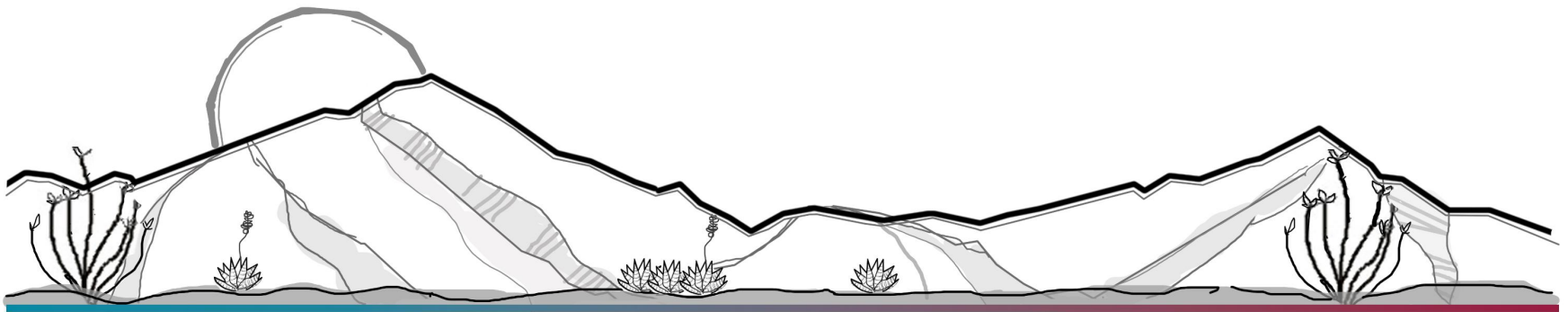


Work Session: SR-174 Accessory Uses

May 14, 2025
Planning & Zoning Commission



Agenda

Background: Sunsites 2

