



**Cochise County**  
**Community Development**  
**Planning, Zoning and Building Safety Division**

*Public Programs...Personal Service*  
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MEMORANDUM

**TO:** Cochise County Board of Supervisors  
**FROM:** Christine McLachlan, AICP, Planner II  
**FOR:** Richard Karwaczka, County Administrator  
**SUBJECT:** Docket R-21-02 (Accessory Living Quarters)  
**DATE:** May 14, 2021 for the June 8, 2021 meeting

**I. BACKGROUND AND PROPOSED CHANGES**

Docket R-21-02 is a proposed amendment to Section 203 (Definitions) and Section 1717 (Procedures for Issuing Permits for an Accessory Living Quarter) of the Cochise County Zoning Regulations.

Staff recommends changes to these sections to:

- Improve and expedite the review/approval process associated with ALQs
- Limit potential impacts from ALQs by specifying additional development standards related to height and overall size
- Provide organization improvements to this section of the zoning regulations

**II. SUMMARY**

Specifically, this amendment will:

- Section 203: Adjust the definition of an accessory living quarter (ALQ), removing regulations related to ALQs, later inserting them into Section 1717
- Section 1717:
  - Add a purpose statement, applicability statement, additional development standards, notably limiting the size of ALQs, and application submittals
  - Simplify procedural permitting requirements
  - Make procedures related to an appeal of a decision by the zoning administrator consistent with other planning permits

The proposed changes would amend Article 2 and 17 of the Cochise County Zoning Regulations as indicated in Exhibit "A" of the attached ordinance. Staff has attached a powerpoint of the draft amendments for presentation at the June 8, 2021 meeting.

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### **III. RECOMMENDATIONS**

On May 12, 2021, the Planning Zoning Commission unanimously recommended approval (7-0) to the Board of Supervisors. Staff recommends approval.

### **IV. ATTACHMENTS**

Ordinance with Exhibit "A," Amendments to the Cochise County Zoning Regulations in strike-through and underline format, attached