EXHIBIT “B”

CONTENTS
ARTICLE 1. 1
TITLE, PURPOSE, AND GUIDING PRINCIPLES. 1
101 ADOPTION OF LAND USE PLAN AND ZONING ORDINANCE. 1
102 PURPOSE. 1
103 DECLARATION. 1

ARTICLE 2. 2
DEFINITIONS. 2
201 INTENT. 2
202 INTERPRETATIONS. 2
203 DEFINITIONS. 2

ARTICLE 3. 17
GENERAL PROVISIONS. 17
301 GENERAL RULES. 17
302 CONFORMANCE MANDATORY. 17
303 RESOLUTION OF DISPUTES. 17
304 SPECIAL PRIVILEGES FORBIDDEN. 17
305 MINIMUM REQUIREMENTS. 18
306 PRIVATE AGREEMENTS. 18
307 NON-PERMITTED USES. 18

ARTICLE 4. 19
PLAN AREA DESIGNATIONS AND MASTER DEVELOPMENT PLANS. 19
401 PLAN AREA CATEGORIES & DESIGNATIONS. 19
402 DECLARATION. 20
403 IDENTIFYING PLAN AREAS BY GROWTH AREA CATEGORY. 20
404 GUIDING PRINCIPLES FOR AMENDING PLAN DESIGNATIONS. 21
405 MAJOR AMENDMENTS – DEFINITION. 23
406 MASTER DEVELOPMENT PLANS. 23
407 PROCEDURES FOR AMENDMENTS TO COMPREHENSIVE PLAN. 27

ARTICLE 5. 29
ZONING DISTRICTS, MAPS, AND BOUNDARIES. 29
501 ESTABLISHMENT OF ZONING DISTRICTS. 29
502 ZONING DISTRICT MAPS. 30
503 BOUNDARY DETERMINATION. 30
504 OFFICIAL ZONING DISTRICT MAP. 30
505 PUBLIC WAY ABANDONMENT. 31
506 LANDS PREVIOUSLY ZONED. 31
507 LANDS NOT PREVIOUSLY ZONED. 31
508 RURAL ZONED DISTRICTS. 31

ARTICLE 6. 32
RU, RURAL ZONING DISTRICTS. 32
ARTICLE 7. 39
R, RESIDENTIAL ZONING DISTRICTS. 39
701 Purpose. 39
702 Division of R Zoning Districts. 39
703 Permitted Principal Uses. 39
704 Site Development Standards. 40
705 Permitted Accessory Uses. 41
706 Other Permitted Uses. 42
707 Special Use Authorization. 42

ARTICLE 8. 44
SM, SINGLE-HOUSEHOLD/MANUFACTURED HOME RESIDENTIAL ZONING DISTRICTS. 44
801 Purpose. 44
802 Division of SM Zoning Districts. 44
803 Permitted Principal Uses. 44
804 Site Development Standards. 45
805 Permitted Accessory Uses. 46
806 Special Use Authorization. 47

ARTICLE 9. 49
SR, SINGLE-HOUSEHOLD RESIDENTIAL ZONING DISTRICTS. 49
901 Purpose. 49
902 Division of SR Zoning Districts. 49
903 Permitted Principal Uses. 49
904 Site Development Standards. 50
905 Permitted Accessory Uses. 51
906 Special Use Authorization. 52

ARTICLE 10. 54
MR, MULTIPLE-HOUSEHOLD RESIDENTIAL ZONING DISTRICTS. 54
1001 Purpose. 54
1002 Division of MR Zoning Districts. 54
1003 Permitted Principal Uses. 54
1004 Site Development Standards. 55
1005 Permitted Accessory Uses. 56
1006 Special Use Authorization. 57

ARTICLE 11. 58
NB, NEIGHBORHOOD BUSINESS ZONING DISTRICT. 58
1101 Purpose. 58
1102 Permitted Principal Uses. 58
1103 Site Development Standards. 59
1104 Permitted Accessory Uses. 60
ARTICLE 12. 62
GB, GENERAL BUSINESS ZONING DISTRICT. 62
1201 PURPOSE. 62
1202 PERMITTED PRINCIPAL USES. 62
1203 SITE DEVELOPMENT STANDARDS. 64
1204 PERMITTED ACCESSORY USES. 65
1205 SPECIAL USE AUTHORIZATION. 66

ARTICLE 13. 68
LI, LIGHT INDUSTRY ZONING DISTRICT. 68
1301 PURPOSE. 68
1302 PERMITTED PRINCIPAL USES. 68
1303 SITE DEVELOPMENT STANDARDS. 70
1304 PERMITTED ACCESSORY USES. 71
1305 SPECIAL USE AUTHORIZATION. 72

