



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Dora V. Flores, Permit and Customer Service Coordinator
FOR: Beverly Wilson, Planning Director
SUBJECT: Docket R-14-06 (Zoning Regulations Updates)
DATE: March 31, 2014

I. 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 January 7th of 2014 (Resolution 14-01). 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:

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- Well houses will be required to have a setback in compliance with AZ Dept of Water Resources (wells must maintain a 50' 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' 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.

II. 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 the Commission forward these proposed changes to the Board (meeting of May 6) with a recommendation for approval.

Sample Motion: *Madame Chair, I move to forward a recommendation of approval as proposed of Docket 14-06 to the Board of Supervisors.*

III. ATTACHMENTS

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

EXHIBIT "A" R-14-06 Zoning Regulations Update

Draft Zoning Regulations R-14-06

Definitions

Agriculture, General - A tract containing a minimum of 5 contiguous commercial acres which is being used for the production of farm, garden, or orchard crops, or the grazing or raising of farm animals, including feeding pens that are incidental and subordinate to a grazing operation. Examples of commodities produced include vegetables, fruit trees, grapes, cotton, grain, poultry, horses, cattle, sheep and swine. The term "general agriculture" includes such uses as the necessary treatment, packing or storage of farm products produced on premises, the sale of any farm crops or livestock raised on premises, and any signs, structures, or fences utilized for agricultural functions. By statute "general agriculture" includes dairy operations, including areas designated for raising heifers and bulls owned by the same dairy operation that is on property contiguous to the dairy operation or within one-quarter of a mile. It does not include signs advertising off-premise facilities, junkyards, other retail sales, manufacturing, any non-agricultural services, stockyards, slaughterhouses/meat packing plants, commercial pen feeding, production wineries, bone yards, plants for the reduction of animal matter, poultry feeding operations, ~~or agricultural processing plants~~, or the growing of medical marijuana.

Comment [d1]: Corrected the misspelling of "Statute"

Community Garden - An area used to grow food and/or fiber products for use, consumption, or sale by the garden participants. Accessory uses ~~shall~~ may include greenhouses, sheds, and outdoor storage of farm equipment. Community gardens are considered residential uses for the purposes of site development standards.

Comment [d2]: Added to clarify per Arizona Revised Statutes

Comment [d3]: Changed to "may" instead of shall

Repair Services, Large Engines - Services designed to repair large vehicles such as trucks with more than two axles, recreational vehicles, tractors, combines, and/or other large engines and may include incidental retail sales of parts.

~~Repair Services, Small Engines - Services designed to repair vehicles with no more than two axles, recreational vehicles and/or other small engines and may include incidental retail sales.~~

Comment [d4]: Deleted, out of sequence of alphabetization, see below

Repair Services, Light - Services designed to repair items, such as watches, jewelry, furniture, electrical equipment, appliances, and clocks and may include incidental retail sales.

~~Repair Services, Small Engines - Services designed to repair vehicles with no more than two axles, recreational vehicles and/or other small engines and may include incidental retail sales.~~

Comment [d5]: Added, to put in correct order of alphabetization, see above

504 Official Zoning District Map

504.01 The Official Cochise County Zoning District Map, together with all digital explanatory matter hereon, is hereby adopted by reference and declared to be an official record and a part of these Zoning Regulations.

Comment [d6]: Added to clarify new format of maps

~~504.02 - Said map shall be identified as such by the signature of the Chairman of the Board of Supervisors and attested by the Clerk of the Board of Supervisors.~~

Comment [d7]: Deleted as paper copies of maps are no longer used

~~504.03~~ Whenever amendments or changes are made in Zoning District boundaries, such amendments or changes shall be made promptly on the Official Zoning District Map.

Comment [d8]: Renumbered

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504.043 No changes of any kind shall be made in the Official Zoning District Map except in conformance with the procedures set forth in these Zoning Regulations. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of these Zoning Regulations and punishable as provided in Article 23.

Comment [d9]: Renumbered

504.054 Regardless of the existence of purported copies of the Official Zoning District Map which may from time to time be made or published, the Official Zoning District Maps shall be that an digital map set in the custody of the Clerk of the Board of Supervisors and physically kept by the Clerk in the office of the Cochise County Community Development Department, which is hereby designated to be a part of the office of the Clerk of the Board of Supervisors for this purpose only. Said digital maps shall be the final authority as to the current Zoning status of all lands and buildings in the area of jurisdiction.

