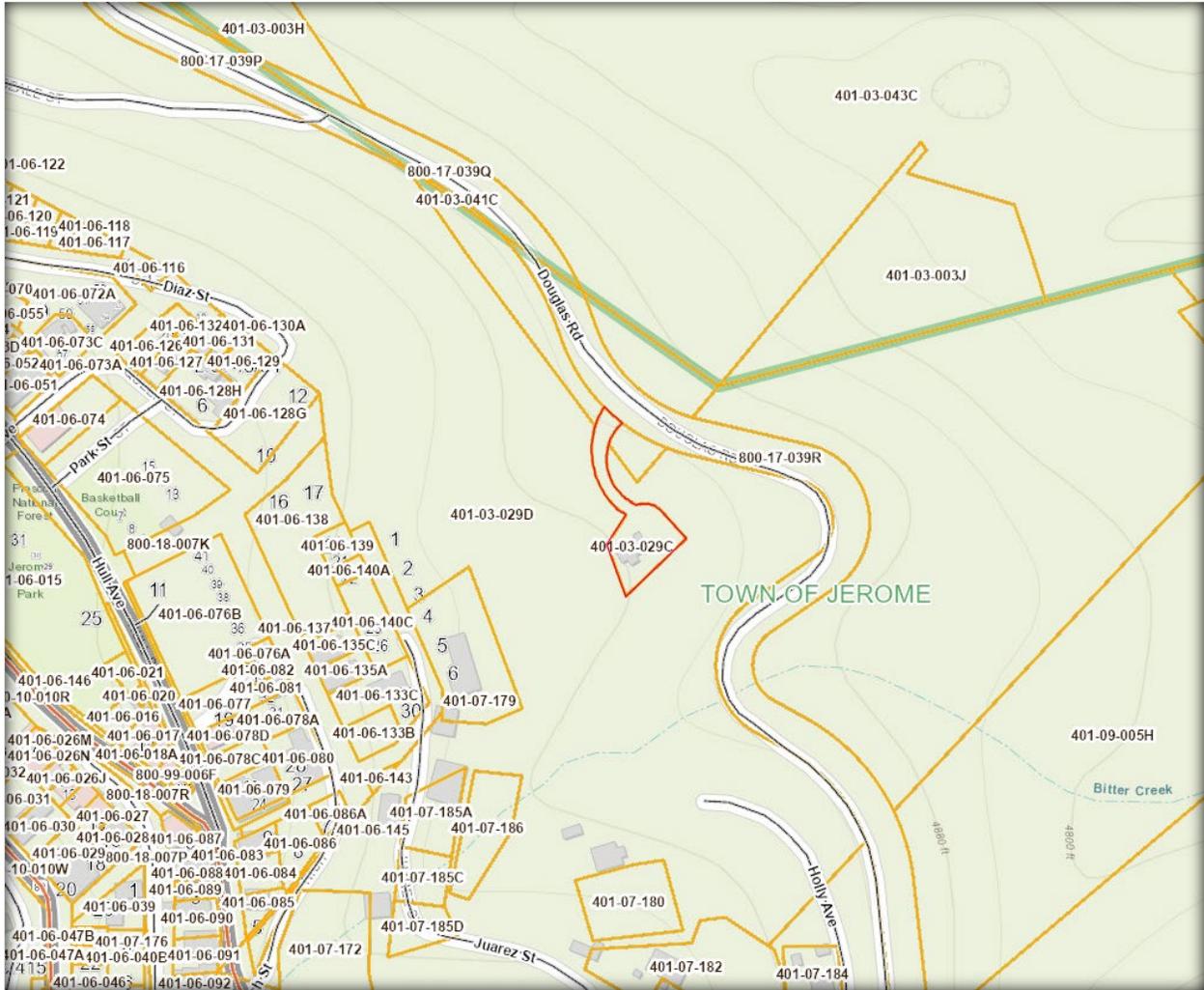
1. One (1) single-family dwelling or one (1) modular home per lot. Mobile homes are prohibited.
2. Customary accessory uses and buildings, provided such uses are incidental to the principal use.
3. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion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

6. Noncommercial farming and agriculture, not including the keeping of livestock.
7. Keeping of cattle and horses owned by members of the family occupying the premises, but not to exceed one (1) head per 20,300 square feet of lot area.

C. CONDITIONAL USES

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

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



View of parcel 401-03-029C highlighted in red. The property has parking on site, as well as plans for overflow traffic utilizing the 300 level parking and being shuttled to the site.

Application Information