ARTICLE 14. 73
HI, HEAVY INDUSTRY ZONING DISTRICT. 73
1401 PURPOSE. 73
1402 PERMITTED PRINCIPAL USES. 73
1403 SITE DEVELOPMENT STANDARDS. 74
1404 PERMITTED ACCESSORY USES. 76
1405 SPECIAL USE AUTHORIZATION. 76

ARTICLE 15. 78
PD, PLANNED DEVELOPMENT DISTRICT. 78
1501 PURPOSE. 78
1502 PERMITTED USES. 78
1503 SITE DEVELOPMENT STANDARDS. 80
1504 PROCEDURES FOR PLANNED DEVELOPMENT ZONING AMENDMENTS AND PLAN APPROVAL. 84
1505 AMENDMENTS TO APPROVED MASTER DEVELOPMENT PLANS FOR THE PD ZONING DISTRICT. 86
1506 PREVIOUSLY ZONED PD-1 AND PD-2 DISTRICTS. 86
1507 RESIDENTIAL MINOR EXPEDITED SUBDIVISION OPTION. 86

ARTICLE 16. 87
LIGHT POLLUTION. 87
1601 PURPOSE. 87
1602 ADMINISTRATION. 88
1603 DEFINITIONS. 89
1604 PROCEDURES FOR LIGHTING COMPLIANCE. 91
1605 GENERAL REQUIREMENTS. 92
1606 PROHIBITIONS. 95
1607 SIGNAGE. 95
1608 PERMANENT EXEMPTIONS. 96
1609 TEMPORARY EXEMPTIONS. 96
1610 SPECIAL ACTIVITIES. 97
1611 ENFORCEMENT. 99

ARTICLE 17. 100
ADMINISTRATION. 100
1701 COUNTY ZONING INSPECTOR. 100
1702 PERMITS. 100
1703 ADMINISTRATIVE RULES. 100
1704 BUILDING/USE PERMIT REQUIRED. 100
1705 APPLICATION FOR BUILDING/USE PERMIT. 102
1706 BASIS FOR APPROVAL. 103
1707 WITHHOLDING BUILDING/USE PERMITS. 103
1708 DISPLAY OF BUILDING/USE PERMIT AND PLANS. 103
1709 FINAL INSPECTION REQUIREMENTS AND TIME LIMITS. 104
1710 REVISIONS TO BUILDING PERMITS. 104
1711 VALIDITY OF BUILDING/USE PERMITS. 104
1712 PERMITS – MANUFACTURED HOMES & REHABILITATED MOBILE HOMES. 105
1713 MISREPRESENTATIONS. 105
1714 BUILDING/USE PERMIT FEE. 105
1715 LOT DEVELOPMENT ADMINISTRATIVE MODIFICATIONS. 106
1716 SPECIAL USE AUTHORIZATIONS. 107
1717 PROCEDURES FOR ISSUING PERMITS FOR AN ACCESSORY LIVING QUARTER. 113
1718 CRITERIA FOR ISSUING PERMITS FOR RESIDENTIAL CARE HOMES OR RESIDENTIAL CARE INSTITUTIONS THAT PROVIDE CARE FOR JUVENILES. 114
1719 RESERVED FOR FUTURE USE. 114
1720 TEMPORARY USES. 114

ARTICLE 18. 118
SITE DEVELOPMENT STANDARDS. 118
1801 PURPOSE. 118
1802 IDENTIFICATION OF SITE DEVELOPMENT STANDARDS. 118
1803 STANDARDS APPLICABLE TO SETBACKS, SEE ARTICLE 2 FOR DEFINITIONS. 119
1804 OFF-STREET PARKING AND LOADING. 120
1805 SCREENING. 128
1806 LANDSCAPING. 128
1807 STREET IMPROVEMENTS, ACCESS STANDARDS AND TRAFFIC CIRCULATION. 129
1808 SEWAGE DISPOSAL AND WATER REQUIREMENTS. 134
1809 FLOODPLAIN AND DRAINAGE REQUIREMENTS. 134
1810 RESERVED FOR FUTURE USE. 134
1811 OUTDOOR STORAGE. 134
1812 SITE DEVELOPMENT STANDARDS FOR MOBILE HOME, MANUFACTURED HOME AND RECREATIONAL VEHICLE PARKS. 136
1813 SITE DEVELOPMENT STANDARDS FOR COMMUNICATIONS FACILITIES. 137
1814 RESERVED FOR FUTURE USE. 138
1815 KEEPING OF LIVESTOCK. 138
1816 SWIMMING POOLS. 139
1817 GOLF COURSES. 139
1818 LAND CLEARING. 140
1819 WATER CONSERVATION MEASURES. 140
1820 HUMAN REMAINS PROTECTION. 143
1821 WIND ENERGY SYSTEMS. 146
1822 WIND ENERGY POWER PLANTS. 148
1823 SOLAR ENERGY SYSTEMS. 148
1824 SOLAR ENERGY POWER PLANTS. 149
1825 MEDICAL MARIJUANA USES. 150
ARTICLE 19. 151
SIGNs. 151
1901 PURPOSE. 151
1902 ADMINISTRATIVE PROCEDURES AND REQUIREMENTS. 151
1903 GENERAL REGULATIONS. 153
1904 SIGN STRUCTURE. 154
1905 MEASUREMENT OF SIGNS. 154
1906 SIGNS PERMITTED IN ALL ZONING DISTRICTS. 155
1907 ADDITIONAL PERMITTED SIGNS BY ZONING DISTRICT. 155
1908 DEFINITIONS AND GENERAL SPECIFICATIONS. 158

