

**ZONING ORDINANCE 17- \_\_\_\_**  
**(Docket R-17-03)**

**AMENDING ARTICLE 2 (DEFINITIONS) OF THE COCHISE  
COUNTY ZONING REGULATIONS**

**WHEREAS**, Section 802 of Title 11 of the Arizona Revised Statutes gives the County Board of Supervisors the authority to adopt zoning regulations to address land use; and

**WHEREAS**, the Cochise County Board of Supervisors originally adopted Zoning Regulations in Cochise County pursuant to that authority in 1975, and has with periodic modification, maintained them in effect since that time; and

**WHEREAS**, the Cochise County Board of Supervisors recognizes that amendment to the Zoning Regulations affect countywide land use patterns and therefore warrant careful consideration of regional impacts;

**WHEREAS**, Article 2 of the Zoning Regulations currently defines Home Occupation; and

**WHEREAS**, the State Legislature has enacted limitations on how a County may define and regulate a Home Occupation; and

**WHEREAS**, on November 14, the Board of Supervisors held a duly noticed public hearing of these proposed amendments to the Zoning Regulations, hereby know as Docket R-17-02, and attached hereto as “Exhibit A” which will amend the Home Occupation definition in the Cochise County Zoning Regulations and found them to be in the public interest,

**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:

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[See Exhibit "A" attached.]

**PASSED AND ADOPTED** by the Board of Supervisors of Cochise County, Arizona, this 14th day of November, 2017.

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Ann English, Chair  
Cochise County Board of Supervisors

**ATTEST:**

**APPROVED AS TO FORM:**

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Arlethe G. Rios,  
Clerk of the Board

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Britt Hanson,  
Chief Civil Deputy

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## EXHIBIT "A"

### Proposed Update to the Cochise County Zoning Regulations

#### 1811.01 Residential Uses

It shall be the intent of this Section to provide acceptable limits of outdoor storage accessory to residential uses based upon the Comprehensive Plan Growth Category Area in which located. Nothing in this Section shall apply to the accessory storage of objects and materials within a completely enclosed building or structure, such as a garage or shed, or to the accessory residential storage of objects and materials which as a result of fencing, topography or natural vegetation are not visible by the unaided eye six-feet above ground level from any other property or street.

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 road or property maintenance in Category B, C or D Areas.

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

#### 1. Automobiles

##### a. Category A Areas

Licensed and titled automobiles are allowed for personal use.

One unlicensed or inoperative automobile that is titled or registered to the owner or occupant is permitted. If more than one, they cannot be visible by the unaided eye six-feet above ground level from any adjoining property or street and must be located in the rear yard. Said automobiles cannot be stored for commercial purposes.

##### b. Category B, C and D Areas

Any number of automobiles titled or registered to the owners or occupants of the parcel may be stored provided they are not stored for commercial purposes.

##### c. Hazard/Nuisance

All automobiles and automobile parts and tires must be parked or stored in such a manner as to not constitute a hazard or nuisance. The non-accessory use of outdoor storage of any site on which the storage, keeping, salvage, sale or abandonment of junk occurs, including tires and auto parts, constitutes a public nuisance.

#### 2. Construction Materials

In all areas, construction materials and equipment may be stored temporarily, provided that said materials/equipment are for on-site use pursuant to a current valid building permit. All building or construction

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materials and equipment shall be removed within 30-calendar days of completion of construction, issuance of a certificate of occupancy (where applicable), or expiration of the building permit, whichever occurs first. Construction debris shall not be permitted to scatter or blow onto another property.

#### 3. Furniture and Appliances

In all areas, furniture, appliances, playground equipment, and other incidental household items, may be placed outside (Note: Items in excess of these requirements shall be permitted only to the extent provided for in paragraph C below) provided that:

- a. All appliances are in operating condition and are connected for private use of the resident/occupant in such a manner as to not constitute a fire or safety hazard.
- b. Any furniture is placed outside for personal on-site use only (rather than for storage).

#### C. Other Permitted Outdoor Storage

Except for the visible outdoor storage permitted above, outdoor storage of objects and materials shall be permitted as follows:

##### 1. Category A Growth Areas for Residentially-Developed Properties

Visible outdoor storage not to exceed 60-square feet in area and four-feet in height.

##### 2. Category B, C and D Growth Areas For Residentially-Developed Properties

Visible or screened accessory outdoor storage shall be permitted.

#### 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 road and property maintenance 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

#### **1811.02 Non-Residential Uses**

For site development standards relating to outdoor storage for non-residential uses, see Section 1804.08 (Outdoor Storage Area Improvements) and applicable Zoning District Articles.