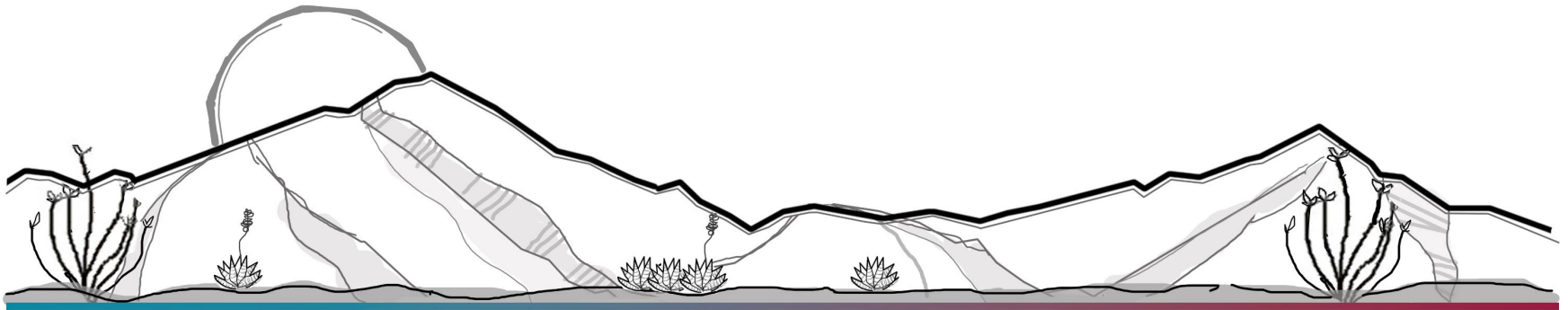


Docket R-26-02

Special Use Criteria and Site Development Standards

October 14, 2026
Planning and Zoning Commission
(tabled from June and August meetings)



Sample Motion

I move to recommend approval of Docket R-26-02 to the Board of Supervisors, amending text of the Cochise County Zoning Regulations as outlined in Exhibit A.

Proposed Text Amendments

- Permitted Uses
 - No change
- Special Uses
 - Eliminates special use requirement to increase or decrease building setbacks, structure height, or site area
 - Proposed changes to setback, height, and site area requirements move from special use to variance (Planning and Zoning Commission to Board of Adjustment)
- Development Standards
 - New use specific development standards
 - Setback, height, and site area restrictions moved to Article 2.51

Affected Articles and Uses

- 2.15 (Rural Zoning Districts)
 - Agricultural processing, communication towers, custom butchering, commercial riding stables, feedlots/stockyards, auction barns
- 2.33 (General Business Zoning District)
 - Custom butchering, commercial riding stables, communication towers
- 2.36 (Light Industry Zoning District)
 - Agricultural processing, commercial riding stables, communication towers, slaughterhouses/packing plants
- 2.39 (Heavy Industry Zoning District)
 - Agricultural processing, feedlots/stockyards, auction barns slaughterhouses/packing plants
- 2.51 (Site Development Standards)

Summary (Land Use)

- Agricultural Processing
 - Remains permitted use in **RU, LI, and HI**, subject to new standards
 - No longer requires special use in **RU, LI, and HI** to reduce minimum building setbacks
- Communications Towers
 - Remains permitted use in **RU, GB, LI, and HI** subject to new standards
 - No longer requires special use in **RU, GB, and LI** to increase maximum height
- Custom Butchering, Meat Curing, Processing
 - Remains permitted use in **RU, GB, LI, and HI** subject to new standards
 - No longer requires special use in **RU and GB** to reduce minimum building setbacks

Summary (Land Use)

- Riding Stables
 - Remains permitted use in **RU, GB, and LI** subject to new standards
 - No longer requires special use in **RU** to reduce minimum site area
- Feed Lots, Stockyards, and/or Livestock Auction Barns
 - Remains special use in **RU** subject to new standards
 - Remains permitted Use in **HI** subject to new standards
 - No longer requires special use in **HI** to reduce minimum building setbacks
- Slaughterhouse, Meat Packing Plants
 - Remains permitted use in **LI and HI** subject to new standards
 - Remains special use in **RU** subject to new standards
 - No longer requires special use in **LI and HI** to reduce minimum setbacks

Summary (Communications Facilities)

- Specifically recognizes existing pre-1999 towers as legal nonconforming and not requiring special use approval
- Modifications, expansion, replacement, and alteration requires compliance with current regulations
- Increase in maximum allowed height require Variance approval by the Board of Adjustment
- Specifically recognizes federal and state law control in the event of an inadvertent conflict with the zoning regulations

Summary (Site Development Standards)

- Agricultural Processing
 - Requires building
 - 100' minimum building setback (reduced from 300')
 - Non-processing buildings comply with zoning district setbacks
- Custom Butchering/Meat Curing/Processing
 - Requires building
 - 150' minimum building setback (reduced from 300')
 - Requires 300' from existing residential structures
 - Outdoor pens, corrals subject to Section 2.51.130
 - Non-processing buildings comply with zoning district setbacks

Summary (Site Development Standards)

- Feed Lots, Stockyards, and/or Livestock Auction Barns
 - 40-acre minimum site area (increase from 20-acres)
 - 150' building setback for auction barns and 1000' setback for outdoor pens
 - Feed storage area maintenance
 - Residences, offices comply with zoning district setbacks
- Riding Stables, Commercial
 - 10-acre minimum site area (no change)
 - Outdoor pens, corrals subject to Section 2.51.130
 - Residences, offices comply with zoning district setbacks

Summary (Site Development Standards)

- Slaughterhouses/Meat Packing Plants
 - Requires building
 - 150' minimum building setback and 300' setback from residential structures
 - Outdoor pens, corrals subject to Section 2.51.130
 - Non-processing buildings comply with zoning district setbacks
- Variance Required
 - Any modification from the development standards of this section requires Variance approval by the Board of Adjustment in accordance with Article 2.60.

Arizona Revised Statutes §11-816

- The Board of Adjustment may:
 - “Allow a variance from the terms of the ordinance if, owing to peculiar conditions, a strict interpretation would work an unnecessary hardship and if in granting the variance the general intent and purposes of the zoning ordinance will be preserved.”
- Variances
 - “A deferral, modification, or waiver of the terms of these zoning regulations granted by the appropriate Board of Adjustment pursuant to Section 2.60 of these Zoning Regulations.”

Special Use Authorization Factors (Article 2.48)

1. Compliance with adopted plans
2. Compliance with zoning district purpose
3. Development along major streets
4. Traffic circulation
5. Adequate services and infrastructure
6. Significant site development standards
7. Public input
8. Hazardous materials
9. Off-site impacts
10. Water conservation

Variance Findings of Fact (Article 2.60)

1. Strict application of the terms of these Zoning Regulations would work an unnecessary hardship.
2. Unnecessary hardship arises from a physical condition that is unusual or peculiar to the property and is not generally caused to other properties in the zone.
3. Unnecessary hardship does not arise from a condition created by an action of the owner of the property.
4. Variance is the minimum to afford relief.
5. Variance does not allow a use that is not permitted in the zone by the Zoning Regulations.
6. Variance will not cause injury to or adversely affect the rights of surrounding property owners and residents.
7. Variance is in general harmony with Zoning Regulations intent and purposes of the Zoning Regulations.
8. Variance does not violate state or federal law.

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