



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

MEMORANDUM

**TO:** Cochise County Board of Supervisors  
**FROM:** Christine McLachlan, AICP, Planner II  
**FOR:** Daniel Coxworth, AICP, Development Services Director  
**SUBJECT:** Docket R-20-01 (Zoning Amendment, Definitions)  
**DATE:** March 12, 2020 for the March 24, 2020 meeting

**I. BACKGROUND AND PROPOSED CHANGES**

Docket R-20-01 is a proposed amendment to the Cochise County Zoning Regulations Article 2, Definitions. As stated in Section 201, the intent of the article is to “clarify the meaning of any term used within these Zoning Regulations for which the common definition may not serve the purpose of the Zoning Regulations, or which is not a commonly used term outside of the context of these Zoning Regulations.”

This amendment is intended to clarify and improve current definitions, better distinguish between uses and provide greater consistency between land uses references within individual zoning districts and their definitions. This amendment will not directly affect regulation of uses; however, the proposed additions and alterations will make it easier to classify and distinguish between uses. Overall, twenty-six (26) new definitions and twenty-three (23) alterations to existing definitions are proposed by this amendment. Exhibit “A” (attached) shows all proposed additions (underlined) and all proposed deletions (strike-through).

On March 11, 2020, Staff presented draft regulations to the Planning and Zoning Commission during a public hearing. At that public hearing, the Planning and Zoning Commission voted unanimously (6-0) to forward Docket R-20-01, Zoning Amendment, Definitions, with a recommendation of approval to the Board of Supervisors. Staff now proposes amending Article 2 Definitions, as indicated by Exhibit A, to the Cochise County Zoning Regulations.

## **II. SUMMARY AND RECOMMENDATION**

Article 2 of the Zoning Regulations is intended to clarify the meaning of terms contained within the regulations that are either not commonly used or specific to the regulations. The proposed changes would amend Article 2 of the Cochise County Zoning Regulations with changes or additions as shown in Exhibit A. Staff is requesting that the Board consider approving the changes as presented.

Sample Motion: *I move to approve Docket R-20-01 amending the Cochise County Zoning Regulations with text changes to Article 2, Definitions.*

## **III. ATTACHMENTS**

Ordinance Amending Article 2 of the Cochise County Zoning Regulations with Exhibit "A" strike-through and underline of Article 2 of the Cochise County Zoning Regulations attached.