



# COCHISE COUNTY

## COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

### MEMORANDUM

**TO:** Board of Supervisors  
**THROUGH:** Michael Ortega, County Administrator  
**FROM:** Dora V. Flores, Permit and Customer Service Coordinator  
**FOR:** Beverly J. Wilson, Planning Director  
**SUBJECT:** Docket R-14-06 (Zoning Regulations Updates)  
**DATE:** April 22, 2014

### I. PLANNING AND ZONING COMMISSION

On Wednesday, April 9, 2014, the Planning and Zoning Commission voted 7-0 unanimously to forward this Docket to the Board of Supervisors with a recommendation of approval. The Commission chose to by-pass the presentation by Staff, as they had no discussion items or questions on these proposed changes.

### II. BACKGROUND AND PROPOSED CHANGES

Docket R-14-06 is a resolution that proposes several revisions to the Cochise County Zoning Regulations, last revised and adopted on February 25<sup>th</sup> of 2014 (Resolution 14-03). Section 102.A.8 of the Cochise County Comprehensive Plan requires periodic review and updates to the Zoning Regulations to "reduce complexity, contradictions, and unnecessary regulations." The current set of proposed amendments to the Zoning Regulations incorporates recent changes to Arizona Revised Statutes, as well as clerical edits and amendments stemming from suggestions and comments received by Staff. Several of the revisions are included to bring the Zoning Regulations into conformance with procedures and amendments recently made to the building code. A summary listing of the changes as well as the complete draft document (with additions and deletions shown) is included for consideration. Following is a brief review of each Article and the changes Staff is proposing:

#### Article 2 (Definitions): Modified Definitions

**Agriculture, General:** Corrected the misspelling of "statute" and added the term "or the growing of medical marijuana" to be in compliance with Arizona Revised Statutes.

**Community Garden:** Change the word "shall" to "may."

**Repair Services, Small Engines:** Move down a position as it was out of sequence of alphabetization.

**Article 5 (Zoning Districts, Maps, and Boundaries):** Changes to this Article are to clarify that the Zoning Maps are now in a digital format and paper copies of maps are no longer kept.

**Article 6 (RU, Rural Zoning Districts):** Changes include the following:

- Well houses will be required to have a setback in compliance with AZ Dept of Water Resources (wells must maintain a 50-foot setback to all property lines) and also are exempt from permitting requirements if under 200-square feet and not located in a floodplain per an amendment made to the building code and the Flood Regulations.
- “Repair Services” was delineated into three different uses to correspond with the definitions in Article 2.

**Article 7 (Residential Zoning Districts):** Changes include the following:

- Well houses now will be required to have a setback in compliance with AZ Dept of Water Resources (wells must maintain a 50-foot setback to all property lines) and also are exempt from permitting requirements if under 200-square feet and not located in a floodplain per an amendment made to the building code and the Flood Regulations.

**Article 11 (NB, Neighborhood Business Zoning District):**

- “Repair Services” was delineated into two different uses to correspond with the definitions in Article 2.

**Article 12 (GB-General Business):** Changes include the following:

- “Repair Services” was delineated into two different uses to correspond with the definitions in Article 2.

**Article 13 (LI-Light Industry Zoning District):** Changes include the following:

- “Repair Services” was delineated into three different uses to correspond with the definitions in Article 2.
- Deleted “Dwelling or RV shall not be rented to the public” as it was a duplicate, see 1304.02.D.

**Article 14 (HI-Heavy Industrial Zoning District):** Changes include the following:

- “Repair Services” was delineated into three different uses to correspond with the definitions in Article 2.
- Deleted “Dwelling or RV shall not be rented to the public” as it was a duplicate, see 1404.02.D.

**Article 15 (PD-Planned Development Districts):** Changes include the following:

- “Hospitals” deleted from current location and added as a separate use, see 1502.58.
- “Repair Services” was delineated into three different uses to correspond with the definitions in Article 2.

**Article 17 (Administration):** Changes include the following:

- Two sections were modified in 1704.01 (H and U) to comply with amendments to the building code as follow:
  - H. Added “like for like.”
  - U. Added accessory structures under 200-square feet.

- Section 1720.01 modified to allow sufficient time to process temporary use permits.
- Section 1720.03 modified to clarify those temporary dwellings such as a manufactured home will be allowed during construction of a site built home.

**Article 18 (Site Development Standards):** Changes include the following:

- Added “Stockyard/Auction Sales” as a use to calculate required parking spaces.
- Section 1806.02, added the section number “1807.06” as a reference to complete the sentence.

**Article 19 (Sign Code):** Changes include the following:

- Added “No Trespassing” signs to list of signs not requiring permits.

**Article 23 (Amendments):** Changes include the following:

- Added verbiage to authorize the Zoning Inspector to shorten the length of a permit if in violation.

### **III. SUMMARY AND RECOMMENDATION**

Staff previously indicated that minor edits and corrections would be addressed in a timely manner. The updates and edits included in these proposed changes reflect the spirit of addressing issues in a timely manner. Staff is requesting that the Board consider approving the changes as presented.

Sample Motion: *Madame Chair, I move to approve Docket 14-06 as proposed.*

### **IV. ATTACHMENTS**

- A. Exhibit A (proposed revisions to the Zoning Regulations)