



R-14-08

# Zoning Regulations Update

## Proposed Text Changes to the County Zoning Regulations

Board of Supervisors

December 2, 2014



# Docket R-14-08

## Zoning Regulation Update

- ◆ Last update: September 9, 2014.
- ◆ Purpose of update is to clarify, standardize, and simplify language.
- ◆ Updates and edits included reflect the spirit of addressing issues in a timely manner.
- ◆ Amendments incorporate the addition of the Cochise County Light Pollution Code as Article 16 of the Zoning Regulations, as well as clerical edits and amendments to the Zoning Regulations.
- ◆ On November 12, 2014 the Planning and Zoning Commission voted 6-0 to forward this Docket with a recommendation of approval.



## Changes to Article 2 (Definitions)

- ◆ Accessory Living Quarters: Verbiage deleted to eliminate confusion of calculating gross sq ft area, ALQ must be subordinate to principal dwelling.
- ◆ Bed and Breakfast Lodging: Bed and Breakfast Inn Verbiage added to allow rental of residence to transient lodgers w/out requiring applicant to apply for Special Use Auth., only procedures in Article 17 for a B & B.
- ◆ Onsite Agricultural Processing Services: Deleted, it's a duplicate, should have been deleted when it was replaced with "Agricultural Processing Services, On-Site"



# Changes to Articles 6

## 605 Permitted Accessory Uses

Verbiage deleted/added as the information was moved from Article 17 to Definitions on a previous update.



# Changes to Articles 16

- ◆ The Cochise County Light Pollution Code has been inserted into vacant Article 16 as it was approved by the Board of Supervisors, September 9, 2014.
- ◆ Throughout Article 16 all verbiage has been changed from "Code" to "Article", sections renumbered with Article 16 numbering format, and "this Code" to "these Zoning Reg's" and "Light Pollution Code" to "Article".
- ◆ 1608.04 Federal and State Facilities  
Deleted "political subdivisions thereof" - to require political subdivisions such as schools and fire departments to comply with the Light Pollution Code.



## Changes to Article 17

- ◆ 1715.02 - Language deleted and added to clarify percentage of modification allowed.
- ◆ 1716.03.C - Language added to ensure proper authorization is received from the property owner.
- ◆ 1717.01 - Deleted and added verbiage to allow the applicant to apply for an ALQ without having to spend money on plans (construction/site plans) or deposit that may not be needed if the ALQ is not approved.



## Changes to Article 18

- ◆ 1802.12 - Entire section deleted as the Light Pollution Code is now Article 16.
- ◆ 1804.02.E - Section "E" was added here as it was previously in section 1810.03 which was deleted since we inserted the light pollution code into Article 16, (Parking areas used for activities operating during hours of darkness shall be lighted and all lighting must comply with this Article.)
- ◆ 1810 - Entire section deleted and now it is reserved for "Future Use" as the Light Pollution Code is now Article 16.



## Changes to Article 19 (Signs)



Verbiage changed from "Cochise County Light Pollution Code" to "Article 16 throughout section since we inserted the Code into Article 16.



## Changes to Article 20

- ◆ 2002.02 - Verbiage added to clarify when building code review is required.
- ◆ 2002.02 - Added the departments that may require review, as section "D" was deleted below.
- ◆ 2002.02.C - Rearranged as schools are exempt from zoning because they are a political subdivision of the state per ARS, they are not special districts.
- ◆ 2002.02.C - Language added to ensure only actual essential government services are exempt.



## Changes to Article 23



2303 - Removing verbiage will allow a permit length to be shortened for any type of violation on the property, such as operating a business without a permit or placing a structure such as a shed or manufactured home on the property without a permit.



## Staff Recommendation

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

## Suggested Motion

*Chairman Call, I move to approve Docket R-14-08 as proposed.*