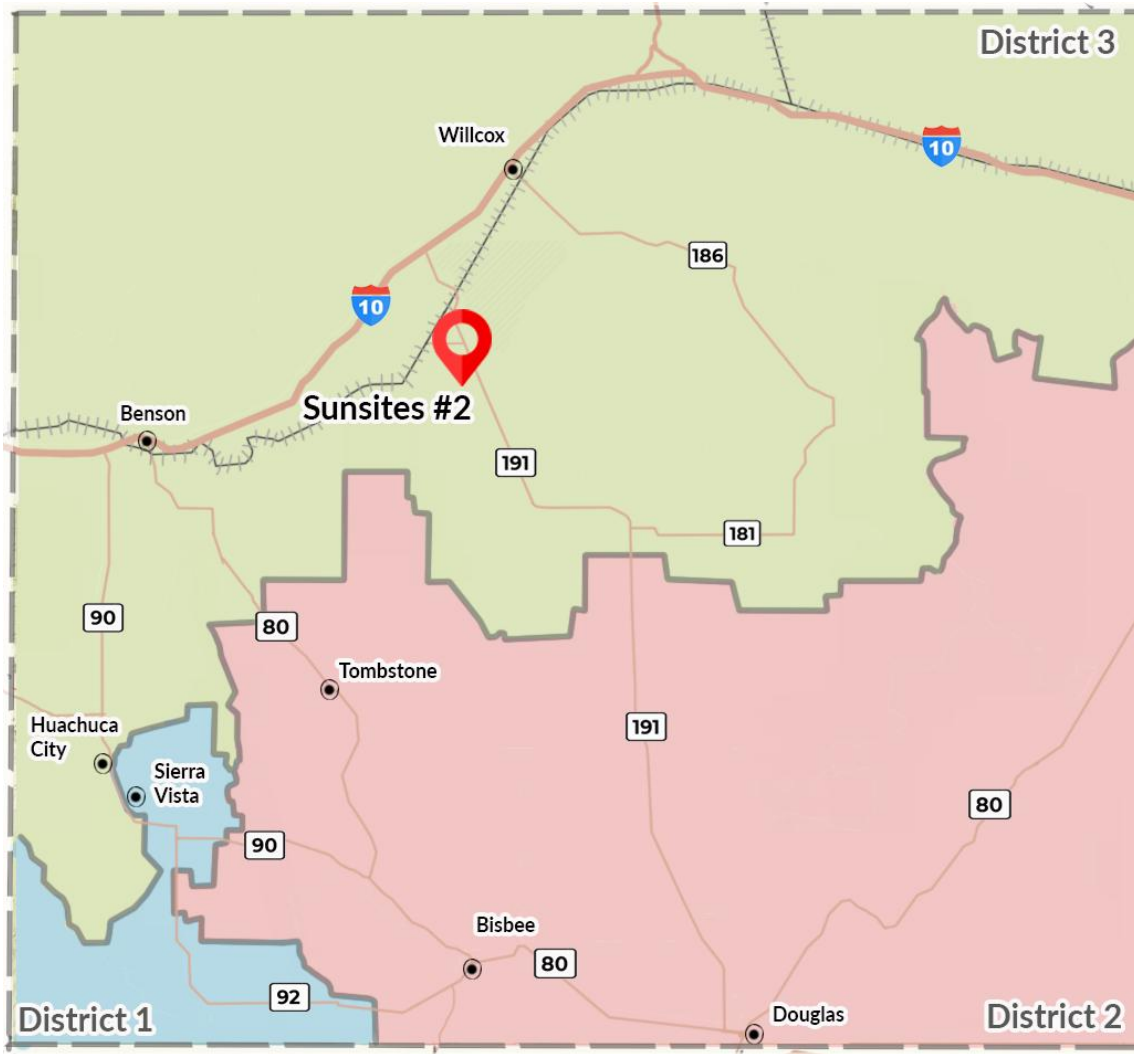
Background: Zoning types and allowances

Issues

Options

Feedback/direction

DEVELOPMENT SERVICES



Platted: 1961

Total Parcels:
1,377

