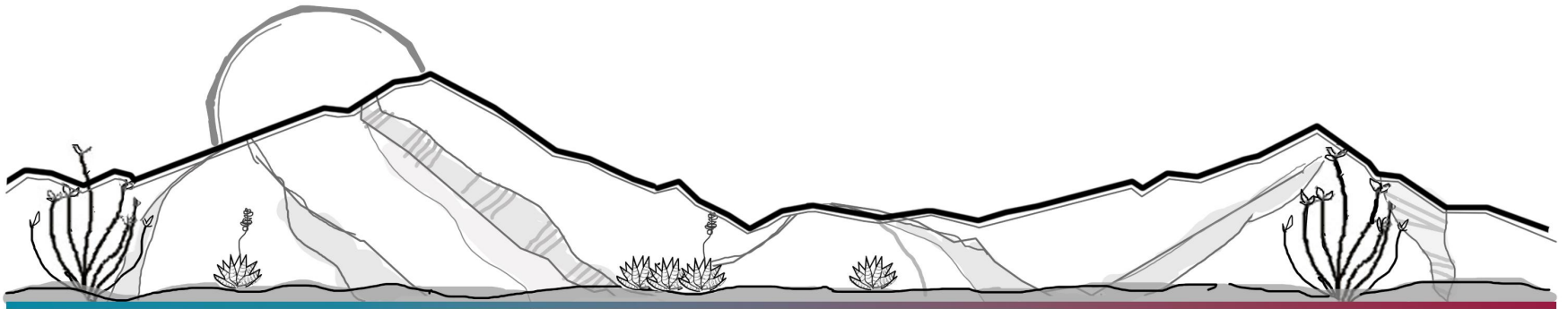


R-25-01

Zoning Regulations Text Amendment SR Permitted Accessory Structures, Antiquated Subdivision

July 1, 2025
Board of Supervisors



Background

Recent opposition to RU-4 requests in Sunsites #2

- Opt-out permits

- Manufactured homes, accessory structures

Board and Commission input

- Add flexibility to SR accessory use standards

RU-4

- RU-4+ allows MH's, accessory structures before a residence, accessory structures larger than the residence

SR-174

- SR-174+ allows for opt-out permits ; prohibits MH's and accessory structures before and larger than a residence

