

COCHISE COUNTY

R-16-01 Zoning Regulations Update

Proposed Text Changes to the County Zoning Regulations

Board of Supervisors, July 26, 2016



Public Programs...Personal Service

COCHISE COUNTY

- Last update: December 2, 2014.
- Purpose of update is to clarify, standardize, and simplify language.
- On May 11, 2016 the Planning and Zoning Commission voted 6-0 to forward this Docket with a recommendation of approval.
- On July 12, 2016 a work session was held with the Board of Supervisors to review the proposed text amendments.



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Changes proposed after work session with the Board of Supervisors on July 12, 2016

1704 Building/Use Permit Required

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

F. Replacing like for like or repairing existing plumbing fixtures such as toilet, tub, sink, garbage disposal, water heater, or faucets.

Comment [d1]: Revised to be equivalent to other sections in the Z-Regs

I. General landscaping including lawn sprinkler systems, subject to water conservation requirements, and retaining walls up to 4-feet in height.)

Comment [d2]: Leave as is with no changes

N. Wood, concrete block or wire fences up to sixseven-feet high unless on a corner lot. Solid fences or walls greater than three-feet in height on corner lots require an informational permit.

Comment [d3]: Revised to be equivalent to the 2012 International Residential Code.

Q. Replacing cabinets or countertops.)

Comment [d4]: Leave as is with no changes

V. Satellite dishes and residential antennas for wireless communications.

Comment [d5]: Added to clarify, only for residential uses.



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On July 22, 2016 we were made aware of the changes from the State that were as follows below and would like to request authorization to change the language from "Department of Fire Building and Life Safety to Department of Housing" in the sections noted below:

The Arizona Department of Fire Building and Life Safety (DFBLS) sunsets on June 30, 2016.
The Office of Manufactured Housing (OMH), a division within DFBLS, will become a division of the Arizona Department of Housing (ADOH) on July 1, 2016.

PREVIOUS PROPOSED LANGUAGE:

203 Definitions

Mobile Home, Rehabilitated - A mobile home that has been rehabilitated and certified as such by the Department of Fire Building and Life Safety Cochise County or that exhibits the approved Rehabilitation Insignia before 2013 or Rehabilitation Certificate as of January 1, 2013 from the Department of Fire Building and Life Safety~~Arizona State Office of Manufactured Housing Rehabilitation insignia.~~

Comment [d1]: Revised per State Law; only the Department of Fire Building and Life Safety is authorized to certify the rehabilitation of a mobile home.

PROPOSED LANGUAGE TODAY:

203 Definitions

Mobile Home, Rehabilitated - A mobile home that has been rehabilitated and certified as such by the Department of Housing Cochise County or that exhibits the approved Rehabilitation Insignia before 2013 or Rehabilitation Certificate as of January 1, 2013 from the Department of Housing~~Arizona State Office of Manufactured Housing Rehabilitation insignia.~~

Comment [d2]: Revised per State Law; only the Department of Housing is authorized to certify the rehabilitation of a mobile home.



COCHISE COUNTY

Discussion

Questions



COCHISE COUNTY

Staff Recommendation

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

Suggested Motion

Chairman Supervisor, I move to approve Docket R-16-01 as proposed.