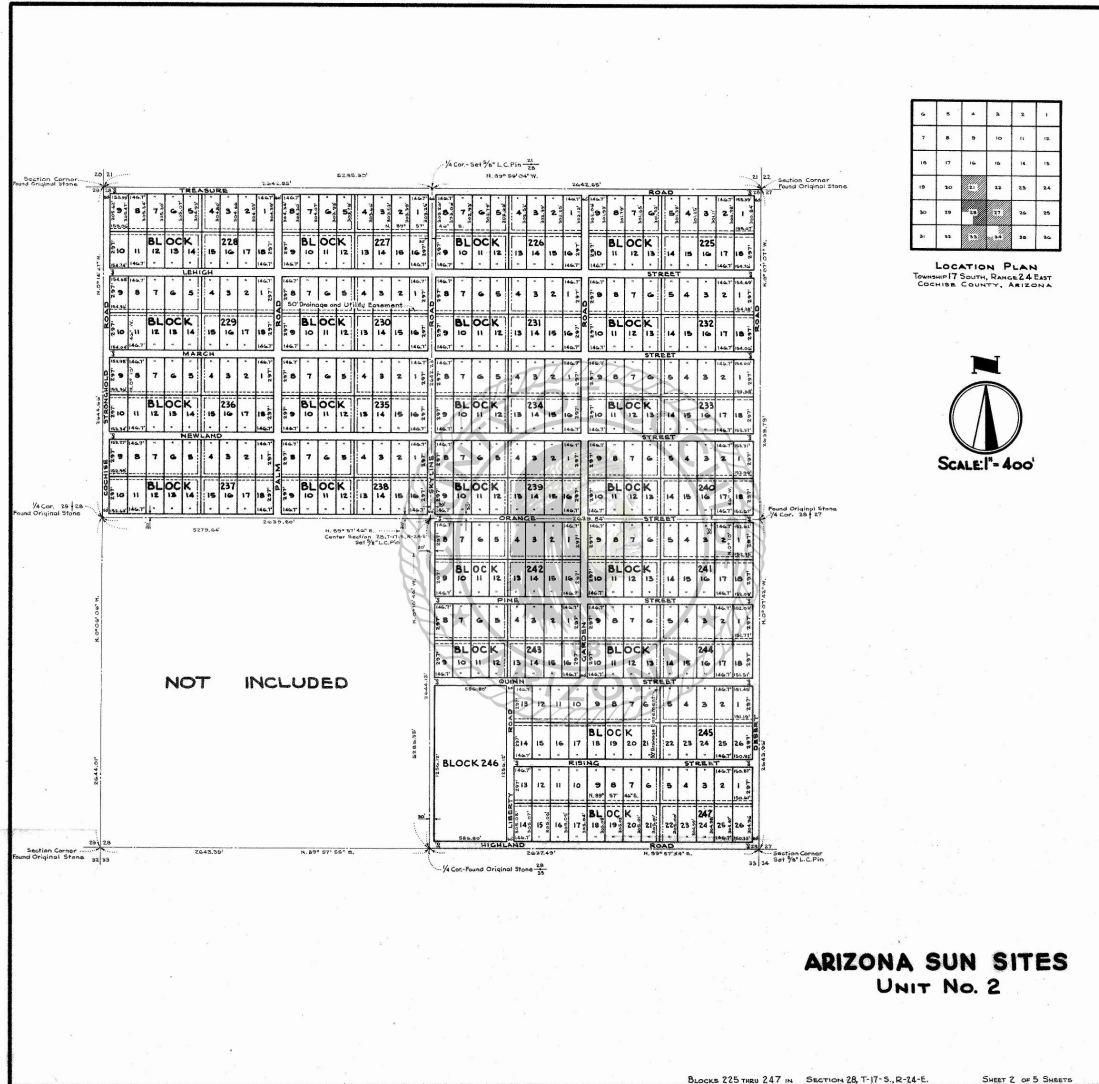
Tax Lien

Properties:
262/19%

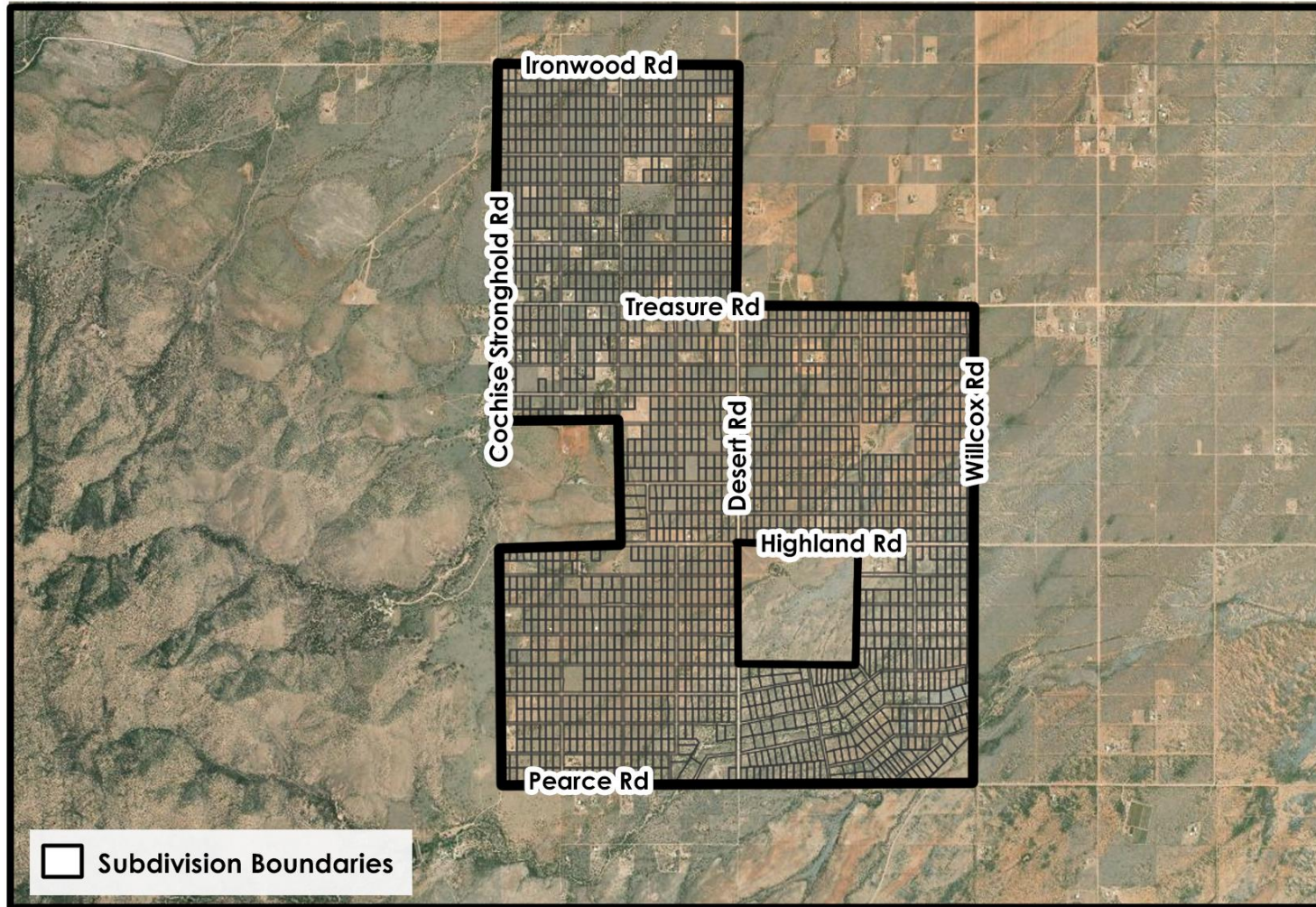
Residentially
developed:
51/4%

2.8 square miles
(Huachuca City
is 2.7 SM)