DEVELOPMENT SERVICES

Platted: 1961

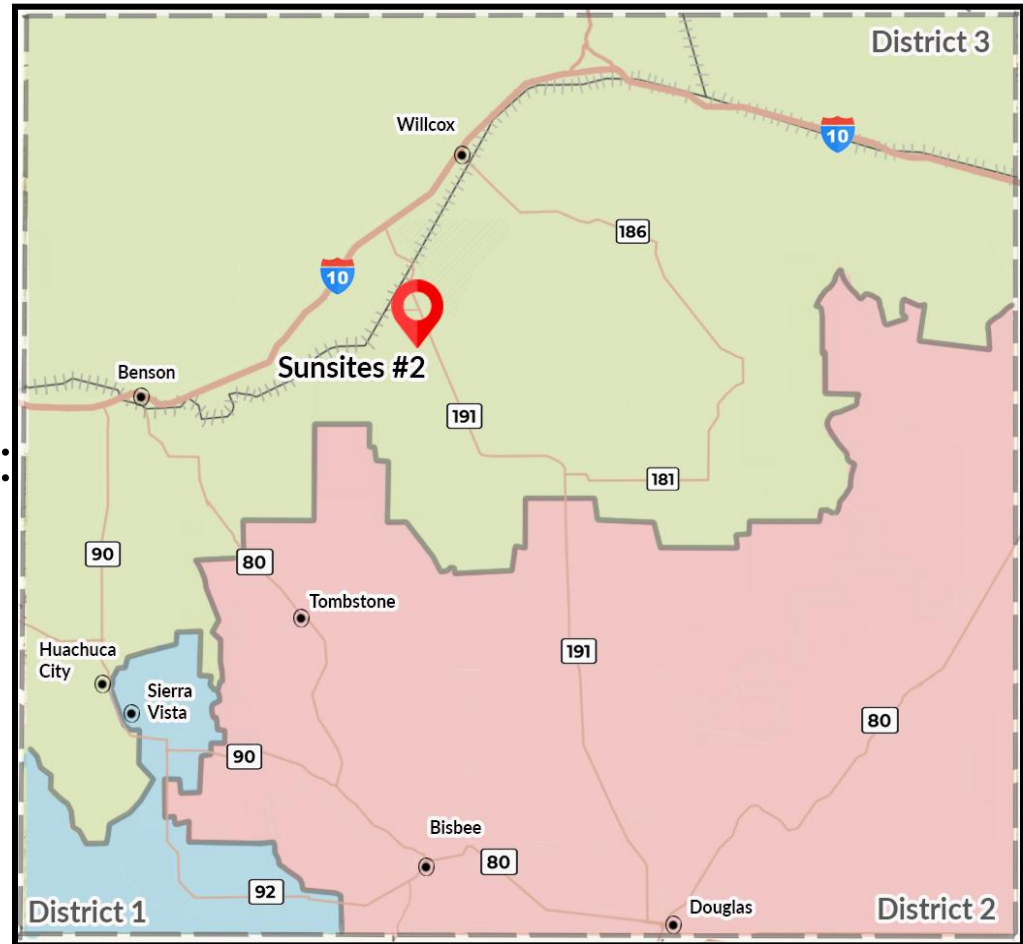
Total Parcels: 1,377

Tax Lien Properties:
262/19%

