

# COCHISE COUNTY

## R-17-01 (Zoning Regulation Updates) Proposed Text Changes to the County Zoning Regulations

Board of Supervisors  
Study Session  
March 14, 2017



***Public Programs...Personal Service***

## COCHISE COUNTY

Docket R-17-01 (Zoning Regulation Updates)

- The purpose of the update is to:
  - Assure compliance with recent changes in state law
  - Continue with the goal of simplifying regulations
  - Consider allowing additional signage



# COCHISE COUNTY

## Docket R-17-01 (Zoning Regulation Updates)

- Changes are proposed to five sections:
  - Bed and Breakfast
  - Winery Tasting Rooms
  - Permit Extensions
  - Clear Sight Triangles
  - Feather/Harpoon Signs



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## Bed and Breakfast (Section 1719)

- Recent changes made to State Law (ARS Section 11-269-17)
- Restricts how counties can regulate a Bed and Breakfast
  - Not allowed to prohibit the use
  - Not allowed to require additional permits
  - We may only regulate some items such as:
    - Fire and Building Code
    - Health and Sanitation
- Code modified to be compliant with the state law



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### Bed and Breakfast (Section 1719)

➤ Existing language replaced with:

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.

➤ Existing definition for Guest Lodging covers everything not covered by Bed and Breakfast



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Bed and Breakfast

Discussion

Questions



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## Winery Tasting Room (Section 203, Definitions)

- The purpose is to further clarify when a tasting room is exempt:
- 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 ~~as Agricultural Processing Services, On Site~~ then the tasting room shall be exempt as well. A wine tasting room may also include incidental retail sales of wine and related products.



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Winery Tasting Room

Discussion

Questions



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## Final Inspection Requirements and Time Limits (Section 1709)

- The purpose is to simplify the existing Regulations and reflect the requirements found in the Building Code
- The proposed change states:
  - ...Further extensions shall be granted in accordance with the adopted Building Code.~~After three years from the date of initial permit issuance, the permit will be closed.~~ Any work done after that time will require a new permit with all associated fees and requirements...



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Inspection Requirements

Discussion

Questions



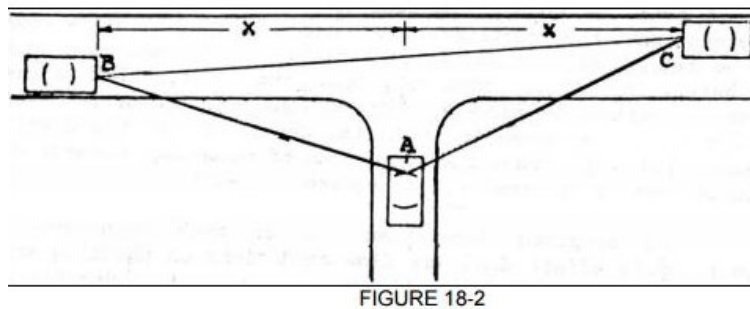
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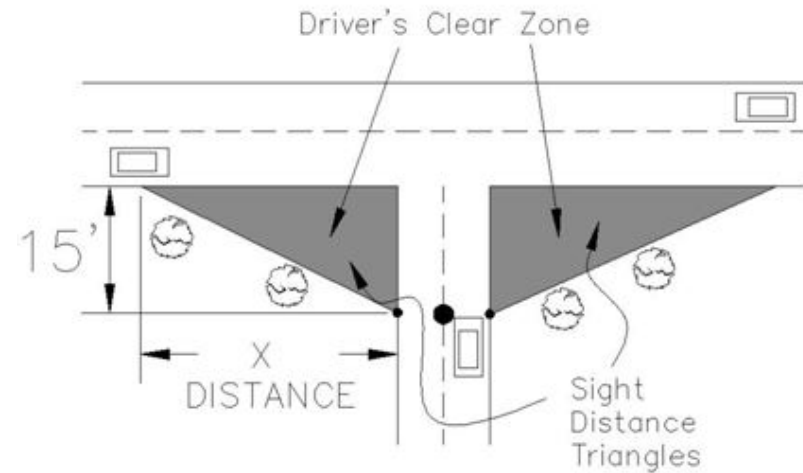
## Site Distance Triangles(Section 1807.06)

- Zoning Code:
  - Establishes sight distance triangles
  - Provides graphic
  - Complies with MUTCD standards (Manual of Uniform Traffic Control Devices)
- Update will simplify the instructions and provide a better illustration

Existing Figure



Proposed Figure



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Site Distance Triangle

Discussion

Questions



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## Feather/Harpoon Flags(Section 1908)

- Community has expressed interest in allowing addition sign options
- Harpoon, feather flags



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## Feather/Harpoon Flags (Section 1908)

➤ Proposed Draft language:

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
- A. B. Banners, pennants, or devices set in motion by the wind may be permitted as temporary signs for grand openings, open houses, and model home demonstrations for a period not to exceed 14-calendar days each quarter (See Section 1908.34)



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## Feather/Harpoon Flags (Section 1908)

### **1908.34 On-Site feather, harpoon sign; 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: 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 min of 50 feet

Duration: Signs shall only be displayed during business hours



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Signs

Discussion

Questions



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## R-17-01 Zoning Regulations Update

### Staff Recommendation

This item is for discussion. The public hearing is set for  
March 28, 2017.

Suggested Motion

No motion required



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