

ZONING ORDINANCE 17- ____
(Docket R-17-01)

**AMENDING SECTIONS OF THE COCHISE COUNTY ZONING
REGULATIONS**

WHEREAS, A.R.S. § 11-801 et. seq. give the County Board of Supervisors the authority to adopt Zoning Regulations to address land use; and

WHEREAS, Cochise County has adopted Zoning Regulations as permitted by law; and

WHEREAS, Zoning Regulations were originally adopted in Cochise County by the County Board of Supervisors in 1975 with major revisions adopted in 1984, 1999, 2008, and 2013, in addition to other separate revisions; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing of these proposed amendments to the Zoning Regulations, and recommended approval of the amendments set forth in redline on Exhibit A hereto; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing of these proposed amendments to the Zoning Regulations; and

WHEREAS, the intent is to propose a number of revisions to the current version of the Cochise County Zoning Regulations to ensure compliance with recent changes in state law, simplify and clarify the regulations,

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Cochise County, Arizona that the Cochise County Zoning Regulations shall be amended as contained in Exhibit A:

ZONING ORDINANCE 17-___

Re: Amending Sections Of The Cochise County Zoning Regulations (Docket R-17-01)

Page 2

[See Exhibit "A" attached.]

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 28th day of March, 2017.

Ann English, Chair
Cochise County Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

Arlethe G. Rios,
Clerk of the Board

Britt W. Hanson,
Chief Civil Deputy County Attorney

ZONING ORDINANCE 17-__

Re: Amending Sections Of The Cochise County Zoning Regulations (Docket R-17-01)

Page 3

EXHIBIT "A"

Proposed Updates to the Cochise County Zoning Regulations

Section 1719 Bed and Breakfast

Bed and Breakfast- Any individually or collectively owned Single Family or one to four family dwelling house, dwelling unit, or portion thereof, or any units or group of units in a condominium, cooperative, or timeshare, offered for transient lodging. No permit is required for these uses.

Section 203 Winery Tasting Room

Winery Tasting Room – A building or portion thereof, subordinate in size, accessory to, and located on the same site as, a Farm Vineyard, Farm Winery, Small Production Winery or Large Production Winery operation, in which wine may be sampled and/or purchased. If the principal winery use, including vineyards, is exempt then the tasting room shall be exempt as well. A wine tasting room may also include incidental retail sales of wine and related products.

Section 1709, Permit Extensions

1709 Final Inspection Requirements and Time Limits

1709.01 Prior to occupancy or use pursuant to an issued building/use permit, all conditions of the permit must be satisfied. It is the Applicant's responsibility to call for the final inspection and to call for septic system inspections prior to construction of the system. It is a violation to use/operate prior to passing final inspection.

1709.02 Any building/use permit issued shall be valid without renewal, for a period of 24-months; however, the County Zoning Inspector may, upon written request of the permittee prior to the expiration of the permit, extend the time limit for the permit once for an additional 12-months provided substantial progress has been made. (Note: On-site septic/sewage treatment disposal systems permits are only valid for 2-years and cannot be extended per the Arizona Administrative Code.) The request for the extension must be in writing and include the parcel number, reason for the request, construction completion schedule, and applicable extension fees. Further extensions shall be granted in accordance with the adopted Building Code. Any work done after that time will require a new permit with all associated fees and requirements.

1709.03 Any building permit issued under the Owner-Builder Rural Residential amendment shall be valid, without renewal, for a maximum period of 36-months; however, the County Zoning Inspector may, upon written request of the permittee, extend the time limit for the permit once for an additional 12-months provided substantial progress has been made.

ZONING ORDINANCE 17-__

Re: Amending Sections Of The Cochise County Zoning Regulations (Docket R-17-01)

Page 4

Section 1807.06, Site Distance Triangles

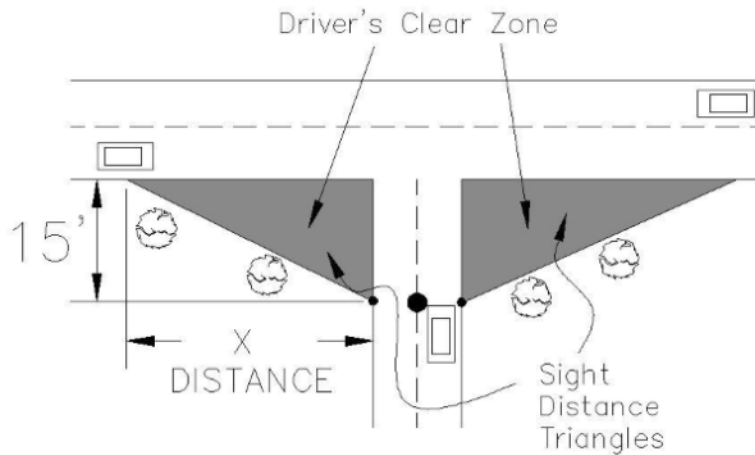
A. Purpose

To define the area adjacent to intersections that must be clear of visual obstruction in order to assure safe turning movements and clear line of sight for drivers.

B. Calculation of Sight Distance Triangle

The sight distance triangle shall be determined for each controlled street or driveway that intersects a through or uncontrolled street. The determination of this sight distance triangle shall be made according to the minimum sight distance at intersections chart and diagram below or as designated by a traffic or civil engineer.

POSTED THROUGH SPEED	X DISTANCE
25 MPH	280 FEET
35 MPH	390 FEET
45 MPH	500 FEET
55 MPH	550 FEET
65 MPH	650 FEET



Step 1. On your scaled site plan, show your driveway or street intersection to the through street. Indicate a point center of your driveway or street located 15 feet back from the edge of the curb line, edge of pavement or edge of travelway.

ZONING ORDINANCE 17-___

Re: Amending Sections Of The Cochise County Zoning Regulations (Docket R-17-01)

Page 5

Step 2. Identify the speed limit of the through street. Connect the driveway centerpoint to the curb, line, edge of pavement or edge of travelway for a scaled distance noted in the table above in both directions.

Step 3. Shade that triangle area in. Make sure that no visual obstructions are placed in that area.
C: Preservation of Sight Distance Triangle Area

No screening, landscaping, vegetation, structures, parking areas or other obstruction to visibility between the heights of 3 and 10 feet above the top of curb or centerline grade of the street shall be permitted within the clear zone, as defined by the sight distance triangular area. Development shall be set back or restricted in order to provide a clear sight distance.

Article 19, Signs

1903.06 No sign shall have moving or swinging parts, except that:

- A. The rotation of barber poles, permissible changing signs and/or multi-prism signs is permitted, provided that rotations shall not exceed six-revolutions per minute; and
- B. Banners, pennants, or devices set in motion by the wind may be permitted as temporary signs for a period not to exceed 14-calendar days each quarter (See Section 1908.34)

1908.34 Banners, pennants, and devices set in motion by the wind; no permit required

A specific type of sign which provides a message to the general public, typically advertising a business.

Zoning Districts: RU, MR-1, MR-2, NB, GB, LI, and HI

Structural Type: Wall or Ground Sign

Maximum Area: 32-square feet

Maximum Height: 15 feet

Illumination: None

Maximum Number: 2 per tenant up to 20,000 square feet, 4 per tenant over 20,000 square feet

Setback: The height of the sign, or 10 feet whichever is greater

Separation: Signs shall be separated from other signs by a minimum of 50 feet