



Cochise County
Community Development
Planning, Zoning and Building Safety Division
Public Programs...Personal Service
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INTEROFFICE MEMO

To: Board of Supervisors
Through: James E Vlahovich, County Administrator
From: Robert Kirschmann, Planner II
For: Paul Esparza, AICP, Planning Director
Subject: Docket R-16-03 (Outdoor Storage)
Date: November 22, 2016

I. PLANNING AND ZONING COMMISSION

On Wednesday, November 9, 2016, the Planning and Zoning Commission voted 6-0 unanimously to forward this Docket to the Board of Supervisors with a recommendation of approval.

II. BACKGROUND AND PROPOSED CHANGES

Docket R-16-03 is a proposed revision to Article 18, Site Development Standards in the Cochise County Zoning Code.

On September 13, 2016 the Board of Supervisors approved an appeal of zoning violation V-15-358. The case involved the outdoor storage of equipment for property and road maintenance stored on a vacant parcel with no residence established. The Board determined that the outdoor storage was appropriate and requested that the Code be amended to address the use.

A Public Hearing was held before the Planning and Zoning Commission on November 9, 2016. There were no public comments in support or opposition to the amended language. The Planning and Zoning Commission moved to forward Docket R-16-03 with a recommendation of approval to the Board.

Staff has revised Section 1811, Outdoor Storage and provides the following suggested modifications:

- Allow limited outdoor storage on vacant residential properties in Category B, C and D Areas.

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- Storage shall be limited to equipment specifically for 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
- Meet minimum setbacks of the zoning district

Staff recommends the following text changes (underlined areas are new). The complete draft document is included for consideration:

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.

Section 1811.01.D

D. Large Trucks, Truck Tractors, Construction Equipment

1. Category A Areas The outdoor storage or parking of any trucks, truck tractors, trailers or semi-trailers having a rated capacity of more than one and one-half tons and the parking or storage of any construction equipment (except as provided on a temporary basis in Section 1811.01.B.2, above) such as bulldozers, graders, cement trucks, compressors, dump trucks and back hoes shall not be permitted in any residential Zoning Districts in a Category A (Urban) Growth Area.
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:
 1. Minimum lot size of 36,000 square feet is required
 2. No more than 600 square feet of the property shall be used for storage
 3. The storage shall meet the minimum setbacks of the zoning district

Also included in this amendment is the removal of redundant language in Section 1811.01.B as follows:
 B. Permitted Visible Outdoor Storage ~~Visible outdoor storage~~ of certain objects and materials shall only be permitted as an accessory use as specified below.

III. SUMMARY AND RECOMMENDATION

The proposed text amendment helps balance the needs of those who maintain their property and adjacent roads while protecting the adjacent neighbors. The Planning and Zoning Commission has forwarded a recommendation for approval.

Sample Motion: Chair Supervisor, I move to approve Docket R-16-03 as proposed.

IV. ATTACHMENTS

- A. Exhibit A (proposed revisions to Outdoor Storage)
- B. Zoning Ordinance 16-__