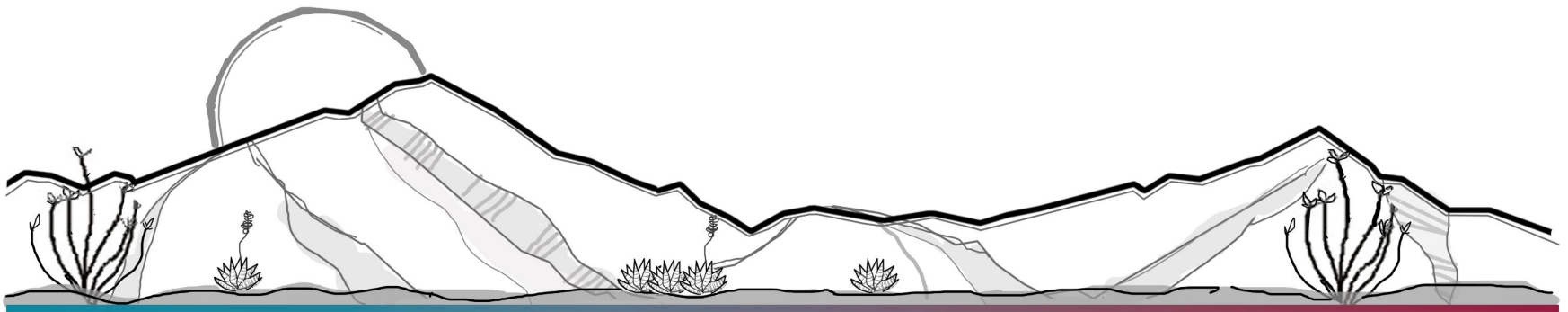


Docket R25-03

Accessory Dwelling Unit (ADU)

Planning and Zoning Commission
August 13, 2025



Sample Motion

(provide motion and second to open hearing)

Madam Chair, I move to recommend approval of Docket R25-03 to the Board of Supervisors, amending text of the Cochise County Zoning Regulations as outlined in Exhibit A.

Purpose:

Provide development standards and approval procedures for an Accessory Dwelling Unit (ADU) in a manner that increases housing options and affordability while preserving the character of residential and rural districts.

Amendment will bring the county into compliance with state law.

Specific Changes

Terminology: ADU instead of ALQ

Applicability: ADUs are allowed on any lot or parcel where a single-family dwelling is permitted. One attached and one detached ADU (per parcel), plus an additional detached ADU on lots ≥ 1 acre.

Development Standards: Increases size limit from 50% to 75% of the gross floor area or 1,000 sq ft. Sets 5-foot minimum setback for ADUs.

Specific Changes Continued

Restrictions:

Drops separate mailbox restriction

Updates park model allowances

Adds utility easement/septic requirements

Non-Admin Approval

Removes rental restriction (AirBNBs allowed)

Use deviation = Planning and Zoning Commission

Development standards deviation = Board of
Adjustment

Sample Motion

Vote:

Madam Chair, I move to recommend approval of Docket R25-03 to the Board of Supervisors, amending text of the Cochise County Zoning Regulations as outlined in Exhibit A.

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