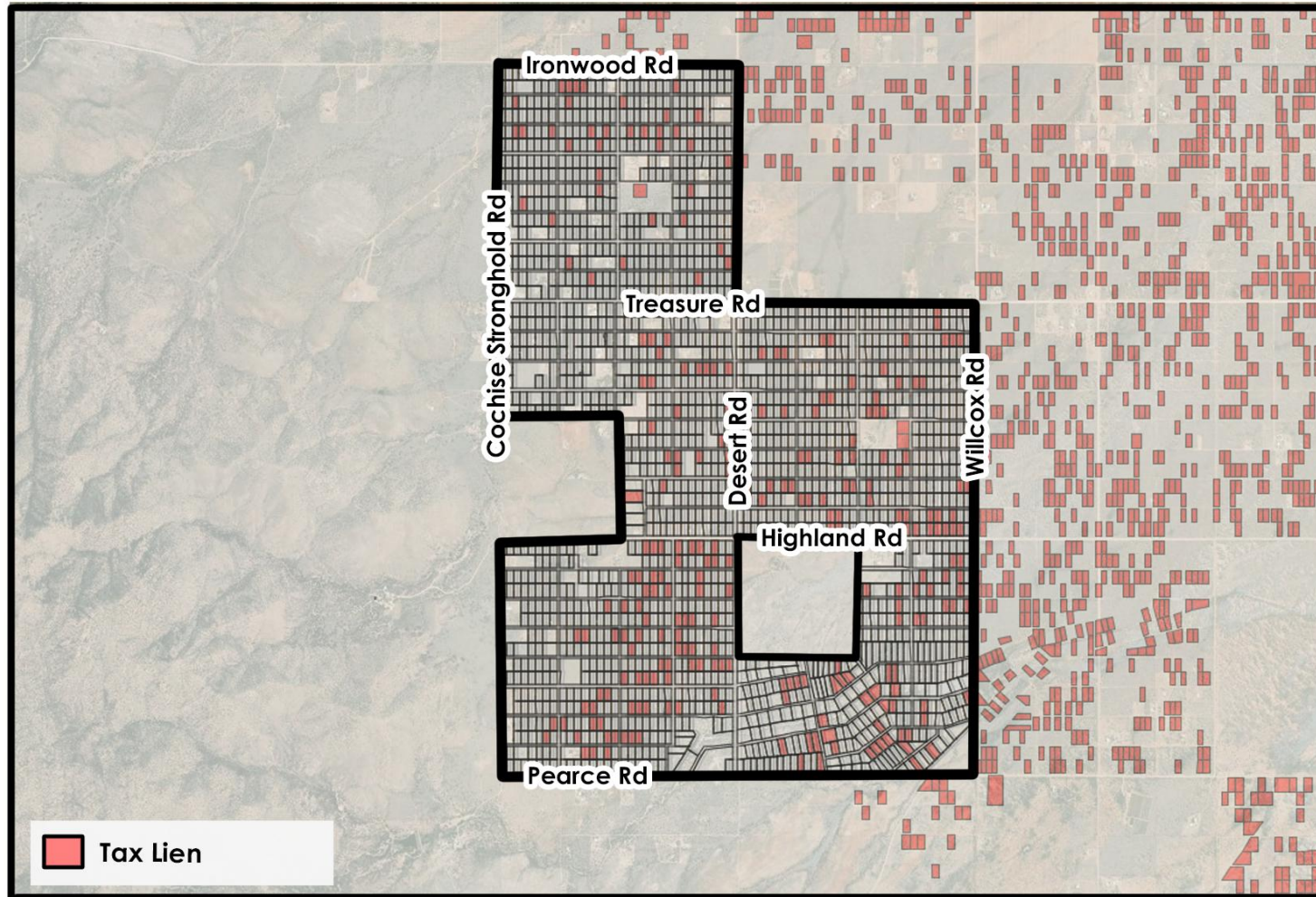
Residentially developed:
51/4%

SR zoning

2.8 square miles
(Huachuca City is 2.7
SM)