Plat

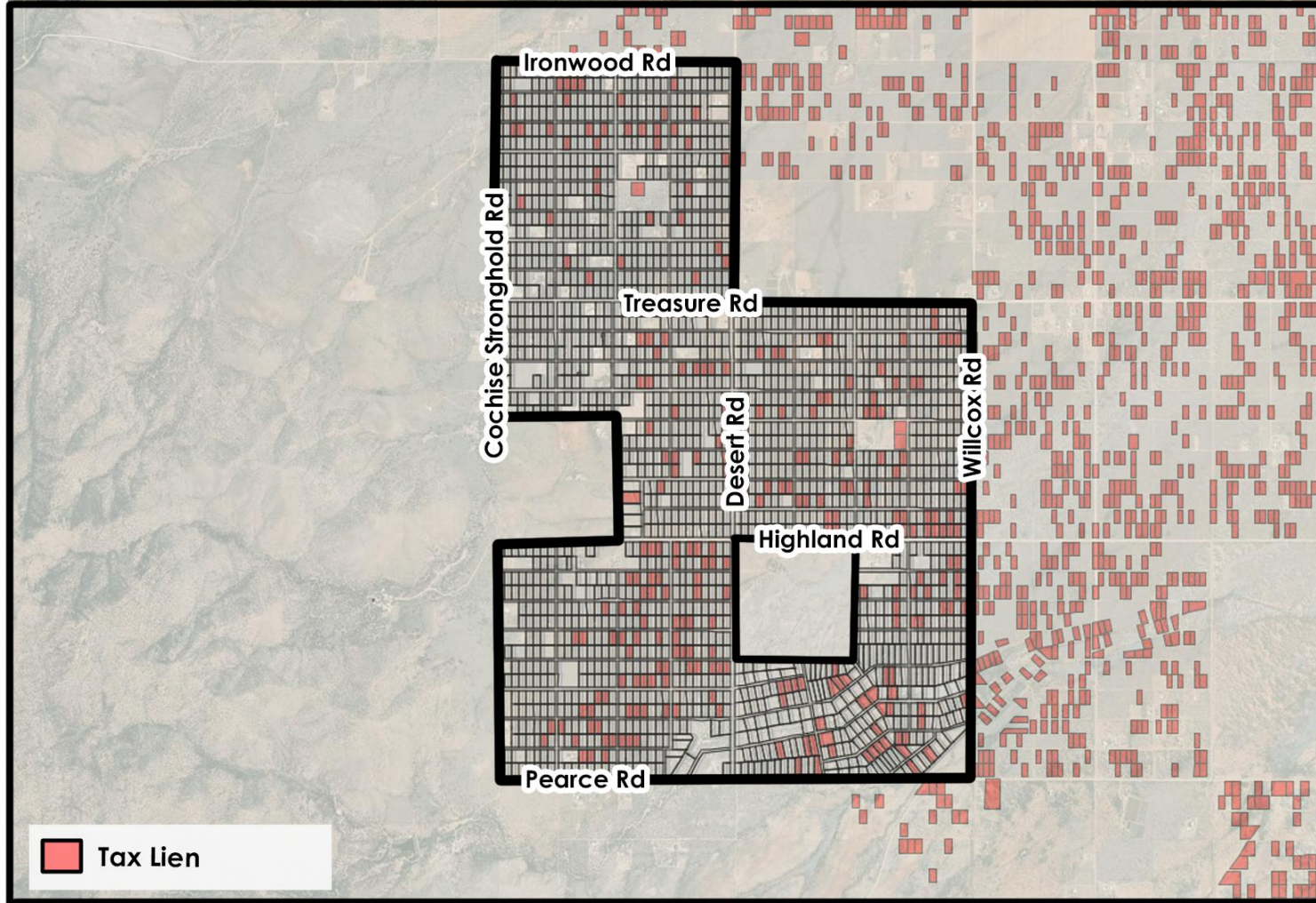


DEVELOPMENT SERVICES



Sunsites #2
Location

DEVELOPMENT SERVICES



