

Exhibit A

Proposed Amendments to the Cochise County Zoning Regulations

Special Use Criteria and Site Development
Standards for Wireless Communications Facilities
and Certain Agricultural and Animal Related Uses

Exhibit A

2.15.030 RU PERMITTED PRINCIPAL USES

The following uses shall be permitted in all RU 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. (Also see Section 2.15.060, Other Permitted Uses.)

1. Agricultural-Processing, ~~with a 300-foot minimum setback~~ subject to site development standards in Article 2.51.
2. Anemometers, with temporary use permit, not to exceed three years.
3. Churches or places of religious worship.
4. Civic, Social, Fraternal, or Business Associations approved as part of a subdivision review process for subdivision and guests only.
5. Communications Towers ~~at a maximum height of 30 feet,~~ subject to site development standards in Article 2.51.
6. Community Gardens.
7. Custom Butchering/Meat Curing/Processing, ~~with a 100-foot minimum setback~~ subject to site development standards in Article 2.51.
8. Day Care Facilities.
9. Emergency Vehicle Stations not otherwise exempted by Article 2.57.
10. Farmers Markets.
11. Grocery Stores (not including gasoline sales) and Agriculture-Related Retail Sales where the sales area does not exceed 2,500 square feet of total area, including any outdoor storage.
12. Mobile Home or Manufactured Home Parks subject to the maximum densities in Section 2.15.040(1). The standards set forth in Article 2.51 shall not apply.
13. Recreational Facilities, Indoor and/or Outdoor, approved as part of a subdivision review process for subdivision and guests only.
14. Residential Care Homes.
15. Riding Stables, Commercial, ~~on a minimum site of 10 acres~~ subject to site development standards in Article 2.51.
16. Single- and Multiple-Household Dwellings.
17. Utility Installations not otherwise exempted by Article 2.57, other than Electrical Generation Plants, Regional Sewage Treatment Plants, Solid Waste Landfills, or Incinerators.
18. Veterinary Clinics and/or Animal Hospitals (enclosed building).

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.

1. ~~Agricultural Processing with less than a 300-foot minimum setback.~~

1. Airports, Airstrips, Helipads, and/or Heliports.
2. Animal Husbandry Services.
3. Cemeteries.
4. Civic, Social, Fraternal, and/or Business Associations.
5. ~~Communications Towers exceeding 30 feet in height, subject to site development standards in Article 2.51.~~
5. Contract Construction Services.
6. Convenience Stores.
7. Cultural, Historic, and/or Nature Exhibits.
8. ~~Custom Butchering/Meat Curing/Processing with less than a 100 foot minimum setback.~~
8. Data Centers, subject to site development standards in Article 2.51.
9. Day Care Establishments.
10. Educational Services.
11. Fairgrounds and/or Outdoor Amusement Parks.
12. Commercial Feed Lots, Stockyards, and/or Livestock Auction Barns, on a site not less than 20 acres subject to site development standards in Article 2.51.
13. Funeral and/or Crematory Services.
14. Gasoline/Service Stations.
15. Golf Courses subject to the site development standards in Article 2.51.
16. Grocery Stores (not including gasoline sales) and Agriculture-Related Retail Sales where the sales area exceeds 2,500 square feet of total area, including any outdoor storage.
17. Group Quarters.
18. Guest Lodging.
19. Health Clinics.
20. Hospitals.
21. Impound Storage Yards.
22. Manufacturing, Wholesaling, Warehousing, Distribution, and/or Storage of Agriculture-Related Products.
23. Manufacturing, Wholesaling, Warehousing, Distribution, and/or Storage of Products, activity area not to exceed 5,000 square feet.
24. Marijuana Cultivation Facility in RU-4 and greater only.
25. Marijuana Establishment Cultivation Facility in RU-4 and greater only.
26. Marijuana Establishment in RU-4 and greater only.
27. Marijuana Infusion Facility in RU-4 and greater only.
28. Marijuana Testing Facility in RU-4 and greater only.
29. Mini-Warehouses.
30. Motion Picture Production Sites/Studios.
31. Offender Rehabilitation Facilities.
32. Outdoor Firearms, Skeet, Archery, or Trap Shooting Ranges.
33. Personal and Professional Services.
34. Plant Nurseries, commercial
35. Recreational Facilities, Indoor and/or Outdoor.
36. Recreational Vehicle Parks designed to ensure that the park fits into the rural landscape, such as clustering RV sites, maintaining perimeter open space, and enhancing existing vegetation using drought-tolerant vegetation.
37. Recycling Centers.

