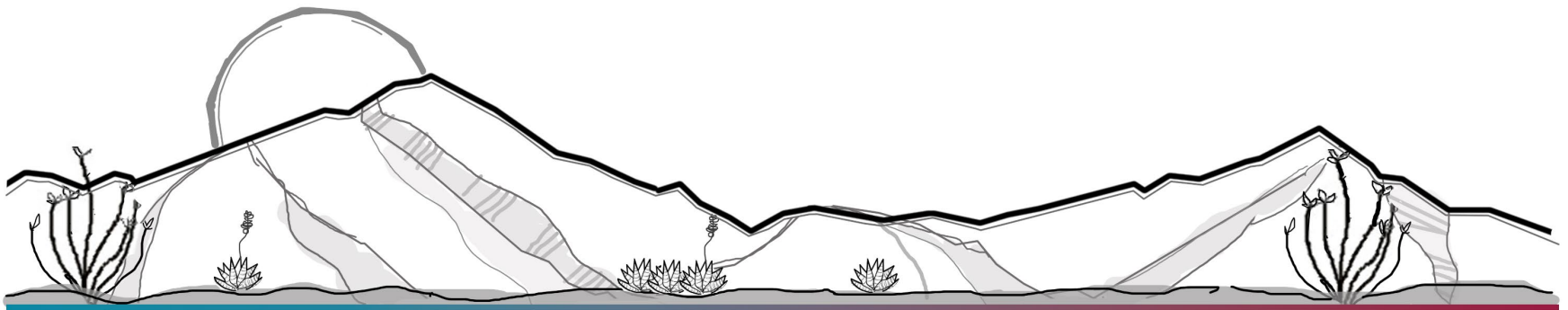


R-25-01

Zoning Regulations Text Amendment SR District Accessory Structures, Antiquated Subdivisions

