

COCHISE COUNTY

**Amendment to the Cochise County Zoning
Regulations
Article 2: Definitions**

Board of Supervisors

March 24, 2020

Cochise County
Development Services



Public Programs...Personal Service

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Background

Article 2 is intended to:

- Provide definitions for uncommon words or phrases outside of the zoning regulations
(Example: Conforming Use)
- Clarify terms specific to these zoning regulations
(Example: Community Garden)



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Purpose of this Amendment

Clarify (existing definitions)

Example: Convenience Store, Wholesaling, Warehousing, Distribution or Storage, Grocery Store (current)

- A retail establishment offering a variety of food, beverage, household items, and/or gasoline sales. (Convenience Store)
- The sale or storage of products. (Wholesaling)
- A retail establishment primarily selling food, beverages, and household maintenance supplies. (Grocery Store)



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Purpose of this Amendment

Clarify (existing definitions)

Example: Convenience Store, Wholesaling, Warehousing, Distribution or Storage, Grocery Store (proposed)

- A retail establishment offering a variety of food, beverage, household items, and/or gasoline sales that is under 5,000 square feet in area, is open more than 15 hours a day, and offers the retail sale of food, beverages, and other frequently or recurrently needed items for household use. (Convenience Store)
- A use requiring significant commercial vehicle access and large-scale storage of goods and vehicles, both indoor and outdoor, typically between production and their placement on the market. (Wholesaling)
- A retail or wholesale store that primarily sells food, including canned and frozen foods, fresh fruits and vegetables, and fresh (raw) and prepared meats, fish, and poultry. (Grocery Store)



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Purpose of this Amendment

Improve (Existing definitions)

*Example: **Car Wash** -*

- *A building or semi-enclosed structure used for the washing of vehicles. (Current)*
- ***Car Wash, Conveyor** - A commercial car wash where the car moves on a conveyor belt during the wash. The driver of the vehicle can remain in the vehicle or wait outside of the vehicle. (Proposed)*
- ***Car Wash, Self-Serve** - A commercial car wash where the customers wash their cars themselves with spray wands and brushes. (Proposed)*



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Purpose of this Amendment

Distinguish (Between uses that are grouped together, but may have different zoning impacts)

Example: Cultural, Historic and/or Nature Exhibits –

- *Activities which include, but are not limited to libraries, museums, art galleries, planetariums, aquariums, botanical gardens, arboretums, zoos, and historic sites (Current)*
- *Uses which include, but are not limited to libraries, museums, art galleries, botanical gardens, arboretums, and historic sites. (Proposed – highlighted uses are deleted)*



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Purpose of this Amendment

Consistency between land uses referenced in Zoning Districts and their definitions

Example:

Civic, Social, Fraternal, and/or Business Associations

- *No Definition (Current)*
- *Establishments primarily engaged in promoting the civic and social interests of their members. This encompasses membership organizations included in the US Department of Labor Standard Industrial Classification (SIC) code 864. (Proposed)*



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Impact

This Article is not intended to directly regulate use. However, an improved definition section makes it easier to classify and distinguish between uses.



Restaurant



Bar/Tavern

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Summary of Proposed Changes

- 26 New Definitions
- 23 Alterations to Existing Definitions

See Exhibit A for strike-through (deletion) and underline (addition)



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Sample Motion

The Cochise County Planning and Zoning Commission recommended approval with a vote of 6-0 at their March 11, 2020 meeting.

Sample Motion: I move to approve Docket R-20-01 amending Article 2 of the Cochise County Zoning Regulations.