DEVELOPMENT SERVICES

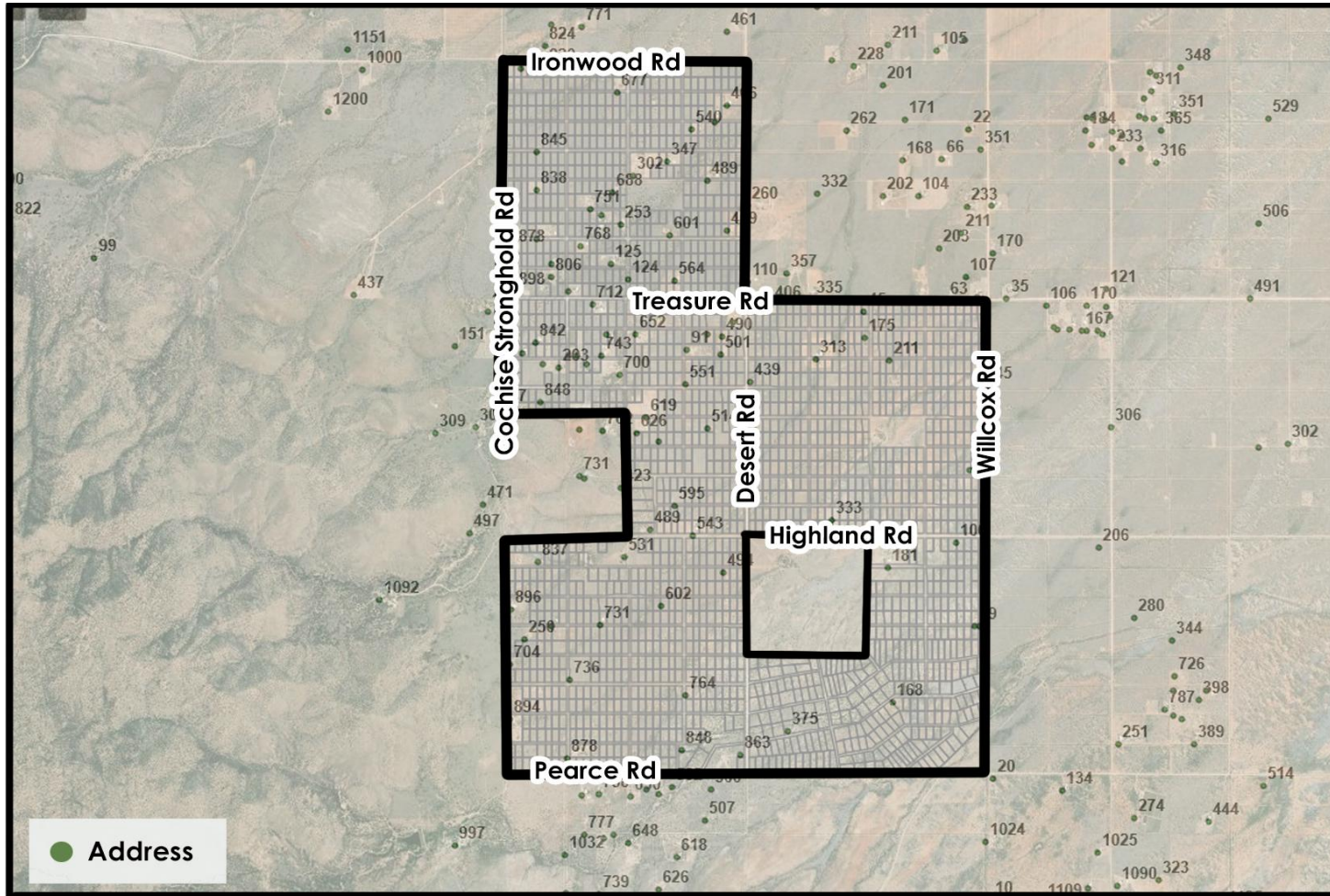


Sunsites #2
Tax Lien

N.T.S



DEVELOPMENT SERVICES