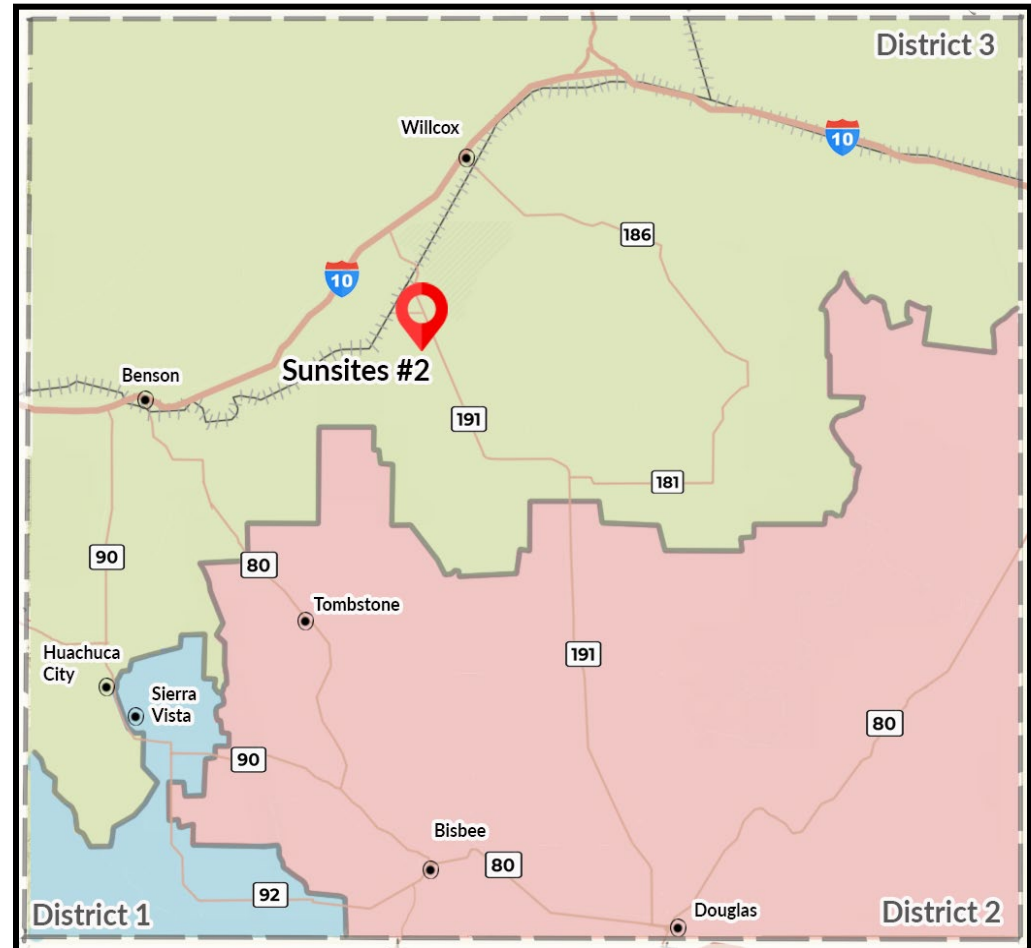
June 11, 2025

Planning and Zoning Commission

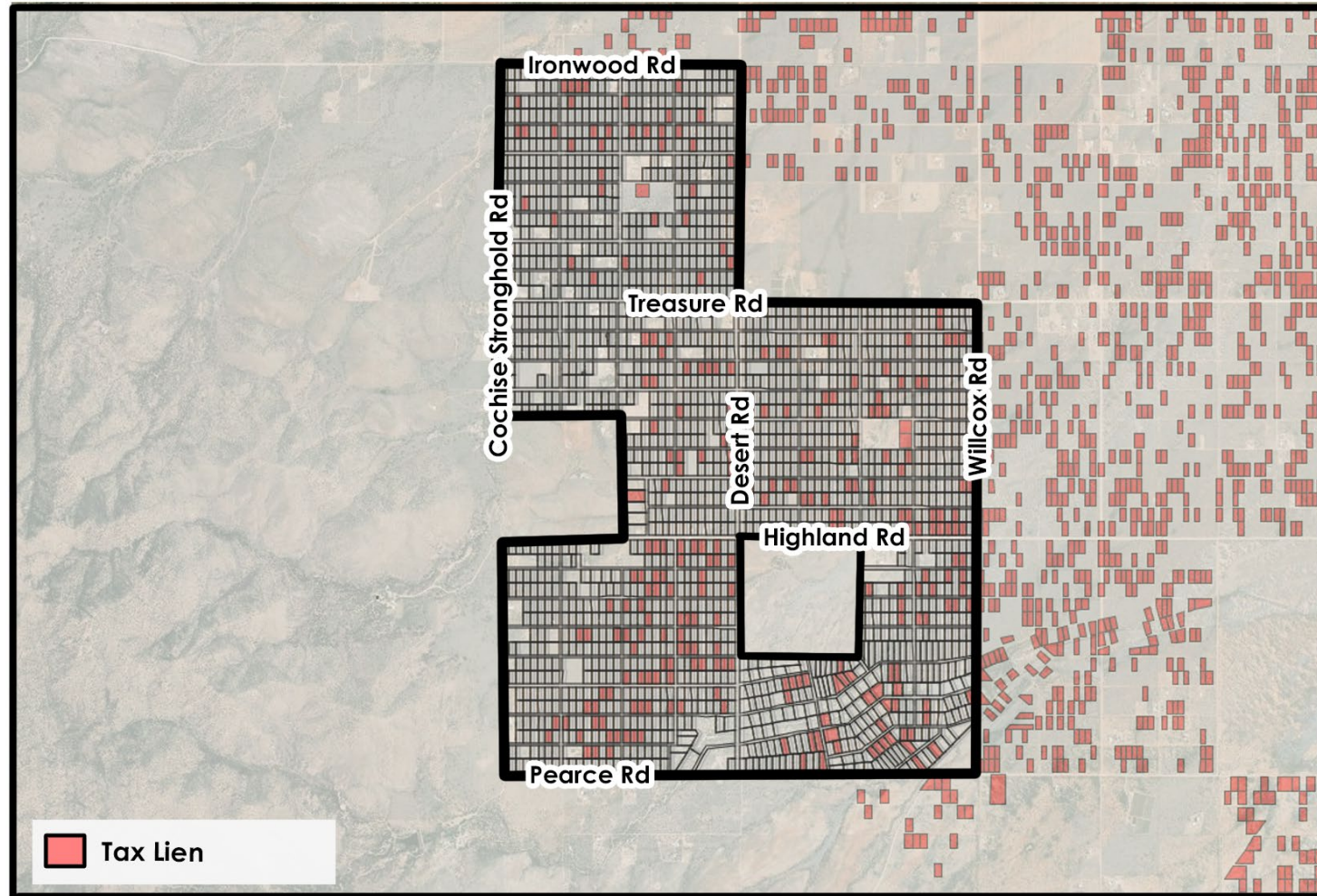


DEVELOPMENT SERVICES

- 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)



