



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

*Public Programs...Personal Service*  
www.cochise.az.gov

MEMORANDUM

**TO:** Cochise County Planning and Zoning Commission  
**FROM:** Christine McLachlan, AICP, Planner II  
**FOR:** Daniel Coxworth, AICP, Development Services Director  
**SUBJECT:** Docket R-21-02 (ALQ)  
**DATE:** April 30, 2021 for the May 12, 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 AND RECOMMENDATIONS**

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

Staff has attached draft regulations for the Commission's consideration in strike-through and underline format. Staff will also provide a presentation of the draft amendments at the May 12, 2021 meeting. The proposed changes would amend Article 2 and 17 of the Cochise County Zoning Regulations as indicated in the attachment to this report. Staff is requesting that the Commission forward the attached document to the Board of Supervisors with a recommendation for approval.

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This item is scheduled to be heard by the Board of Supervisors during their June 8, 2021 regular meeting.

Sample Motion: *Mr. Chairman, I move to forward Docket R-21-02 with a recommendation of approval to the Board of Supervisors.*

### **III. ATTACHMENTS**

Exhibit "A," Draft Amendments to the Cochise County Zoning Regulations in strike-through and underline format.