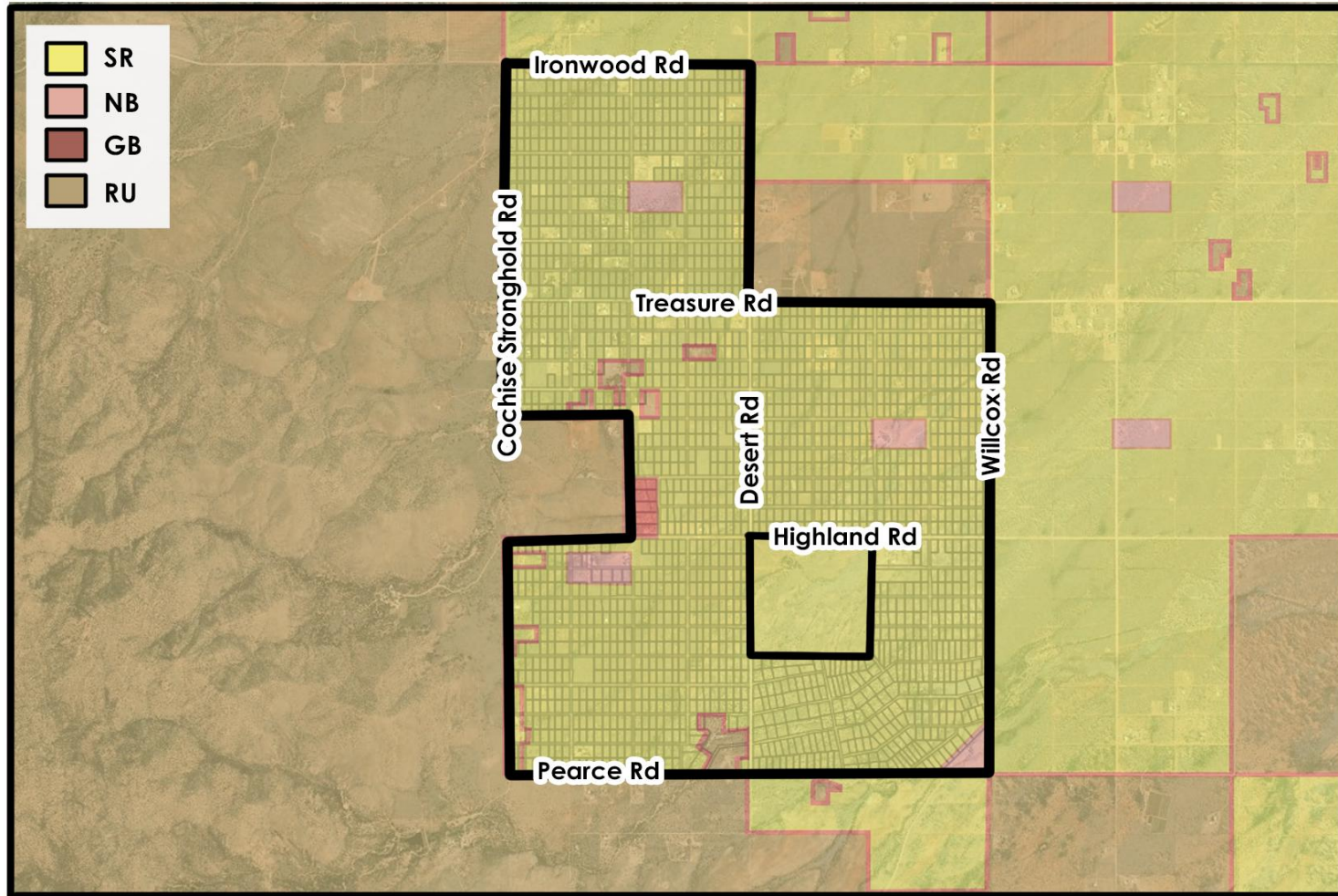
Sunsites #2

Addresses (Residentially Developed Property)

