



COCHISE COUNTY DEVELOPMENT SERVICES

**Text Amendment to the  
Cochise County Zoning Regulations  
and Local Amendment to the Cochise  
County Building Codes  
R-21-03 (Water Conservation)**

Board of Supervisors

November 30, 2021



## Background

- In June, County representatives participated in a 3-day growing water smart workshop
- In July, the County adopted 2015 building codes

### *Purpose:*

- 1. revise local amendments of the building code and sections of the zoning regulations in response to previous adjustments to the 2015 Building Codes*
- 2. To better organize water conservation requirements, and to make water conservation requirements more measurable.*



## Building Code Revisions (See Exhibit A, Building Code)

### 1. Amendments to the International Plumbing Code 2015 Edition:

- Add water conservation plumbing requirements as a local amendment to the Plumbing Code. The addition is a combination of state requirements contained in ARS 45-311 through 320 and requirements in section 1819 of the Zoning Regulations.

### 2. Amendments to International Residential Code 2015 Edition

- Add list of specific projects exempt from permit as a local amendment to the IRC 2015 edition. The list of exemptions in exhibit A is unchanged from the previous list of exemptions contained in zoning.



### 3. Amendment to the Appendix Q Tiny Homes

- Add minimum threshold for a tiny home size as a local amendment to Appendix Q.

#### Tiny House

Min. living	220' sq.
Min. bath	42' sq.
Min. kitchen	30' sq.
Separate closet	4'sq.

**Minimum Dwelling size:**  
**TOTAL 296' sq.**

**DWELLING UNIT.** A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

#### SECTION R304 MINIMUM ROOM AREAS

**R304.1 Minimum area.** Every dwelling unit shall have at least one habitable room that shall have not less than 120 square feet of gross floor area.

**R304.2 Other rooms.** Other habitable rooms shall have a floor area of not less than 70 square feet.

**Exception:** Kitchens.

**R304.3 Minimum dimensions.** Habitable rooms shall not be less than 7 feet in any horizontal dimension.

**Exception:** Kitchens.

**R304.4 Height effect on room area.** Portions of a room with a sloping ceiling measuring less than 5 feet or a furred ceiling measuring less than 7 feet from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.

#### SECTION R305 CEILING HEIGHT

**R305.1 Minimum height.** Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet

##### Exceptions:

1. For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of at least 7 feet and no portion of the required floor area may have a ceiling height of less than 5 feet
2. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches at the center of the front clearance area for fixtures as shown in Figure R307.1. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the showerhead.

**R305.1.1 Basements.** Portions of basements that do not contain habitable space, hallways, bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8.

**Exception:** Beams, girders, ducts or other obstructions may project to within 6 feet 4 inches) of the finished floor.

#### SECTION R306 SANITATION

**R306.1 Toilet facilities.** Every dwelling unit shall be provided with a water closet, lavatory, and a bathtub or shower.

**R306.2 Kitchen.** Each dwelling unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink.

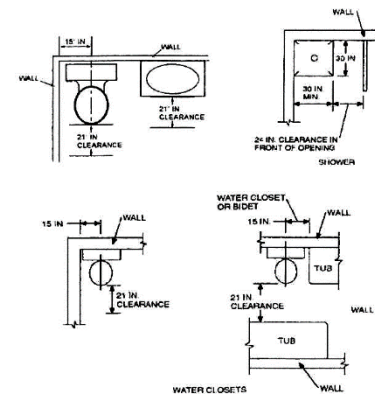
**R306.3 Sewage disposal.** All plumbing fixtures shall be connected to a sanitary sewer or to an approved private sewage disposal system.

**R306.4 Water supply to fixtures.** All plumbing fixtures shall be connected to an approved water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water.

#### SECTION R307 TOILET, BATH AND SHOWER SPACES

**R307.1 Space required.** Fixtures shall be spaced in accordance with Figure R307.1, and in accordance with the requirements of Section P2705.1.

FIGURE R307.1 MINIMUM FIXTURE CLEARANCES



**R307.2 Bathtub and shower spaces.** Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet) above the floor.

**SECTION 404 OCCUPANCY LIMITATIONS**  
**404.1 Privacy.** Dwelling units, hotel units, housekeeping units, rooming units and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.



