



Cochise County
Community Development
Planning, Zoning and Building Safety Division
Public Programs...Personal Service
www.cochise.az.gov

MEMORANDUM

TO: Board of Supervisors
FROM: Robert Kirschmann, Planner II
FOR: Daniel Coxworth, AICP, Development Services Director
SUBJECT: Docket R-19-06 (Permit Exemptions-solid walls)
DATE: January 16, 2020 for the January 28, 2020 meeting

I. BACKGROUND AND PROPOSED CHANGES

Docket R-19-06 is a proposed amendment to Articles 17, specifically, Section 1704.01.N of the Cochise County Zoning Regulations.

At the Planning and Zoning Commission Hearing of December 11, 2019 the item was unanimously recommended to the Board for approval.

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. RECOMMENDATION

The Planning and Zoning Commission unanimously recommended approval of the amendment.

III. ATTACHMENT

Zoning Ordinance and Exhibit

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
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floodplain@cochise.az.gov