



Cochise County
Community Development
Planning, Zoning and Building Safety Division

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

May 3, 2017

Ronald Sirota
440 W. Cimmaron Lane
Benson, AZ 85602

RE: Home Occupation; Docket No. HO-17-10 (Sirota) Parcel No. 208-67-026, located at 440 W. Cimmaron Lane, Benson, AZ

Dear Mr. Sirota,

Please consider this letter an official approval of your home occupation request for home based horseback trail riding and lessons at an existing residence. The Planning Department has reviewed the submitted home occupation questionnaire/application. The proposed training area would take place in two round pens, one approximately 10,000 square feet and the other approximately 8,000 square feet, which is less than 25% of your 9.96 acre property. The round pens, stables, hay barn, etc are existing and used in conjunction with the residential use and not exclusively for the home occupation. (see back pertaining to Home Occupation criteria). A maximum of five additional vehicles per day may be periodically experienced, with an average of two per day. Home Occupations prohibit the outdoor storage of equipment and materials (with exception to hay and other materials commonly associate with animal keeping), and the site must maintain the appearance of a residential property with the exception of a sign described in the criteria. Per article 1902.01.B, no permit is required for such a sign. The Planning Department does not require further permits for this use.

However, please be advised that there may be deed restrictions limiting such a use of the property. The Planning Department does not investigate nor enforce deed restrictions or subdivision Covenants, Conditions or Restrictions (CC&Rs). Deed restrictions are generally enforced by local property owners or homeowners associations. In addition, it is the Applicant's responsibility to obtain any additional permits, or meet any additional conditions, if any, that may be applicable to the proposed activity pursuant to other federal, state or local laws or regulations.

Any proposed changes that may affect your status as a home occupation must be submitted to the Planning Department. Any changes or expansion of the occupation beyond the parameters of this approval and definition of a home occupation (see same handout) may result in the revocation of this approval.

If you have any further questions or concerns regarding your request, please feel free to contact me at (520) 432-9248 or by email at: rkirschmann@cochise.az.gov.

Best regards,

Robert Kirschmann
Planner II

Planning, Zoning and Building Safety

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Home Occupation

Home occupations are a way for residents of Cochise County to conduct minor, non-residential activities in their homes or a workshop without having to go through the process of obtaining a commercial permit, as long as the activity does not change the residential or rural character of their neighborhood and meets the parameters set forth below. Examples of home occupations that have been approved in the past are home offices, internet sales, web site design, handicrafts for sale at off-site locations, consulting services, and minor repair services. *Please note: any new accessory structures, such as a detached workshop, or remodeling or reconstruction in excess of \$1000 in value will require a separate residential permit and must meet all site development standards, regardless of the proposed home occupation.*

The Cochise County Zoning Regulations define a Home Occupation as:

An activity carried on by the occupant of a dwelling as a secondary use, including personal and professional services, subject to the following limitations:

- a. The home occupation may occupy an area no greater than $\frac{1}{4}$ of the floor area of the residence whether occurring within the residence or in a detached structure.
- b. No more than one person other than the residents of the dwelling shall be employed in the conduct of the home occupation.
- c. Any outdoor display or storage of materials, goods, supplies or equipment shall be prohibited, other than the signs noted below.
- d. The generation of noise, vibrations, noxious odors, dust, heat, or glare detectable beyond any property line or the storage or use of hazardous materials of a type and amount that could create a safety concern or are not appropriate to dispose of in residential garbage or sewer systems is prohibited.
- e. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street.
- f. There shall be no change to the residential appearance of the premises and the primary function of the occupation shall not be the sales or rentals of goods from site.
- g. There shall be allowed one on-site non-illuminated identification sign not to exceed 4 square feet and vehicular signs.