



Cochise County
Community Development
Planning, Zoning and Building Safety Division

Public Programs...Personal Service
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MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Robert Kirschmann, Planner II
FOR: Daniel Coxworth, AICP, Development Services Director
SUBJECT: Docket R-19-06 (Permit Exemptions-solid walls)
DATE: November 27, 2019 for the December 11, 2019 meeting

I. BACKGROUND AND PROPOSED CHANGES

Docket R-19-0 is a proposed amendment to Articles 17, specifically, Section 1704.01.N of the Cochise County Zoning Regulations.

Section 1704.01 provides a list of items that are exempt from obtaining permits on **single family dwellings only**. These include such items as replacing or adding gutters, replacing appliances, installation of flooring, any many others. Included in this list is the following:

N. Wood, concrete block or wire fences up to seven-feet high unless on a corner lot. Solid fences or walls greater than three-feet in height on corner lots require an informational permit.

Although, still required to comply with floodplain requirements many residents see this exemption and do not go any further. This has resulted in fences and walls being constructed in the floodplain or across washes and has led to damage of both public and private property. Staff is proposing to modify the language to state:

N. Wood, concrete block or wire fences up to seven-feet high. If any of the following applies an informational permit is required:

- 1. Located on a corner lot and greater than 3 feet in height;*
- 2. Located within a designated FEMA Flood Hazard Area;*
- 3. Located within a designated wash.*

This minor modification will make sure that an individual reading our regulations will know to check with Staff prior to constructing a wall or fence.

II. SUMMARY AND RECOMMENDATION

Staff is requesting that the Commission forward Docket R-19-06 to the Board of Supervisors with a recommendation for approval.

Sample Motion: *Mr. Chairman, I move to forward Docket R-19-06 with a recommendation of approval to the Board of Supervisors.*

III. ATTACHMENTS

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None