## Zoning Revisions (See Exhibit A, Zoning Regulations)

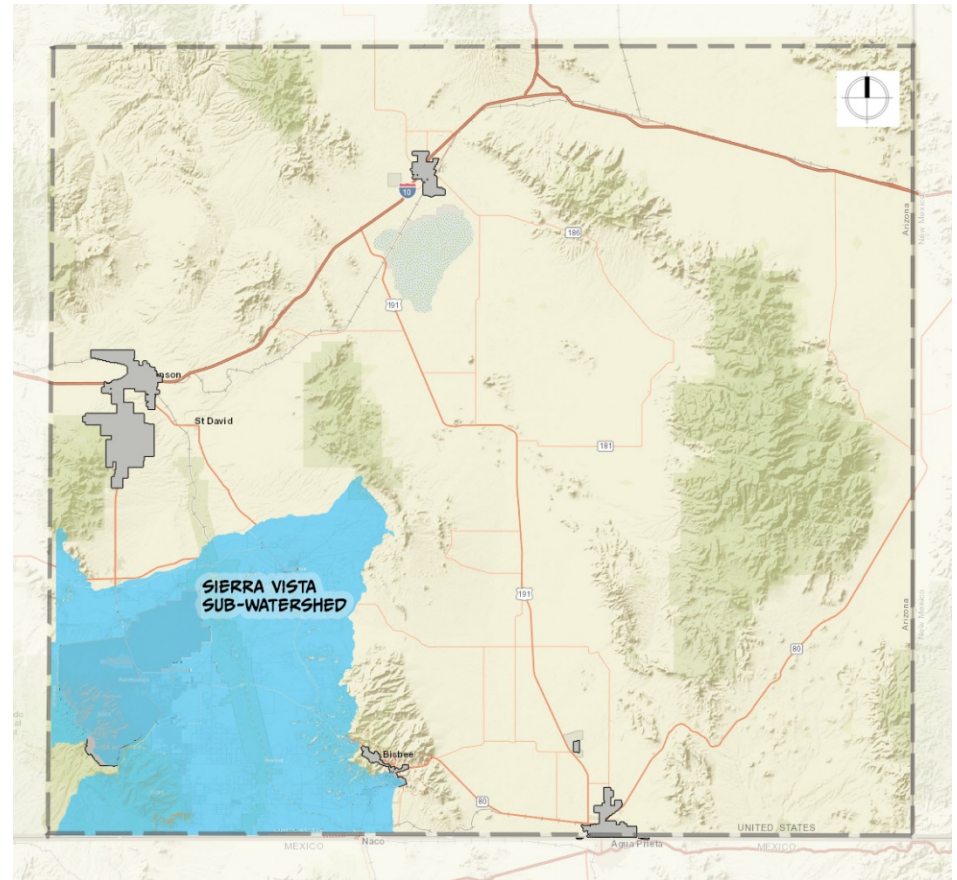
- 1. Amendments to Section 1716.02 (Factors For and Against a Proposed Special Use)**
  - Water Conservation - More specificity required from applicant, will change application requirements and help staff/commission more effectively evaluate requests
- 2. Amendments to Section 1806.04 (Irrigation Requirements)**
  - An irrigation section requirement is proposed. This will help applicant prepare plans that are consistent with County expectations and expedite plan review.
- 3. Amendments to Section 1819.01 (County-Wide Water Conservation Measures)**
  - Consolidation of landscape requirement information, plumbing requirements moved to IPC, pool cover mandate included in 1816.



## Zoning Revisions (See Exhibit A, Zoning Regulations)

### 4. Amendments to Section 1819.02 (Sierra Vista Sub-Watershed Overlay Zone Water Conservation Measures)

- Removal of irrigation requirements, section 1806.04 shall apply. These requirements are in addition to section 1819.01.



### 5. Amendments to Section 2208.03 (Rezoning Criteria)

- Like Special Use Change, more specificity required from applicant, will change application requirements and help staff/commission/board more effectively evaluate requests



Cochise County: **Approved Landscape Plants [Trees]**

Scientific Name	Common Name	Mature Size	Sun Needs	Evergreen?	Native?	Water Needs*
<b>Trees</b>						
Acacia greggii	Catclaw Acacia	15-25' H & 15' W	Full	No	Yes	1-2
Acacia rigidula	Blackbrush Acacia	10-15' H & W	Full	Semi	No	1-2
Acacia stenophylla	Shoestring Acacia	30' H & 20' W	Full	No	No	1-2
Albizia julibrissin	Mimosa (Silk Tree)	40' H & 60' W	Full/Part	No	No	3
Arbutus unedo	Strawberry Tree	8 - 35' H & W	Full/Part	Yes	No	3
Brahea armata	Mexican Blue Palm	40' H & 25' W	Full	Yes	No	2
Caesalpinia gilliesii	Yellow Bird of Paradise	5-10 'H & 4' W	Full	No	No	1-2
Cedrus deodara	Deodar Cedar	80' H & 40' W	Full	Yes	No	3
Celtis occidentalis	Common Hackberry	50' H & W	Full/Part	No	No	3
Celtis pallida	Desert Hackberry	10' H & W	Full/Part	No	No	2-3
Celtis reticulata	Netleaf Hackberry	25-30' H & W	Full/Part	No	Yes	3
Cercidium Desert Museum	Desert Museum Palo Verde	20 ' H & W	Full	No	No	2-3



## Recommendation

The Planning and Zoning Commission unanimously recommended, to the Board of Supervisors, approval of Docket R-21-03 (Water Conservation) at their regular meeting held on November 10, 2021.