Comment [d10]: Renumbered

Comment [d11]: Verbiage added and deleted to reflect paper copies of maps are no longer kept, maps are now digital

504.06 In the event that the Official Zoning District Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and amendments thereto, the Board of Supervisors may, by resolution, adopt a new Official Zoning District Map which shall supersede the prior Official Zoning District Map. The new Official Zoning District Map may correct drafting or other errors or omissions in the prior Official Zoning District Map, but no such correction shall have the effect of amending the original Zoning Regulations or any subsequent amendments thereto.

Comment [d12]: Deleted as all digital maps are securely backed-up

603.10 Bed and breakfast inn, subject to procedures in Article 17.

Comment [d13]: Comma moved to proper location

606 Other Permitted Uses

The following rural uses will be allowed without the establishment of a permitted principal use:

606.01 Solid fences or walls six-feet in height or less. Setbacks do not apply; no permit required unless greater than three feet in height on a corner lot (informational permit required).

606.02 Well houses, in a fixed location. Setbacks do not apply. Required minimum setbacks shall be 50 feet from the property lines, no permit required if 200 square feet or less. Permit is required for electrical and/or if located in a floodplain.

Comment [d14]: Verbiage added and deleted to be in compliance with the Dept. of Water Resources, Flood Regulations and amendment made to the Building Code

606.03 In Category A and B only, one out-building, in a fixed location, corrals, and pens. Multiple structures allowed in Category C and D.

607.29 Repair services, large engines

607.30 Repair services, light

607.31 Repair services, small engines

607.320 Recycling centers.

Comment [d15]: Deleted to correspond with definitions and renumbered

Comment [d16]: Re-numbered 607.32 through 607.56

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- 607.334** Cultural, historic and/or nature exhibits.
- 607.342** Residential care institutions.
- 607.353** Offender rehabilitation facilities.
- 607.364** Group quarters.
- 607.367** Funeral and/or crematory services.
- 607.386** Golf courses.
- 607.397** Agricultural processing services with less than 300-foot minimum setback.
- 607.3840** Communications towers exceeding 30-feet in height, subject to site development standards in Article 18.
- 607.3941** Cemeteries.
- 607.420** Slaughterhouses/meat packing plants.
- 607.434** Day care establishments.
- 607.442** Commercial plant nurseries.
- 607.453** Bed and breakfast establishment.
- 607.464** Grocery Stores.
- 607.475** Research and/or Testing Laboratories.
- 607.486** Impound Storage Yards.
- 607.497** Wind Energy Power Plants (in Category D Areas only).
- 607.4850** Mini-warehouses.
- 607.4951** Riding stables, commercial, on a site less than 10-acres.
- 607.529** Solar Energy Power Plants-in Category D areas only.
- 607.534** Medical Marijuana Cultivation Facility in RU-4 and greater only, subject to site development standards in Article 18.
- 607.542** Medical Marijuana Dispensary in RU-4 and greater only, subject to site development standards in Article 18.
- 607.553** Medical Marijuana Dispensary Cultivation Facility in RU-4 and greater only, subject to site development standards in Article 18.
- 607.564** Medical Marijuana Infusion Facility in RU-4 and greater only, subject to site development standards in Article 18.

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706 Other Permitted Uses

The following uses will be allowed without the establishment of a permitted principal use on parcels four-acres or larger:

- 706.01** Well houses, in a fixed location. ~~Setbacks do not apply. Required minimum setbacks shall be 50-feet from the property lines;~~ no permit required ~~if 200 square feet or less. Permit is required for electrical and/or if located in a floodplain.~~
- 706.02** One out-building, in a fixed location, ~~and corrals/ and pens.~~
- 706.03** Solid fences or walls six- feet in height or less. Setbacks do not apply; no permit required, except if greater than three feet in height on a corner lot (informational permit required).

Comment [d17]: Verbiage added and deleted to be in compliance with the Dept. of Water Resources, Flood Regulations and amendment made to the Building Code

Comment [d18]: Clarified

1106.13 Repair services (enclosed), ~~large engines~~

~~1106.14~~ Repair services (enclosed), ~~small engines.~~

1106.154 Communication towers, ~~see subject to~~ site development standards in Article 18.

~~1105.165~~ Bed and breakfast establishment.