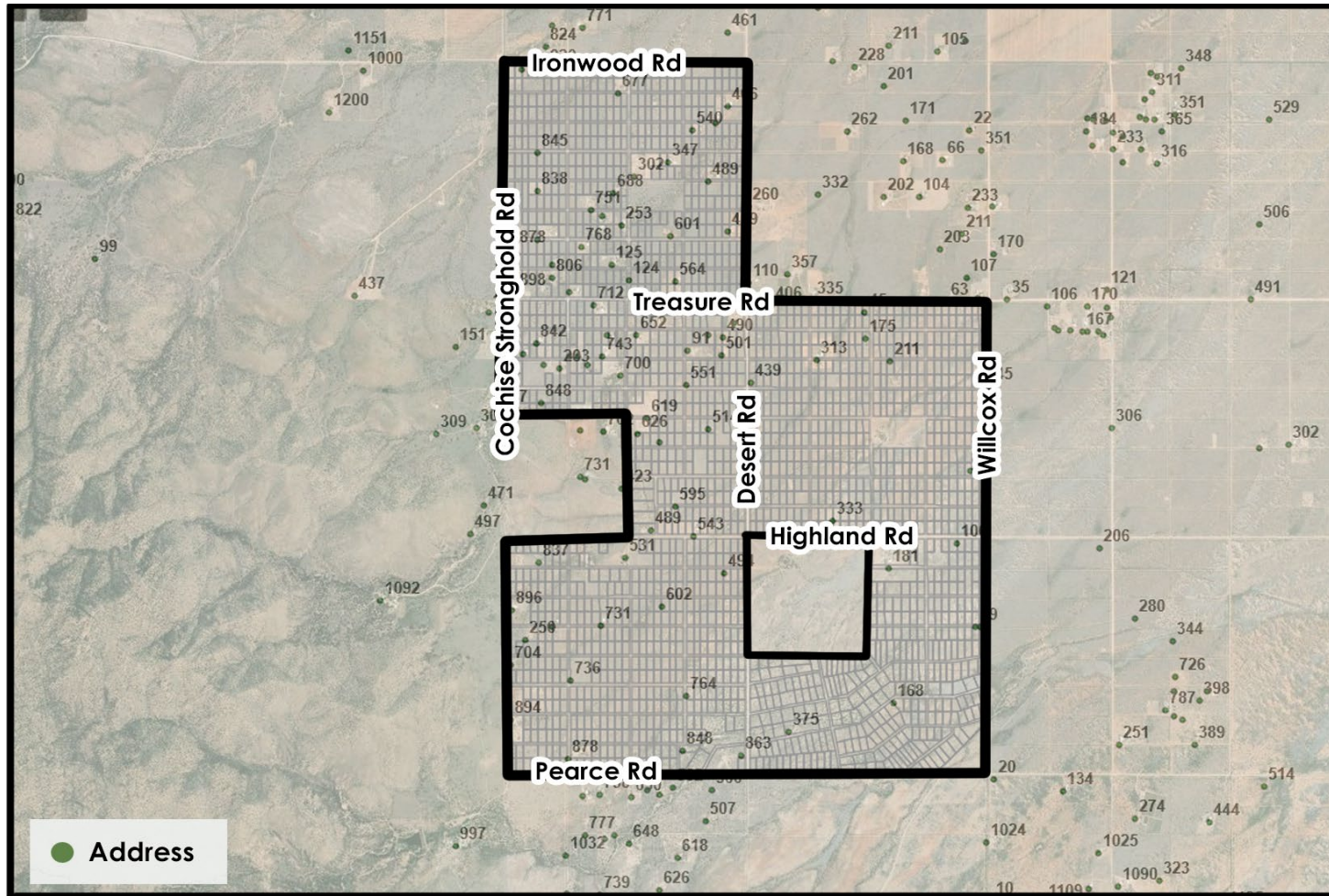
DEVELOPMENT SERVICES



Sunsites #2
Tax Lien



DEVELOPMENT SERVICES



