

COCHISE COUNTY

R-16-03 (Outdoor Storage)

Proposed Text Changes to the County Zoning Regulations

Board of Supervisors

December 6, 2016



Public Programs...Personal Service

COCHISE COUNTY

Docket R-16-03 (Outdoor Storage)

- The purpose of the update is to allow limited outdoor storage on properties without a primary use
- Planning and Zoning Commission voted 6-0 to forward this Docket with a recommendation of approval.
- History
 - The Board overturned a zoning violation Z-15-358 on September 13, 2016
 - Limited outdoor storage is appropriate
 - Requested that the code be amended



COCHISE COUNTY

Docket R-16-03 (Outdoor Storage)

- The modifications include:
 - Allowing limited storage on vacant residential properties subject to the following standards:
 - Storage is limited to equipment specifically for maintenance of roads in the immediate vicinity or the subject parcel
 - A minimum lot size of 36,000 square feet is required
 - No more than 600 square feet shall be used for equipment storage
 - Must meet minimum setback requirements
 - One minor change to remove language duplication



COCHISE COUNTY

Docket R-16-03 (Outdoor Storage)

➤The proposed text change:

Section 1811.01.A

Accessory Use Outdoor Storage and parking which is permitted under this Section is an accessory use only and shall not be permitted unless a primary residential use of the property has been established except for limited storage of equipment specifically used for maintenance of roads in the immediate area or the subject parcel itself in Category B, C or D Areas.



COCHISE COUNTY

Docket R-16-03 (Outdoor Storage)

Section 1811.01.D

D. Large Trucks, Truck Tractors, Construction Equipment

2. Category B,C and D Areas No primary residential use is required for limited storage of equipment used for maintenance of roads in the immediate area or the subject parcel itself in rural or residential Zoning Districts subject to the following requirements:

- a. Minimum lot size of 36,000 square feet is required
- b. No more than 600 square feet of the property shall be used for storage
- c. The storage shall meet the minimum setbacks of the zoning district

1811.01.B

B. Permitted Visible Outdoor Storage ~~Visible outdoor storage~~ of certain objects and materials shall only be permitted as an accessory use as specified below.



COCHISE COUNTY

R-16-03 Zoning Regulations Update

Discussion

Questions



Public Programs...Personal Service

COCHISE COUNTY

R-16-03 Zoning Regulations Update

Recommendation

As recommended by the Planning and Zoning Commission, approve Docket R-16-03 (Outdoor Storage)

Suggested Motion

Chairman Supervisor, I move to approve Docket R-16-03 (Outdoor Storage)



Public Programs...Personal Service