

ZONING ORDINANCE 25-09

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF COCHISE COUNTY, ARIZONA, AMENDING ARTICLES 2.03 DEFINITIONS and 2.24 SR PERMITTED ACCESSORY USES IN THE COCHISE COUNTY ZONING REGULATIONS

WHEREAS, Arizona Revised Statutes (“A.R.S.”) §§ 11-811, et seq. gives the Cochise County Board of Supervisors (the “Board”) the authority to adopt zoning regulations to address land use; and

WHEREAS, the Board originally adopted Zoning Regulations in Cochise County, pursuant to that authority in 1975, and has, with periodic modification, maintained them in effect since that time; and

WHEREAS, the Board recognizes that amendments to the Zoning Regulations can affect countywide land use patterns and, therefore, warrants careful consideration of regional impacts; and

WHEREAS, the Board recognizes the general purpose of this amendment is to incorporate changes to support agricultural tourism in Cochise County; and

WHEREAS, on June 11, 2025, the Planning and Zoning Commission held a duly noticed public hearing on the proposed amendments to the Cochise County Zoning Regulations, hereby known as Docket R-25-01; and

WHEREAS, on July 1, 2025, the Board of Supervisors held a duly noticed public hearing of the proposed amendments to the Cochise County Zoning Regulations, hereby known as Docket R-25-01 and attached hereto as “Exhibit A” that will amend Articles 2.03 and 2.24 of the Cochise County Zoning Regulations and found them to be in the public interest.

NOW, THEREFORE, BE IT RESOLVED THAT by the Board of Supervisors of Cochise County, Arizona, that the Cochise County Zoning Regulations shall be amended as contained in “Exhibit A,” attached hereto.

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF COCHISE COUNTY,
ARIZONA, THIS 1ST DAY OF JULY 2025.**

Frank Antenori, Chairman
Cochise County Board of Supervisors

ATTEST:

Lara Loewenheim
Clerk of the Board

APPROVED AS TO FORM:


 6/17/2025
Bert Whitehead IV, Esq.
Civil Deputy County Attorney

EXHIBIT A

SECTION 2.03.030 DEFINITIONS

Antiquated Subdivision: A subdivision that was created prior to the adoption of current subdivision, zoning, and land use regulations in Cochise County, which does not conform to or meet the requirements set forth in the County's current regulations and has substantially failed to be built out.

SECTION 2.24.050 SR PERMITTED ACCESSORY USES

Accessory uses are permitted in SR Zoning Districts, provided they are customarily incidental to an established permitted principal use, except accessory structures on parcels having a minimum site area requirement and consisting of at least 4 acres within antiquated subdivisions, which may be built prior to and exceed the size of the principal residential structure unless otherwise stated, provided that all other site development standards are met. For residential uses, the following additional accessory uses and buildings shall be permitted:

1. Recreational Vehicles (RVs) are allowed as follows:
 - a. No permit is required for the storage of no more than two RVs on a parcel.
 - b. Temporary occupancy of one RV in conjunction with permitted principal use for up to six months in a calendar year with a required Temporary Use Permit; stays of 15 consecutive days or less do not require a permit.
 - c. Temporary occupancy of RVs in conjunction with the construction of a residential or non-residential permitted principal use. Such occupancy shall be limited to the length of the building permit with a required Temporary Use Permit, subject to procedures in Article 2.48.
 - d. Recreational vehicles accessory to a principal permitted use may not be rented out.
2. Rooms in the principal dwelling for roomers, not exceeding two such persons per dwelling unit (no permit is required).
3. One Accessory Living Quarter in SR-36 Acres, SR-18 Acres, SR-10 Acres, SR-174 (4-acres), SR-87 (2-acres), and SR-43 Zoning Districts, subject to the definition in Article 2.03 and the procedures in Article 2.48.
4. Family Cemetery on a minimum parcel of one acre, subject to procedures in Article 2.51 (informational permit is required).
5. Home Occupations.
6. Wind Energy Systems, subject to site development standards in Article 2.51.
7. Solar Energy Systems, subject to site development standards in Article 2.51.