1106.176 Lighted Outdoor Recreation Facilities.

1106.187 Animal Husbandry Services.

1106.198 Mini-warehouses.

~~1106.1926~~ Commercial Plant Nurseries.

Comment [d19]: Delineated to correspond with definitions and renumbered

Comment [d20]: Clarified to be the same as other sections

Comment [d21]: Renumbered 1105.06 through 1105.20

1205.10 Repair services (unenclosed), ~~and/or~~ large engines.

~~1205.11~~ Repair services (unenclosed), ~~small engines.~~

1205.121 Communications towers exceeding 40-feet in height, subject to site development standards in Article 18.

1205.132 Regional sewage treatment plants.

1205.143 Truck stops.

1205.154 Lighted Outdoor Recreation Facilities.

Comment [d22]: Delineated to correspond with definitions and renumbered

Comment [d23]: Renumbered 1205.12 through 1205.22

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- ~~1205.165~~ Golf courses.
- ~~1205.176~~ Solar Energy Power Plants, subject to site development standards in Article 18.
- ~~1205.187~~ Wind Energy Power Plants, subject to site development standards in Article 18.
- ~~1205.198~~ Medical Marijuana Cultivation Facility, subject to site development standards in Article 18.
- ~~1205.2049~~ Medical Marijuana Dispensary, subject to site development standards in Article 18.
- ~~1205.210~~ Medical Marijuana Dispensary Cultivation Facility, subject to site development standards in Article 18.
- ~~1205.224~~ Medical Marijuana Infusion Facility, subject to site development standards in Article 18.

~~1302.16~~ Repair services, ~~large engines~~

~~1302.17~~ ~~Repair services, light~~

~~1302.18~~ ~~Repair services, small engines~~

~~1302.19~~ Contract construction services.

~~1302.1820~~ Communications towers at a maximum height of 199-feet, subject to site development standards in Article 18.

~~1302.1921~~ Parking lots, commercial.

~~1302.22~~ ~~0~~ Bus, rail, and/or truck terminals, and accessory maintenance yards and garages.

~~1302.234~~ Manufacturing, wholesaling, warehousing, distribution, and/or storage of goods.

~~1302.24~~ ~~2~~ Motion picture production sites/studios.

~~1302.25~~ ~~3~~ Printing and/or publishing businesses.

~~1302.26~~ ~~4~~ Custom butchering/meat curing/processing.

~~1302.27~~ ~~6~~ Mini-warehouses.

~~1302.28~~ ~~7~~ Hospitals, including ambulatory services.

~~1302.29~~ ~~8~~ Funeral and/or crematory services.

~~1302.2930~~ Recycling centers.

~~1302.31~~ ~~6~~ Cultural, historic and/or nature exhibits.

~~1302.32~~ ~~4~~ Welfare and/or charitable services.

~~1302.33~~ ~~2~~ Impoundment storage yards.

Comment [d24]: Delineated to correspond with definitions and renumbered

Comment [d25]: Renumbered 1302.19 through 1302.45

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~~1302.34~~ ~~3~~Zoos and/or other animal exhibits.

~~1302.35~~ ~~4~~Fairgrounds and/or amusement parks.

~~1302.36~~ ~~5~~Truck stops.

~~1302.37~~ ~~6~~Emergency vehicle stations not otherwise exempted by Article 20.

~~1302.38~~ ~~7~~Recycling/Solid waste transfer facilities.

~~1302.39~~ ~~8~~Commercial plant nurseries.

~~1302.3940~~ Car Wash.

~~1302.41~~ ~~0~~Anemometers, with temporary use permit not to exceed 3-years.

~~1302.42~~ ~~1~~Ag-processing with a 300-foot minimum setback.

~~1302.43~~ ~~2~~Slaughterhouse/meat packing plants with a 300-foot minimum setback.

~~1302.443~~ Farmers markets.

~~1302.454~~ Community gardens.