ARTICLE 20. 167
EXCEPTIONS, EXCEPTIONS AND NONCONFORMANCES. 167
2001 PURPOSE. 167
2002 EXCEPTIONS. 167
2003 NONCONFORMANCES. 168

ARTICLE 21. 171
BOARDS OF ADJUSTMENT. 171
2101 CREATION AND MEMBERSHIP. 171
2102 MEETINGS AND RULES. 171
2103 JURISDICTION AND POWERS. 172
2104 APPLICATION FOR VARIANCE. 173
2105 FEES. 173
2106 HEARINGS. 173
2107 DECISIONS. 173
2108 CONDITIONS. 173
2109 APPEAL OF A DECISION MADE BY THE BOARD OF ADJUSTMENT. 173

ARTICLE 22. 174
AMENDMENTS. 174
2201 AUTHORITY. 174
2202 AMENDMENTS INITIATED BY THE BOARD OF SUPERVISORS, PLANNING COMMISSION OR PLANNING DIRECTOR. 174
2203 CITIZEN REVIEW PROCESS. 174
2204 AMENDMENTS INITIATED BY APPLICATION. 175
2205 PLANNING COMMISSION ACTION ON APPLICATION. 177
2206 PLANNING COMMISSION ACTION. 177
2207 BOARD OF SUPERVISORS ACTION. 179
2208 CRITERIA FOR ESTABLISHMENT OF A ZONING DISTRICT IN ACCORDANCE WITH THE COMPREHENSIVE PLAN. 179
2209 MODIFICATIONS OF CONDITIONS OF APPROVED REZONINGS. 184

ARTICLE 23. 185
ENFORCEMENT. 185
2301 VIOLATIONS DEEMED A NUISANCE. 185
2302 ACTION TO ENFORCE REGULATIONS. 185
2303 REMEDIES. 185
2304 PENALTIES. 185
ARTICLE 24. 186
SEVERABILITY. 186
2401  SEVERABILITY. 186
2402  REPEAL OF CONFLICTING REGULATIONS. 186
2403  EFFECTIVE DATE. 186

604.07 Minor Expedited Residential Alternative Conservation Subdivision Option
Pursuant to the Cochise County Subdivision Regulations, Minor Expedited Residential Subdivision and the Residential Conservation Subdivision options option, providing a wider latitude of design, more economic use of land and density bonuses are is available for development of residential subdivisions.

704.07 Minor Expedited Residential Alternative Conservation Subdivision Option
Pursuant to the Cochise County Subdivision Regulations, Minor Expedited Residential Subdivision and the Residential Conservation Subdivision options option, providing a wider latitude of design, more economic use of land and density bonuses are is available for development of residential subdivisions.

804.07 Minor Expedited Residential Alternative Conservation Subdivision Option
Pursuant to the Cochise County Subdivision Regulations, Minor Expedited Residential Subdivision and the Residential Conservation Subdivision options option, providing a wider latitude of design, more economic use of land and density bonuses are is available for development of residential subdivisions.

904.07 Minor Expedited Residential Alternative Conservation Subdivision Option
Pursuant to the Cochise County Subdivision Regulations, Minor Expedited Residential Subdivision and the Residential Conservation Subdivision options option, providing a wider latitude of design, more economic use of land and density bonuses are is available for development of residential subdivisions.

1004.07 Minor Expedited Residential Alternative Conservation Subdivision Option
Pursuant to the Cochise County Subdivision Regulations, Minor Expedited Residential Subdivision and the Residential Conservation Subdivision options option, providing a wider latitude of design, more economic use of land and density bonuses are is available for development of residential subdivisions.

1507  Residential Minor Expedited Subdivision Option
Pursuant to the Cochise County Subdivision Regulations, the Minor Expedited Subdivision is available when subdividing 20-lots or fewer.