

COCHISE COUNTY

R-17-02 (Home Occupations)

Proposed Text Changes to the County Zoning Regulations

Board of Supervisors

November 14, 2017



Public Programs...Personal Service

COCHISE COUNTY

Docket R-1-02 (Home Occupations)

- The purpose of the update is to bring the Zoning Regulations in line with new State statutes.

- The affected items are:
 1. Increase the number of permitted employees who do not reside on site from one to two, and any number of family members as defined.
 2. Replace the existing language requiring traffic generated to be within the typical range of a dwelling with language prohibiting no off-site traffic or parking congestion.
 3. Strike language prohibiting the primary function of the home occupation as on-site retail sales or rental.
 4. Include language permitting a temporary sign that may be displayed during business hours.



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A. The Home Occupation may occupy an area no greater than one-quarter ($\frac{1}{4}$) of the floor area of the residence whether occurring within the residence or in a detached structure.

B. *Employees Allowed:*

A. *Residents of the primary dwelling.*

B. *Immediate family members, including: spouse, child, sibling, parent, grandparent, grandchild, stepchild or stepsibling, whether related by adoption or blood.*

C. *Maximum of two individuals who do not meet the criteria B.1 or B.2* ~~No more than one person other than the residents of the dwelling shall be employed in the conduct of the Home Occupation.~~

C. Any outdoor display or storage of materials, goods, supplies or equipment shall be prohibited, other than the signs noted below.



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- D. The generation of noise, vibrations, noxious odors, dust, heat, or glare detectable beyond any property line or the storage or use of hazardous materials of a type and amount that could create safety concerns or are not appropriate to dispose of in residential garbage or sewer systems is prohibited.
- E. No parking or delivery activity that causes on-street parking congestion or a substantial increase of traffic through the residential area. ~~No traffic shall be generated by such Home Occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such Home Occupation shall be met off the street.~~
- F. There shall be no change to the residential appearance of the premises ~~and the primary function of the occupation shall not be the sales or rentals of goods from the site.~~
- G. There shall be allowed one on-site non-illuminated permanent sign not to exceed four square feet with a maximum height of five-feet, a temporary sign no larger than twenty four by twenty four inches that is displayed during business hours, and vehicular signs.



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Planning Commission Recommendation:

On September 13th, the Commission voted unanimously to recommend approval of the proposed text amendment



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