~~1304.01~~ One dwelling or recreational vehicle for the family or employees of the owner/operator or caretaker of the site of a principal use. ~~(Dwelling or RV shall not be rented to the public)~~

Comment [d26]: Deleted, as it was a duplicate, see 1304.02.D below

~~1304.02~~ Recreational Vehicles (RV's) are allowed as follows:

- A. No permit is required for storage of no more than two RV's on a parcel.
- B. Temporary occupancy of one RV in conjunction with a permitted principal use up to six months in a calendar year with a required Temporary Use Permit; stays of 15-consecutive days or less do not require a permit.
- C. Temporary occupancy of RV's in conjunction with the construction of a residential or non-residential permitted principal use. Such occupancy shall be limited to the length of the permit with a required Temporary Use Permit, subject to Article 17.
- D. Recreational vehicles accessory to a principal permitted use may not be rented out.

~~1402.045~~ Repair services, ~~large engines~~

~~1402.06~~ Repair services, ~~light~~

~~1402.07~~ Repair services, ~~small engines~~

~~1402.085~~ Contract construction services.

Comment [d27]: Deleted to correspond with definitions and renumbered

Comment [d28]: Renumbered 1402.08 through 1402.35

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- 1402.096** Communications towers, subject to site development standards in Article 18.
- 1402.107** Bus, rail, and/or truck terminals, and accessory maintenance yards and garages.
- 1402.1198** Commercial feedlots, stockyards, and/or auction barns.
- 1402.129** Manufacturing, wholesaling, warehousing, distribution, and/or storage of goods.
- 1402.130** Ag-processing with a 300-foot minimum setback.
- 1402.141** Custom butchering/meat curing/processing.
- 1402.152** Jails, prisons and/or detention centers.
- 1402.162** Offender rehabilitation facilities.
- 1402.174** Recycling centers.
- 1402.185** Impoundment storage yards.
- 1402.196** Motion picture production sites/studios.
- 1402.2017** Parking lots, commercial.
- 1402.2118** Printing and/or publishing businesses.
- 1402.2249** Gasoline/service stations.
- 1402.239** Banks and/or banking services.
- 1402.241** Personal and professional services.
- 1402.252** Truck stops.
- 1402.263** Emergency vehicle stations not otherwise exempted by Article 20.
- 1402.274** Funeral and/or crematory services.
- 1402.285** Restaurants, bars, taverns, nightclubs and/or off-site winery tasting rooms
- 1402.29** Recycling/Solid waste transfer facilities.
- 1402.30** Carwash.
- 1402.31** Anemometers, with temporary use permit not to exceed 3-years.
- 1402.32** Commercial feedlots with 300-foot minimum setback.
- 1402.33** Slaughterhouses/meat packing plants with a 300-foot minimum setback.
- 1402.34** Commercial plant nurseries.
- 1402.35** Cemeteries.

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1404.01 One dwelling or recreational vehicle for the family or employees of the owner/operator or caretaker of the site of a principal use. ~~Dwelling or RV shall not be rented to the public.~~

Comment [d29]: Deleted, as it was a duplicate, see 1404.02.D below

1404.02 Recreational Vehicles (RV's) are allowed as follows:

- A. No permit is required for storage of no more than two RV's on a parcel.
- B. Temporary occupancy of one RV in conjunction with a permitted principal use up to six months in a calendar year with a required Temporary Use Permit; stays of 15-consecutive days or less do not require a permit.
- C. Temporary occupancy of RV's in conjunction with the construction of a residential or non-residential permitted principal use. Such occupancy shall be limited to the length of the building permit with a required Temporary Use Permit, subject to Article 17.
- D. Recreational vehicles accessory to a principal permitted use may not be rented out.

1502.13 Personal and professional services ~~and/or hospitals.~~

Comment [d30]: Deleted, added as a separate use at the end, see 1502.58

1502.33 Repair services. ~~large engines.~~

~~1502.34~~ Repair services, light.

~~1502.35~~ Repair service, small engines.

Comment [d31]: Delineated to correspond with definitions and renumbered

1502.364 Manufacturing, wholesaling, warehousing, distribution, or storage of goods.

Comment [d32]: Renumbered 1502.36 through 1502.58

1502.375 Jails, prisons, and/or detention centers.

1502.386 Motion picture production sites/studios.

1502.397 Restaurants, bars, taverns, nightclubs and/or off-site winery tasting rooms.

1502.4038 Fairgrounds and/or amusement parks.

1502.341.8 Residential care homes.

1502.420 Residential care institutions.

1502.434 Offender rehabilitation facilities.

1502.442 Agricultural processing services.

1502.453 Zoos and/or other animal exhibits.

1502.464 Recycling centers.

1502.475 Communications towers.

1502.486 Truck stops.

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~~1502.497~~ Commercial plant nurseries.