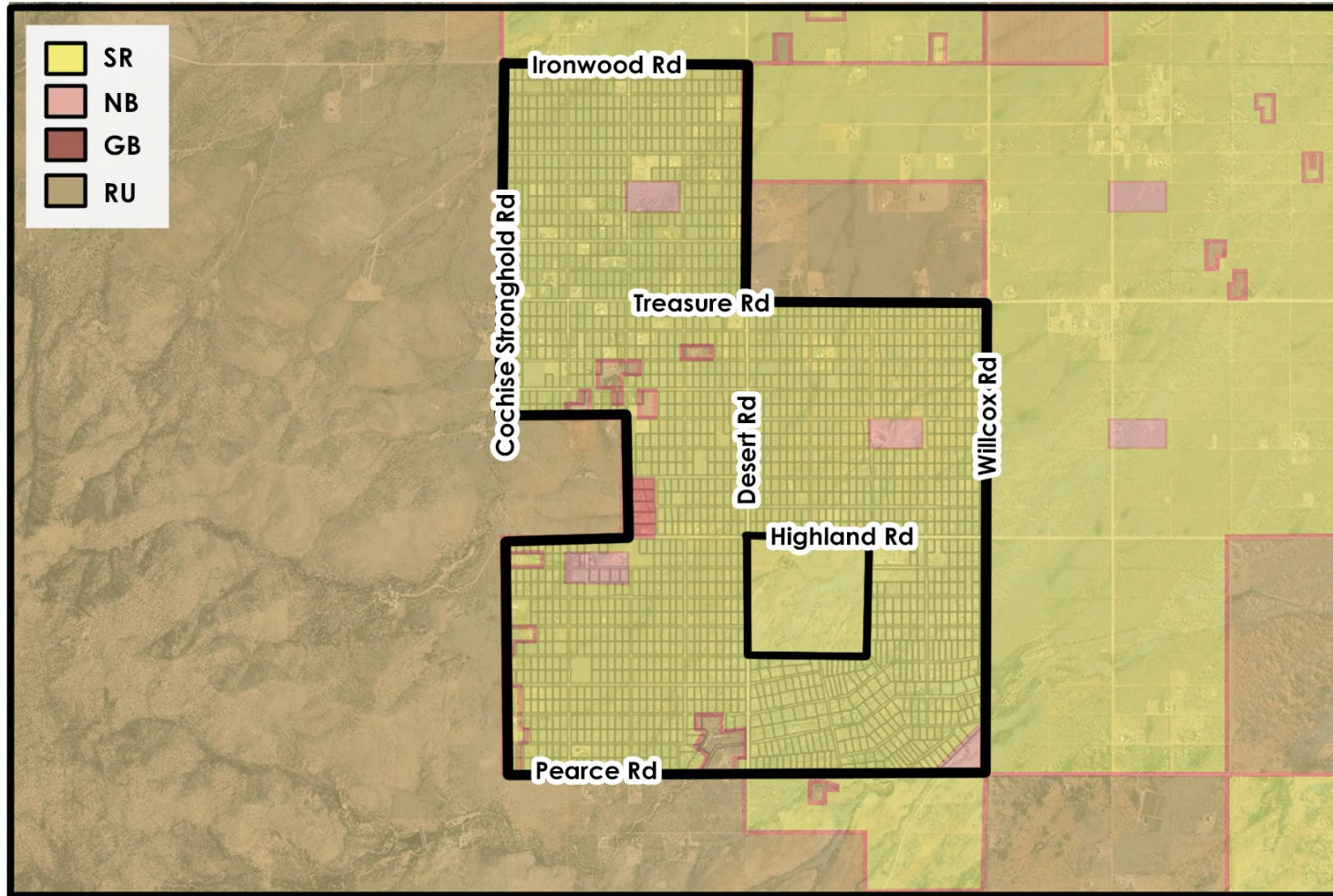
Sunsites #2

Addresses (Residentially Developed Property)