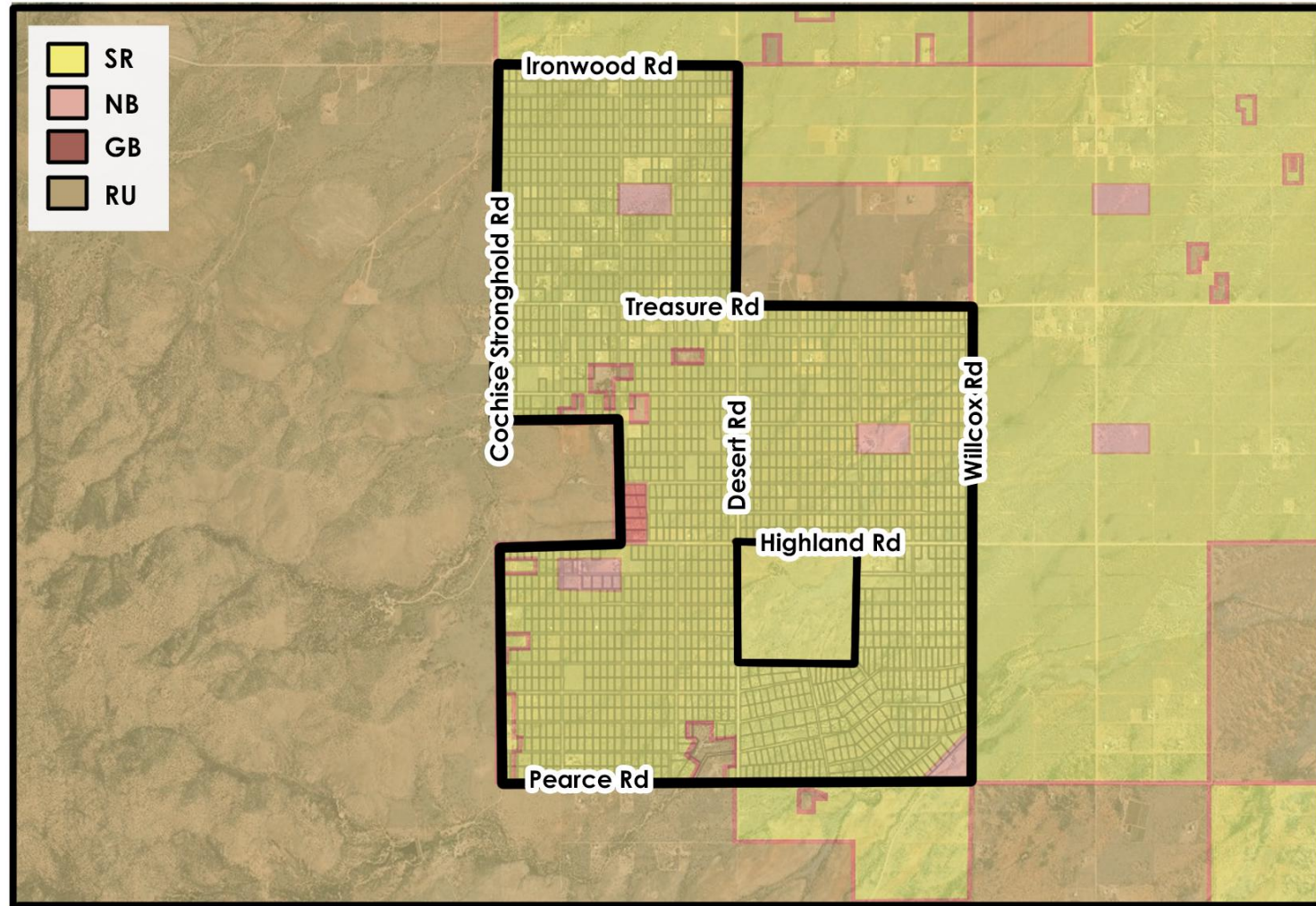
Sunsites #2
Tax Lien

N.T.S



COCHISE COUNTY
Arizona

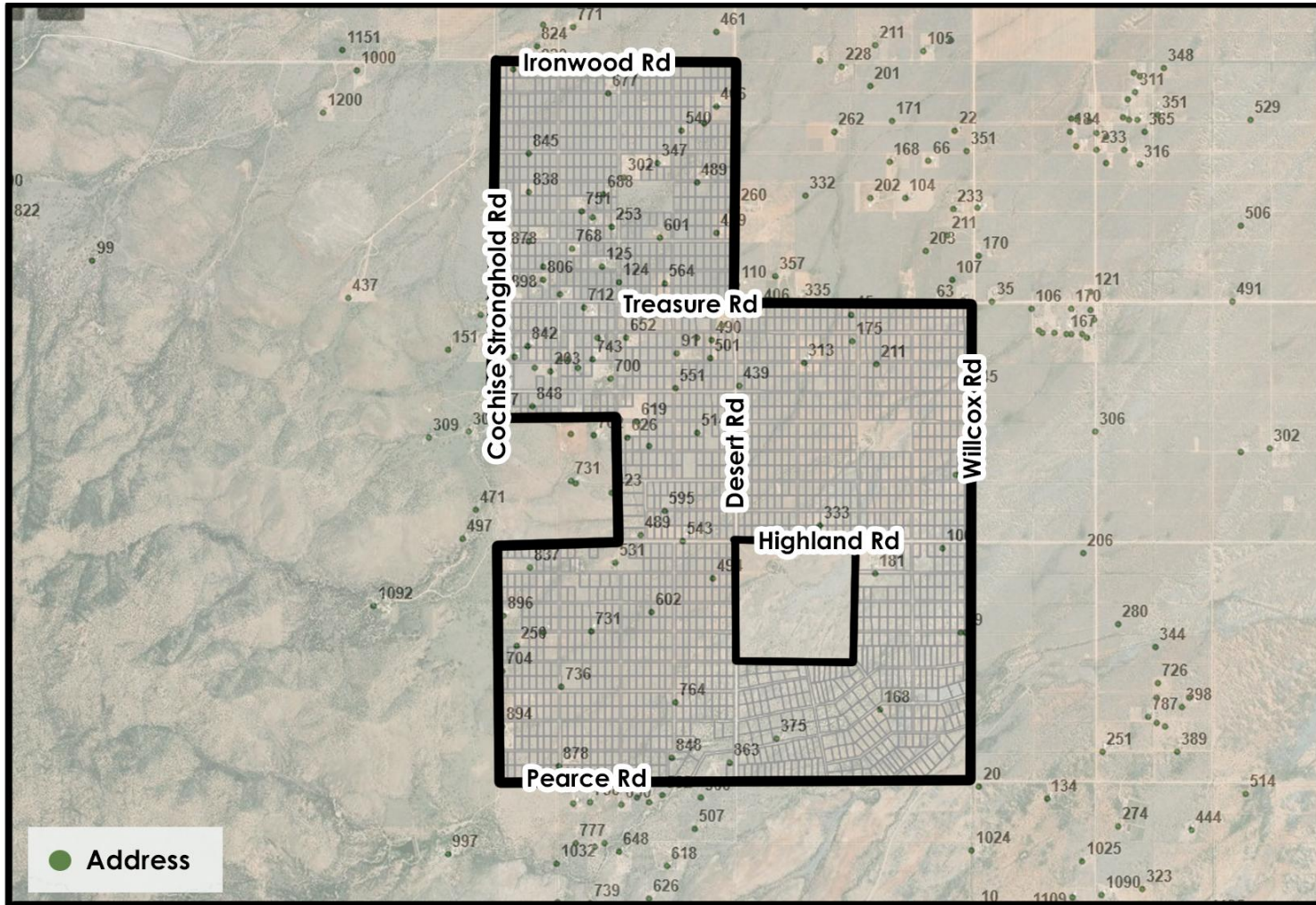
DEVELOPMENT SERVICES



Sunsites #2
Zoning



DEVELOPMENT SERVICES



Sunsites #2
Addresses (Residentially Developed Property)