~~1502.5048~~ Heliports, helipads, airports, and/or airstrips designed to serve the development.

~~1502.5149~~ Lighted Outdoor Recreation Facilities.

~~1502.529~~ Anemometers, with temporary use permit not to exceed 3-years.

~~1502.531~~ Wind Energy Systems, subject to the site development standards in Article 18.

~~1502.542~~ Animal Husbandry Services.

~~1502.553~~ Solar energy systems, subject to the site development standards in Article 18.

~~1502.564~~ Solar Energy Power Plants, subject to the site development standards in Article 18.

~~1502.578~~ Community Gardens.

~~1502.58~~ –Hospitals

1704 Building/Use Permit Required

1704.01 It shall be unlawful to erect, construct, reconstruct, alter or use any structure or building without first obtaining a building/use permit from the County Zoning Inspector; except that no building/use permit shall be required for any repairs or improvements of a value not exceeding \$1,000 dollars (market value labor and materials or actual receipts for cost of materials can be provided) except that those items listed* in this section below are completely exempted from permit requirements for single family residential dwellings only.

For non-residential uses a permit is required regardless of the dollar value of the improvement when there are applicable building code requirements.

For the purpose of determining the value of any such repair, alterations, or improvements, the normal retail value of materials and labor performed shall be used. Even though no permit is required for repairs or improvements having a certain value or listed below, such repairs, improvements, or alterations shall comply with all other provisions of these Zoning Regulations.

Re-establishment of a discontinued non-residential use shall not require a permit for the same use, provided that the discontinued use was established through the permitting process in place at the time of establishment, and that no new construction is proposed.

***List Of Exemptions From Permit Requirements For Single Family Residential Dwellings Only**

- A. Re-roofing (when no structural changes are proposed or any reinforcement is required to add heavier roofing materials), re-siding or replacement of exterior trim.
- B. Replacing or adding gutters or downspouts.
- C. Replacing or adding soffit, gable, or roof ventilation.
- D. Replacing existing windows or doors with no structural changes.

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- E. Decks less than 30-inches in height above the lowest grade within 5-feet of deck edge.
- F. Replacing existing plumbing fixtures such as toilet, tub, sink, garbage disposal, water heater, or faucets.
- G. Replacing existing appliances or internal light fixtures.
- H. Replacing ~~like for like~~ or repairing existing furnace, air-conditioner, cooler, heat pump, or heater.
- I. General landscaping including lawn sprinkler systems, subject to water conservation requirements, and retaining walls up to 4-feet in height.
- J. Installation of low-voltage wiring for security alarm systems.
- K. Flooring of wood, vinyl, ceramic, stone, masonry or carpeting.
- L. Installation or removal of non-structural interior wall partitions, if no utilities are involved.
- M. Adding or replacing insulation in walls, floors, or ceilings.
- N. Wood, concrete block or wire fences up to six-feet high unless on a corner lot. Solid fences or walls greater than three-feet in height on corner lots require an informational permit.
- O. Painting, interior or exterior, and wallpapering.
- P. Concrete walkways, not in County right-of-way, and patio slabs.
- Q. Replacing cabinets or countertops.
- R. Window awnings supported by an exterior wall which do not project more than 54-inches.
- S. Swings and other playground equipment accessory to a single family dwelling.
- T. Water Tanks supported directly on grade if the capacity does not exceed 5000-gallons and the ratio of height to diameter or width does not exceed 2:1.
- U. ~~One-story detached accessory structures provided the floor area does not exceed 200 square feet and has no utilities. Floodplain regulations may apply.~~

Comment [d33]: Clarified as noted in building code exemptions

Comment [d34]: Added to comply with amendments to the building code

1720 Temporary Uses

The following regulations shall govern the operation of certain transitory or seasonal uses:

1720.01 Permits

Application for a temporary use permit shall be made to the County Zoning Inspector ~~at a minimum of 10-working days prior to the event.~~ applications shall include the following:

Comment [d35]: Added to ensure timely manner to process temp permits

- A. A description of the property to be used, rented or leased for the temporary use, including all information necessary to accurately portray the property;
- B. A site plan and description of the proposed use;
- C. Sufficient information to determine setback requirements, sanitary facilities, and availability of parking space to service the proposed use; and
- D. The applicable fee as specified in the fee schedule as adopted by the Board of Supervisors.