N.T.S



DEVELOPMENT SERVICES



Sunsites #2
Zoning



RU-4

4-acre minimum lot size

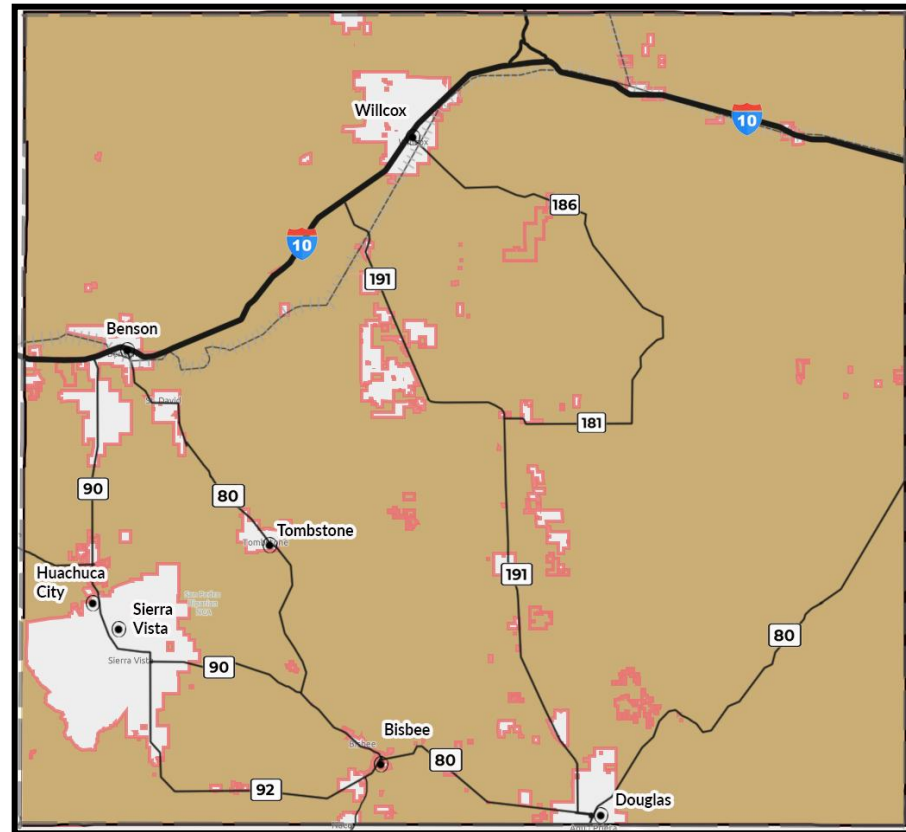
Least restrictive 4-acre
zoning

Over 90% of county

Allows manufactured and
mobile homes

Allows accessory structures
prior to and larger than
residence

Opt-out favorite



SR-174

4-acre minimum lot size

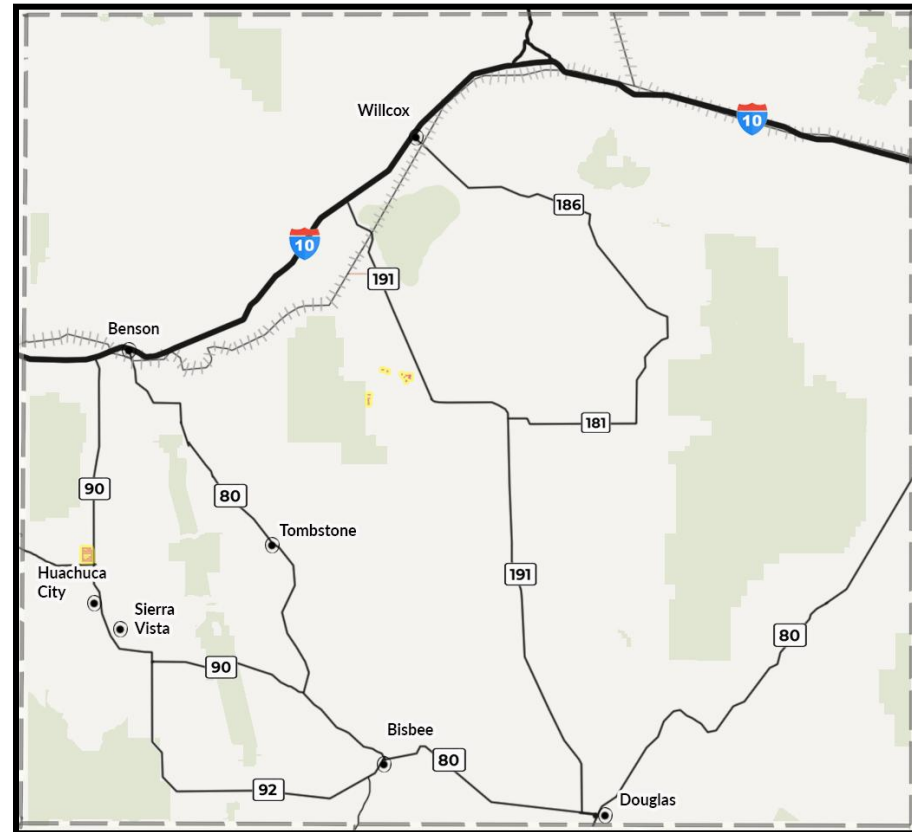
Most restrictive 4-acre zoning

Whetstone / Sunsites (1680 acres)

Prohibits manufactured and mobile homes

Prohibits accessory structures before and larger than residence

Opt-out eligible, but restrictive on accessory structures



DEVELOPMENT SERVICES

Zoning Types and Allowances

Zoning District	Mobile homes allowed	Owner builder allowed	Acc str before principal use	Acc str larger than principal use
RU-4 +	✓	✓	✓	✓
SM-174 +	✓	✓		
*SR-174 +		✓	✓	✓

**SR-174 (4 acres), SR-10 Acres, SR-18 Acres, and SR-36 Acres*

Options

1. Do not amend the zoning regs

Future downzones to RU-4 would include a condition prohibiting manufacture/mobile homes

SR-174 continues to restrict accessory structures

- Amend County-wide

Amend SR standards to allow accessory structures prior to and exceeding the size of a residence (4+ acres)

- Amend for antiquated subdivisions only

Define antiquated subdivisions and establish overlay

Amend SR accessory uses applicable to parcels in antiquated subdivisions (4+ acres)

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.

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.

Recommendations:

Planning and Zoning Commission Work Session:
May 14, 2025. Direction Provided – option 3 selected

Planning and Zoning Commission Public Hearing: June
11, 2025. The commission provided a unanimous (7-0)
recommendation of amendment approval

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