

Exhibit A

Proposed Amendments to the Cochise County Zoning Regulations

Impoundment Storage Yards

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2.03.030 DEFINITIONS

Impoundment Storage Yard

A secure site used for the temporary storage of impounded vehicles not to exceed one year. No crushing or dismantling of vehicles or storage of vehicle parts shall occur. Impounded vehicles are those lawfully impounded or held in connection with law enforcement, insurance, or vehicle recovery operations.

2.15.070 RU SPECIAL USE AUTHORIZATION

The following land uses require a Special Use Authorization from the Planning Commission in the RU Zoning Districts, subject to the procedures and review criteria set forth in Article 2.48. If granted, each land use will also require a Non-Residential Use permit.

24. ~~Impound~~ Impoundment Storage Yards, subject to site development standards in Article 2.51.

2.33.020 GB PERMITTED PRINCIPAL USES

The following uses shall be permitted in the GB Zoning Districts, provided that they conform to the applicable site development standards for such uses set forth below and meet any other requirements for such uses found in these Zoning Regulations, such as off-site road and drainage improvements.

~~25. Impoundment Storage Yards.~~

2.33.050 GB SPECIAL USE AUTHORIZATION REQUIRED

The following land uses require a Special Use Authorization from the Planning Commission in the GB Zoning Districts, subject to the procedures and review criteria set forth in Article 2.48. If granted, each land use will also require a Non-Residential Use permit.

7. Impoundment Storage Yards, subject to site development standards in Article 2.51.

2.36.020 LI PERMITTED PRINCIPAL USES

The following uses shall be permitted in the LI Zoning Districts, provided that they conform to the applicable site development standards for such uses set forth below and meet any other requirements for such uses found in these Zoning Regulations, such as off-site road and drainage improvements.

22. Impoundment Storage Yards, subject to site development standards in Article 2.51.

2.39.020 HI PERMITTED PRINCIPAL USES

The following uses shall be permitted in the HI Zoning Districts, provided that they conform to the applicable site development standards for such uses set forth below and meet any other requirements for such uses found in these Zoning Regulations, such as off-site road and drainage improvements.

16. Impoundment Storage Yards, subject to site development standards in Article 2.51.

2.51.260 SDS IMPOUNDMENT STORAGE YARDS

The following site development standards apply to Impoundment Storage Yards.

1. Vehicles may be stored in the condition in which they are impounded or towed to the property. Dismantling, crushing, salvage operations, and outdoor storage or sale of vehicle parts are prohibited.
2. Vehicles shall be stored and arranged on the property in a manner that does not create a public nuisance, fire hazard, or environmental hazard.
3. A functional on-premise office is required. The office shall comply with the International Building Code and applicable supplemental codes, including but not necessarily limited to electrical, plumbing, and mechanical codes.
4. Impoundment yards shall comply with Arizona Department of Environmental Quality (ADEQ) permitting requirements and operators shall obtain and maintain any permits required by ADEQ.
5. Stored vehicles shall be setback a minimum of 20' within designated impound areas or perimeter property lines and adjacent roadways. Internal driveways must be a minimum width of 24'.
6. Business hours are limited to 6:00am to 10:00pm when located within 1,000 feet of existing residences or residential zoning districts.
7. Wrecked and damaged vehicles cannot be stacked atop one another.
8. Drip buckets or other appropriate containment measures must be used to prevent ground contamination caused by leaking automotive fluids.
9. A solid wall or fencing with permanent, sight-obscuring screening treatment is required around all impound areas or property lines.
10. Existing natural vegetation shall be preserved and enhanced around all impound areas or property lines. Otherwise, irrigated landscaping is required.
11. Business activities may not commence prior to the issuance of a Change of Use permit and Certificate of Occupancy for an on-premise office.