



# TOWN OF JEROME

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## Zoning Administrator Analysis Jerome Town Council Tuesday, April 8, 2025

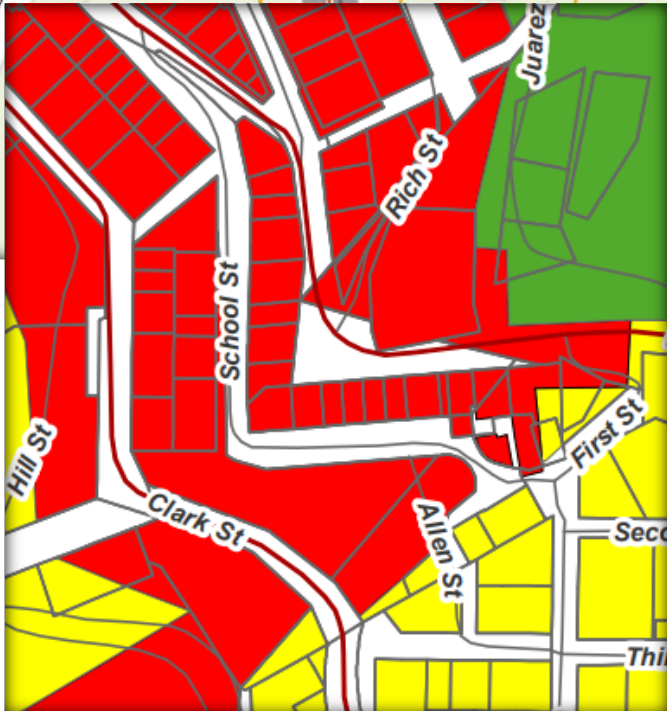
**Item :**  
**Location:** 537 School Street  
**Applicant/Owner:** Scott McCoy  
**Zone:** C-1  
**APN:** 401-06-042  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Recommend discussion / Approval

**Background and Summary:** The applicant/Owner of 537 School street is seeking a rezone, to a dual-zoned property. The current zoning for this parcel (401-06-042) is Commercial C-1, and the owner would like to be able to use the property (Historically in Residential use, and built as a Residential property) as a residence by-right. Currently, residential properties on School street are required to have a conditional use permit for the residential use. This is especially problematic for properties that were Residential prior to rezoning School Street, and have since remained Residential. Dual zoning of the property would allow for the residential use without conditional approval or possible denials.

**Building Background:** Parcel number 401-06-042 (537 School Street) is listed has having been built in 1896 as a split, or bi-level Residence, commonly called a duplex.

**Considerations:** The Commercial rezoning of School street created multiple situations where traditionally residential properties were rezoned to commercial without the actual use of the building changing, yet now requiring a Conditional Use Permit to allow for continued use, of what was once a permitted use-by-right. Without these Conditional Use Permits running with the building, a new permit is required every time a building changes ownership. This is potentially problematic legally and ethically. Dual-Zoning will add the zoning type that allows for the use-by-right, and also identifying the property density with more clarity (i.e. R-2, two-unit dwelling) as opposed to a non-conforming situation, the zoning of which may not be defined at all.

**Recommendations:** Recommend approval of this rezone to add the R-2 designation in addition to the C-1 designation (C1 to C1/R2 Zoning) as my suggested short-term fix for this issue on this property (537 School Street). The Planning & Zoning Commission has also recommended this rezoning action of 537 School Street. Recommend adoption of the Zoning Administrator and Planning and Zoning Commission's recommendation.



# Application & Related Information

