



# R-14-06

## Zoning Regulations Update

Proposed Text Changes to the  
County Zoning Regulations

Board of Supervisors

May 6, 2014



# Docket R-14-06

## Zoning Regulation Update

- ◆ Last update: February 25, 2014.
- ◆ Purpose: To clarify, standardize, and simplify language.
- ◆ Updates and edits included reflect the spirit of addressing issues in a timely manner.
- ◆ Amendments incorporate changes to A.R.S., clerical edits and amendments stemming from suggestions and comments received by Staff.
- ◆ On April 9, 2014 the Planning and Zoning Commission voted 7-0 to forward this Docket with a recommendation of approval. The Commission bypassed the presentation as they had no discussion items or questions.



## Changes to Article 2 (Definitions)

- ◆ Agriculture, General: Corrected misspelling of "statute" and added the term "or the growing of medical marijuana" per Arizona Revised Statutes.
- ◆ Community Garden: Change "shall" to "may".
- ◆ "Repair Services, Small Engines", moved into correct alphabetical order.

## Changes to Article 5

- ◆ Clarify that Zoning Maps are now in digital format, paper maps no longer kept.



# Changes to Articles 6 and 7

- ◆ "Repair Services" separated into three uses per definitions in Article 2.

  - 607.29 Repair services, large engines.

  - 607.30 Repair services, light.

  - 607.31 Repair services, small engines.

- ◆ Section 606.02 and 706.01:

- ◆ Arizona Department of Water Resources requires a 50-foot setback for well houses.

- ◆ Well houses exempt from permitting if under 200-square feet and not in floodplain (per amendment to building code and Flood Regulations).



# Changes to Articles 11 and 12



"Repair Services" separated into different uses per definitions in Article 2.

1106.13 Repair services (enclosed), large engines.

1106.14 Repair services (enclosed), small engines.

1205.10 Repair services, large engines.

1205.11 Repair services (unenclosed), small engines.



# Changes to Article 13 and 14

- ◆ “Repair Services” separated into three uses per definitions in Article 2.
  - 1302.16 and 1402.05 - Repair services, large engines.
  - 1302.17 and 1402.06 - Repair services, light.
  - 1302.18 and 1402.07- Repair services, small engines.
  
- ◆ Section 1304.01 and 1404.01, deleted “Dwelling or RV shall not be rented to the public” as it was a duplicate (see sections 1304.02.D and 1404.02.D)



# Changes to Article 15

- ◆ Section 1502.13, deleted “hospitals and added as a separate use at the end (see 1502.58).
- ◆ “Repair Services” was delineated into three different uses to correspond with the definitions in Article 2.
  - 1502.33 Repair services, large engines.
  - 1502.34 Repair services, light.
  - 1502.35 Repair service, small engines.



# Changes to Article 17

- ◆ Two sections modified in 1704.01 (H and U) per building code as follows:
  - H. Added "like for like".
  - U. Added accessory structures under 200-square feet.
- ◆ Section 1720.01: Allow more time to process temporary use permits.
- ◆ Section 1720.03: Temporary dwellings such as a manufactured home allowed during construction of site built home.



## Changes to Article 18

- ◆ Section 1804.05, added "Stockyard/Auction Sales" as a use to calculate required parking.
- ◆ Section 1806.02, added the section number "1807.06" as a reference to complete the sentence.

## Changes to Article 19 (Signs)

- ◆ Section 1902 - Administrative Procedures and Requirements: Added "No Trespassing" signs to list of signs not requiring permits.



## Changes to Article 23

- ◆ Section 2303, added the following language:  
“If a property is in violation for building without a permit the County Zoning Inspector may shorten the length of the permit to complete the project.”



# Staff Recommendation

Staff recommends approval of this Ordinance to amend the Cochise County Zoning Regulations.