Zoning Types and Allowances

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

SR-174

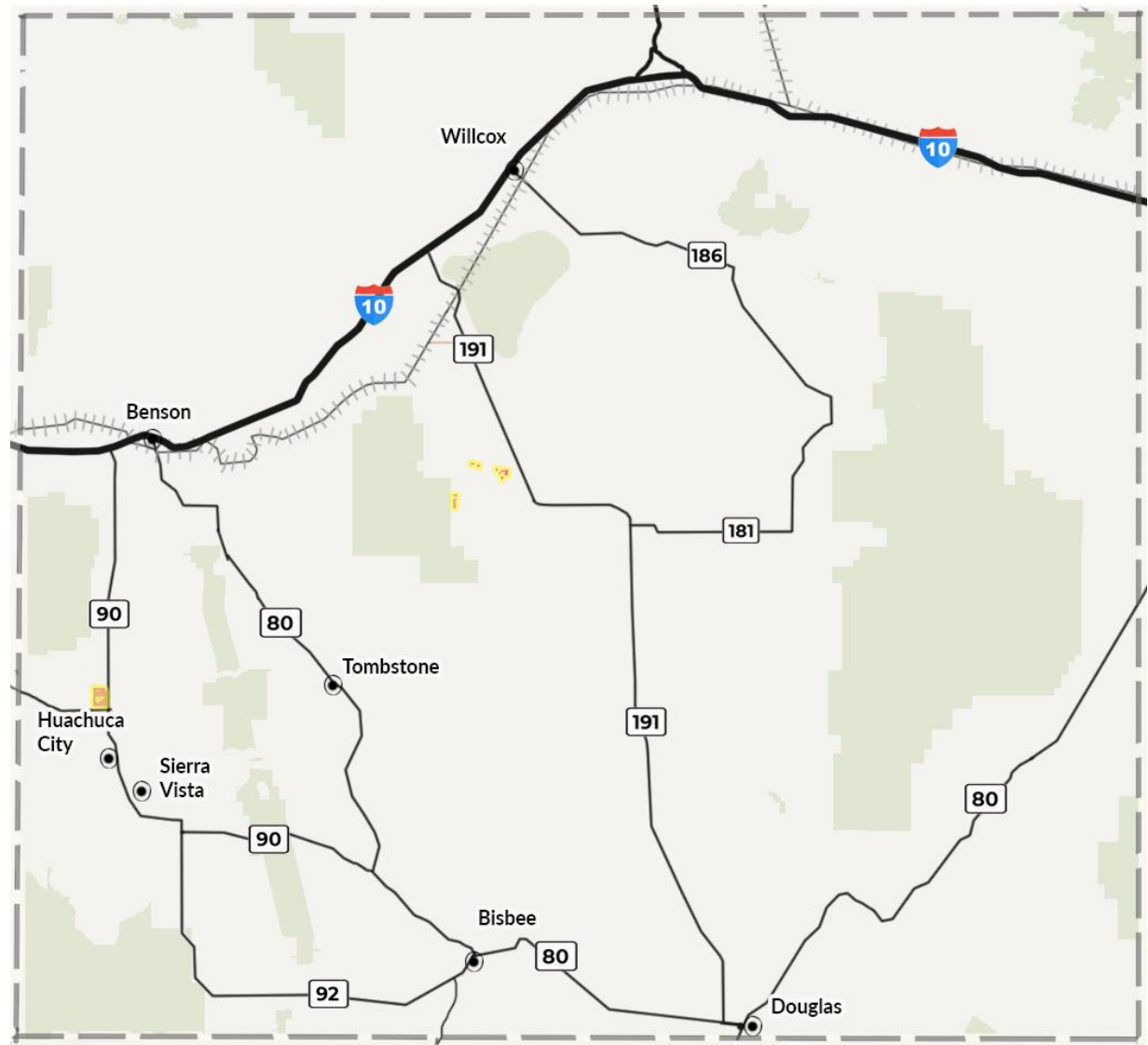
Min lot size: 4-
acres

1680 acres

All rezonings

Located in
Whetstone or
Sunsites

Most restrictive 4-
acre zoning



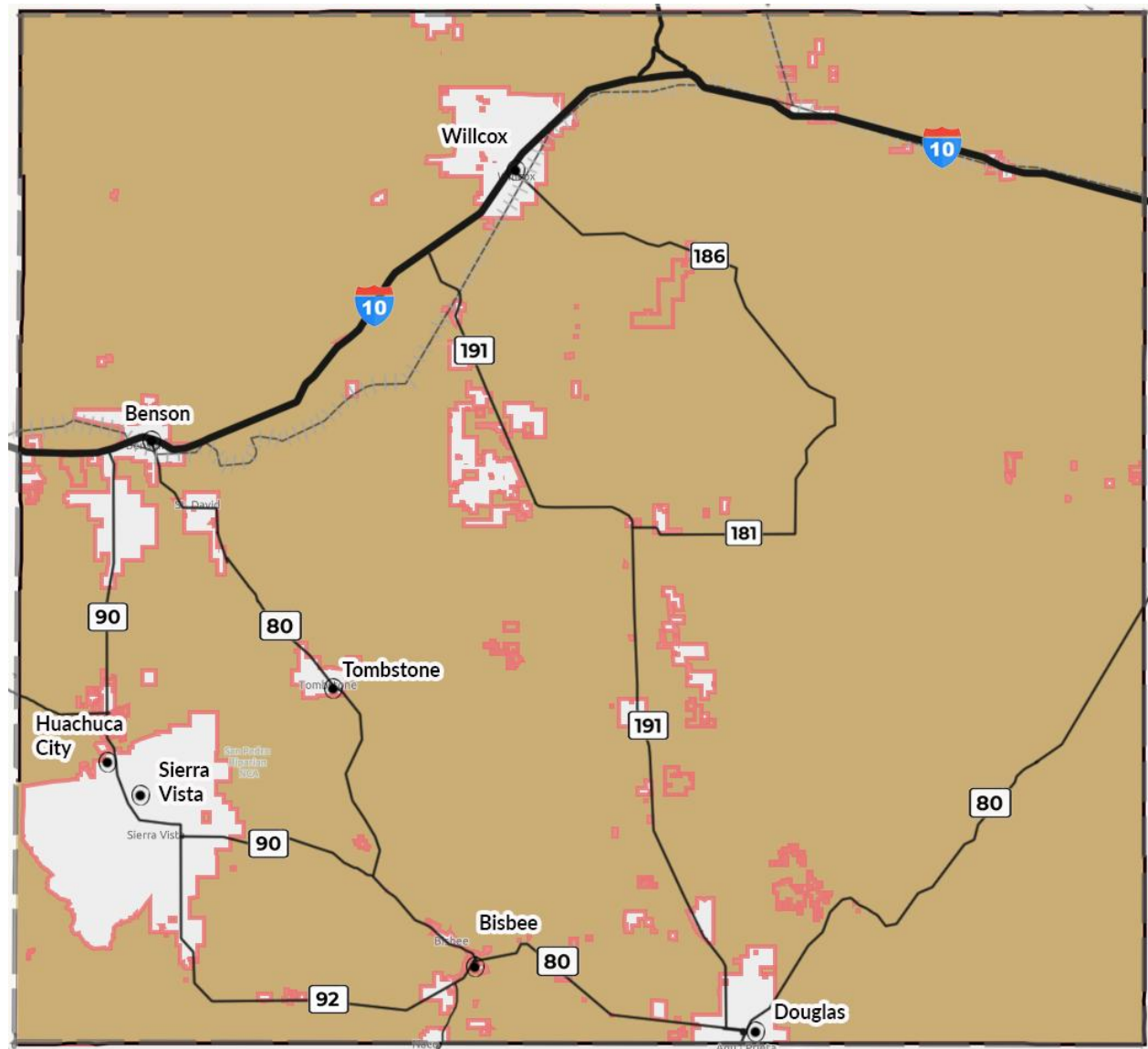
DEVELOPMENT SERVICES

RU-4

Min lot size 4-
acres

Over 90% of
the county

Least
restrictive 4-
acre zoning



Issues:

Sunsites is primarily zoned single family residential (SR). It is also one of many “antiquated subdivisions” in Cochise County.

An antiquated subdivision is defined as 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.”

SR-174 allows for the owner-builder opt-out, but does not permit mobile homes, accessory structures before primary structures, or larger accessory structures.

There has been opposition to recent downzones to RU-4, primarily the opposition is focused on opposition to mobile homes/manufactured homes

Options:

1. Do **not** amend the zoning regs: future downzoning could include a condition not to allow mobile homes in rural zoning.
2. Amend the zoning regs: allow for accessory structures to be constructed before the primary and/or allow for accessory structures to exceed the height of primary structures.
3. Amend the zoning regs: allow for the above, but only in antiquated subdivisions.

Added Language:

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.

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