



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)

Planning and Zoning Commission

November 10, 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.



Zoning Revisions (See Exhibit A, Zoning Regulations)

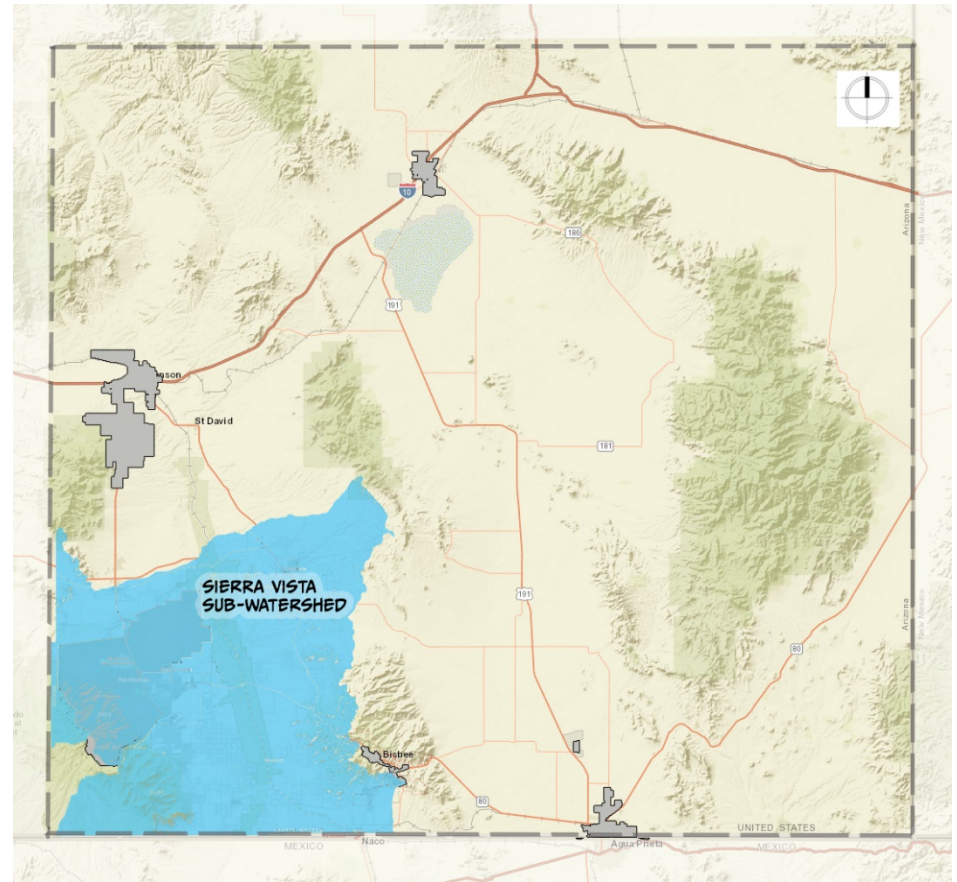
- 1. Amendments to Section 1716.02 (Factors For and Against a Proposed Special Use)**
 - Water Conservation - More specificity required from applicant, will change application requirements and help staff/commission more effectively evaluate requests
- 2. Amendments to Section 1806.04 (Irrigation Requirements)**
 - 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



Other Changes: website resources/applications



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

Scientific Name	Common Name	Mature Size	Sun Needs	Evergreen?	Native?	Water Needs*
Trees						
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



Request

Staff is requesting that the Commission forward Docket R-21-03 (Water Conservation) to the Board of Supervisors with a recommendation of approval.

Sample Motion: Mr. Chairman, I move to forward Docket R-21-03 (Water Conservation) with a recommendation of approval to the Board of Supervisors.