N.T.S



DEVELOPMENT SERVICES



Sunsites #2
Zoning

N.T.S



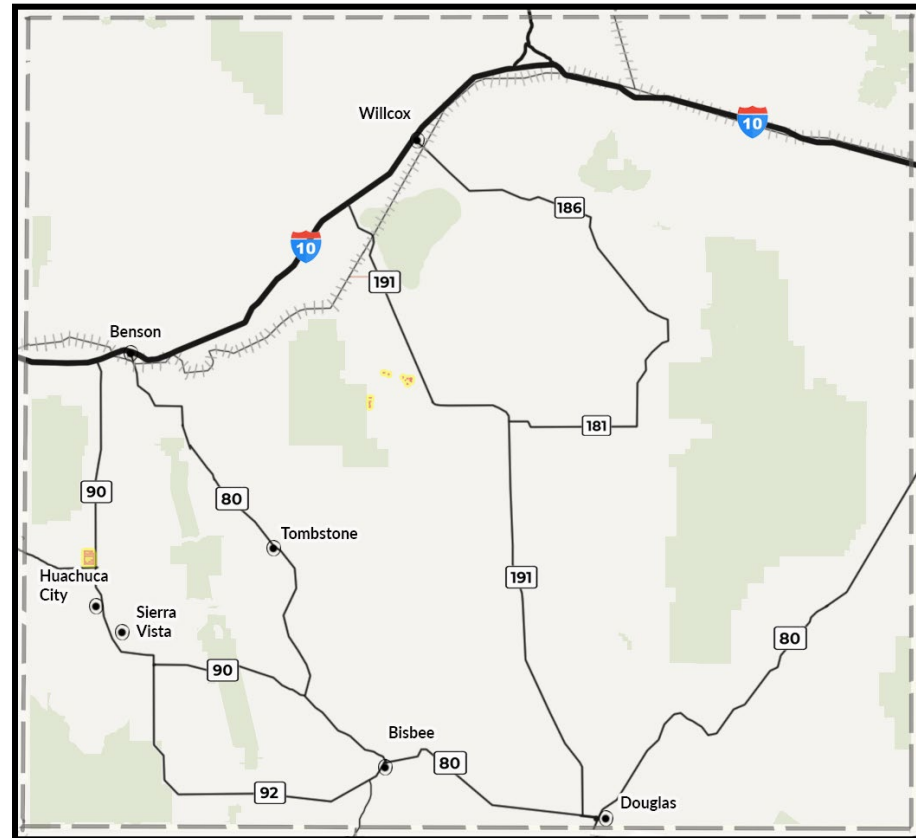
Zoning Types and Allowances

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

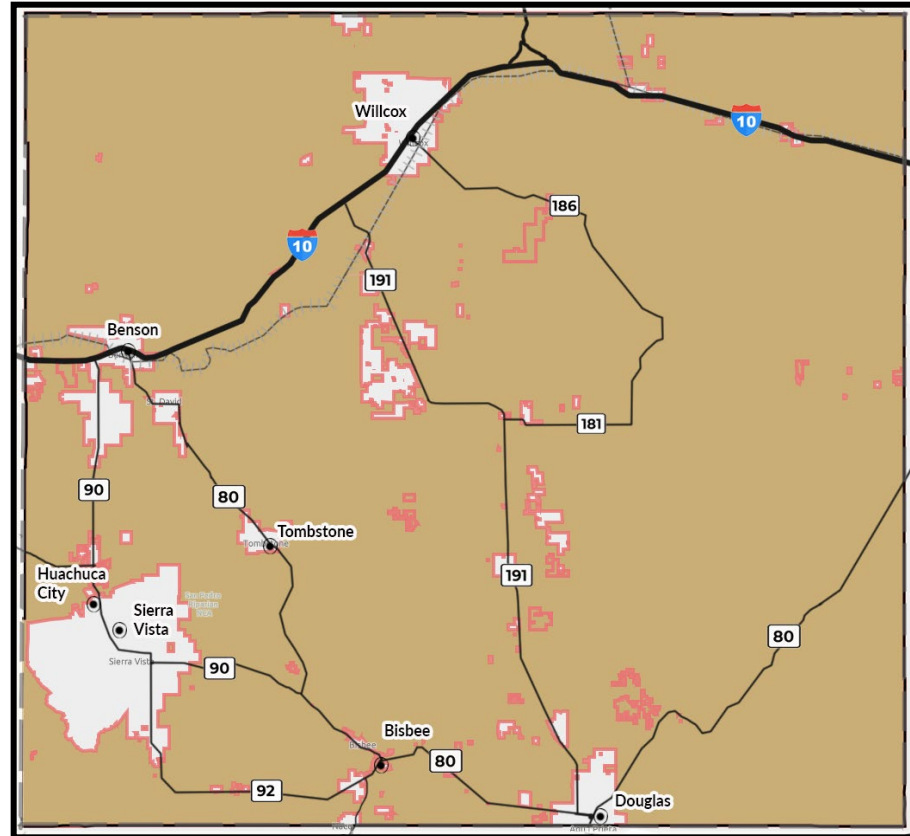
SR-174

- 4-acre minimum lot size
- Most restrictive 4-acre zoning
- Whetstone / Sunsites (1680 acres)
- Prohibits manufactured and mobile homes
- Prohibits accessory structures built before and larger than residence



RU-4

- 4-acre minimum lot size
- Least restrictive 4-acre zoning
- Over 90% of county
- Allows manufactured and mobile homes
- Allows accessory structures built prior to and larger than residence



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.

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Zoning Regulations Text Amendment SR District Accessory Structures, Antiquated Subdivisions

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