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1720.03 Particular Temporary Uses Permitted

Upon obtaining a temporary use permit, the following temporary uses shall be permitted, subject to the following standards and/or other standards imposed by the County Zoning Inspector to mitigate off-site impacts:

E. Contractor's Office, ~~or Security Dwelling,~~ ~~or Other Temporary Dwelling During~~ ~~Construction of a Building.~~

Temporary buildings, manufactured homes, and recreational vehicles used in conjunction with construction work only during the period of such construction, subject to the following:

1. Permitted in all Zoning Districts.
2. Any use permit approved for such temporary building, manufactured home or recreational vehicle shall be limited to a period of time not to exceed 1-year from the date of such approval; said permit may be renewed for like periods thereafter as approved by the County Zoning Inspector upon receipt of satisfactory evidence indicating that the need for such temporary use continues to exist.
3. Unless the use permit is renewed, such temporary building, manufactured home, or recreational vehicle shall be removed from the property upon the expiration of the previously approved use permit or within 10-days after completion of the construction work, whichever occurs first.

Comment [d36]: Added to clarify that temp dwellings such as a manufactured home may be used during construction of a site built home

1804.05 Schedule of Required Off-Street Parking

Cultural, Historic, ~~and Nature~~
Exhibits, ~~and Stockyard/Auction~~
~~Sales~~

1-per 500-square feet of gross floor area and exterior exhibit area

Comment [d37]: Added, needed parking requirements for the use

1806.02 Placement of Landscaping

A. Exemptions:

The following shall be exempt from the installation and maintenance of landscaping:

1. Single-household dwelling sites in all Growth Category Areas
2. Uses within the Category C and D Areas

B. Category A and B Growth Areas

All uses in Category A (Urban Growth) and Category B (Community Growth) Areas shall have landscaped a minimum of five-percent of the total developed area of a site. The landscaping shall be integrated into the developed area and shall include a minimum five-foot wide strip along the abutting street(s). Landscaping shall be approved as part of building permit approval.

C. Sight Distance at Intersections

No landscaping shall present traffic visibility hazards within the sight triangle as described in Section ~~1807.03~~

Comment [d38]: Added, section number as a reference to complete the sentence. It was left out of previous revisions to the Zoning Regulations by mistake

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1902 Administrative Procedures and Requirements

1902.01 Sign Permit Required

It shall be unlawful for any person, firm or corporation to erect, alter, or relocate within the unincorporated area of Cochise County any sign as defined herein without first obtaining a sign permit in compliance with Article 17 from the County Zoning Inspector, except that:

- A. Minor repairs, maintenance, or painting of signs, or changes in copy which alter neither the structural characteristics nor the sign classification shall not require a permit.
- B. Provided all other provisions of these Zoning Regulations are met, sign permits shall not be required for the following signs:
 - 1. Name Plate Signs.
 - 2. Home Occupation Signs.
 - 3. Traffic Control Signs (Private).
 - 4. Real Estate Signs.
 - 5. Political Signs.
 - 6. Window Graphics (Temporary).
 - 7. Contractor's Signs.
 - 8. Developer's Signs.
 - 9. Subdivision Development Signs.
 - 10. On-Site and Off-Site Special Event Signs (Temporary).
 - 11. Non-illuminated wall signs to a maximum of 50-square feet.
 - 11.12. ~~No Trespassing Signs~~

Comment [d39]: Added this type of sign that does not require a permit

2303 Remedies

All remedies concerning these Zoning Regulations shall be cumulative and not exclusive. Conviction and punishment of any person hereunder shall not relieve such persons from the responsibility of correcting prohibited conditions or removing prohibited buildings, structures, or improvements and shall not prevent the enforced correction or removal thereof. In addition to the other remedies provided herein, any adjacent or neighboring property owner specially damaged by the violation of any provision of these Zoning Regulations may institute, in addition to any other appropriate remedy or proceeding an action for injunction, mandamus, or proceeding to prevent, abate or remove such unlawful erection, construction, reconstruction, alteration, maintenance or use.

~~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.~~

Comment [d40]: Added to allow the Zoning Inspector to shorten the length of a permit if in violation such as operating a business without a permit