

ZONING ORDINANCE 12-__

**AMENDING THE COCHISE COUNTY ZONING
REGULATIONS GOVERNING COMPLIANCE WITH MINIMUM SITE
DEVELOPMENT STANDARDS IN THE AREAS OF THE COUNTY
DESIGNATED BY THE COMPREHENSIVE PLAN AS NEIGHBORHOOD
REHABILITATION AND ENTERPRISE REDEVELOPMENT**

WHEREAS, Section 802 of Title 11 of the Arizona Revised Statutes gives the County Board of Supervisors the authority to adopt Zoning Regulations to address land use; and

WHEREAS, Cochise County has adopted Zoning Regulations as permitted by law; and

WHEREAS, Zoning Regulations were originally adopted in Cochise County by the County Board of Supervisors in 1975 with major revisions adopted in 1984, 1999 and 2008; and

WHEREAS, the Zoning Regulations contain a subsection that addresses areas designated by the Comprehensive Plan as Neighborhood Rehabilitation and Enterprise Redevelopment, which are those that are comprised of a high number of deteriorating uses and/or areas with a large number of incompatible and deteriorating residential and commercial structures and uses, and generally have insufficient infrastructure to provide an adequate measure of health, safety, welfare and general convenience; and

WHEREAS, the Planning Department is proposing to amend that subsection by providing additional and specific flexibility in minimum site development standard requirements while providing for County oversight to ensure public health, safety, and welfare, which amendments are set forth on Exhibit A hereto; and

WHEREAS, the proposed amendments have been duly noticed and advertised; and

WHEREAS, after a duly noticed public hearing on December 14, 2011, the Planning and Zoning Commission unanimously recommended approval of the proposed amendments; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing of these proposed amendments to the zoning regulations,

NOW, THEREFORE, BE IT RESOLVED that Sections 404.04 and 404.05 of the Cochise County Zoning Regulations shall be amended as set forth on Exhibit "A" attached hereto.

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ZONING ORDINANCE 12-____

Re: (R-11-07) Amending the Cochise County Zoning Regulations Governing Compliance with Minimum Site Development Standards in the Areas of the County Designated by the Comprehensive Plan as Neighborhood Rehabilitation and Enterprise Redevelopment

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PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 14th day of February, 2012.

Richard R. Searle, Chairperson
Cochise County Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

Katie A. Howard
Clerk of the Board

Britt W. Hanson
Chief Civil Deputy County Attorney

EXHIBIT "A"

404.04 Designating Areas as Neighborhood Rehabilitation (NR)

- A. The area to be designated is within a Category A, B or C Growth Area.
- B. The area is a residential neighborhood with a high number of deteriorating dwellings.
- C. The infrastructure of the area is unable to provide for adequate public health, safety, welfare and general convenience.
- D. There is community interest in improving the area.
- E. Some flexibility in site development and building code standards may be appropriate to facilitate improvements **(see Article 17 – Lot Development Administrative Modifications)**.

404.05 Designating Areas as Enterprise Redevelopment (ER)

- A. The area to be designated is within Category A, B, or C Growth Area.
- B. The area is:
 - 1. Comprised of a high number of deteriorating enterprise uses; and/or
 - 2. Has a large number of incompatible neighborhood and enterprise uses that are deteriorating.
- C. The infrastructure of the area is unable to provide for adequate public health, safety, welfare and general convenience.
- D. There is some existing community interest in improving the area.
- E. Some flexibility in site development and building code standards may be appropriate to facilitate improvements **(see Article 17 – Lot Development Administrative Modifications)**.