38. Recycling/Solid Waste Transfer Facilities.
39. Repair Services, Large Engines.
40. Repair Services, Light
41. Repair Services, Small Engines.
42. Research and/or Testing Laboratories.
43. Residential Care Institutions.
44. Restaurants, Bars, Taverns, Nightclubs, and/or Off-Site Winery Tasting Rooms.
45. Retail Sales/Rentals.
46. ~~Riding Stables, Commercial on a site less than 10 acres.~~
46. Slaughterhouses/Meat Packing Plants, subject to site development standards in Article 2.51.
47. Solar Energy Power Plants, subject to site development standards in Article 2.51.
48. Transient Camps, Migrant Labor Camps.
49. Veterinary Clinics and/or Animal Hospitals (if outdoor area included).
50. Welfare and/or Charitable Services.
51. Wholesaling, Warehousing, Distribution, and/or Storage of Propane.
52. Wind Energy Power Plants in Category D Areas only, subject to site development standards in Article 2.51.
53. Zoos and/or other Animal Exhibits or Sanctuaries.

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.

1. Banks and/or Banking Services.
2. Bus and/or Rail Terminals and Accessory Maintenance Yards and Garages.
3. Car Washes.
4. Cemeteries.
5. Churches or places of religious worship.
6. Civic, Social, Fraternal, and/or Business Associations.
7. Commercial Plant Nurseries.
8. ~~Communications Towers at a maximum height of 40 feet,~~ subject to site development standards in Article 2.51.
9. Community Gardens
10. Contract Construction Services.
11. Convenience Stores.
12. Cultural, Historic, and/or Nature Exhibits.
13. Custom Butchering/Meat Curing/Processing, ~~with a 100-foot minimum setback~~ subject to site development standards in Article 2.51.
14. Day Care Facilities or Establishments.
15. Educational Services.
16. Emergency Vehicle Stations not otherwise exempted by Article 2.57.
17. Farmers Markets.
18. Funeral and/or Crematory Services.
19. Gasoline/Service Stations.

20. Grocery Stores.
21. Group Quarters.
22. Guest Lodging.
23. Health Clinics.
24. Hospitals, including Ambulatory Services.
25. Impoundment Storage Yards.
26. Mini-Warehouses.
27. Mobile Home, Manufactured Home, or Recreational Vehicle Parks, subject to site development standards in Article 2.51.
28. Parking Lot, Commercial.
29. Personal and Professional Services.
30. Printing and/or Publishing Businesses.
31. Recreational Facilities, Indoor and/or Outdoor.
32. Repair Services (enclosed building), Small Engine. Vehicles awaiting repair need not be enclosed or screened.
33. Repair Services, Light.
34. Research and/or Testing Laboratories, enclosed.
35. Residential Care Homes.
36. Residential Care Institutions.
37. Restaurants, Bars, Taverns, and/or Off-site Winery Tasting Rooms.
38. Retail Sales/Rentals.
39. Riding Stables, Commercial, ~~on a minimum site of 10 acres~~ subject to site development standards in Article 2.51.
40. Shopping Centers.
41. Single and Multiple Household Dwellings not to exceed a density of one dwelling unit per 3,600-square feet and further provided that the site shall not be considered a residential site. Additional non-residential principal uses shall not be allowed in Manufactured/Mobile Home Parks nor on multiple-household dwelling sites; non-residential uses accessory to the multiple-household use are permitted.
42. Utility Installations not otherwise exempted by Article 2.57, other than Electric Generation Plants, Regional Sewage Treatment Plants, and Solid Waste Landfills or Incinerators.
43. Veterinary Clinics and/or Animal Hospitals.
44. Warehousing, Distribution, and Storage of Non-Hazardous Goods, not to exceed 10,000 square feet of floor area.
45. Welfare and/or Charitable Services.

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.

1. Animal Husbandry Services.
- ~~2. Communications Towers exceeding 40 feet in height, subject to site development standards in Article 2.51.~~
- ~~3. Custom Butchering/Meat Curing/Processing with less than a 100-foot minimum setback.~~
2. Data Centers, subject to site development standards in Article 2.51.

3. Fairgrounds and/or Amusement Parks.
4. Golf Courses subject to the site development standards in Article 2.51.
5. Jails, Prisons, and/or Detention Centers.
6. Manufacturing, Wholesaling, Warehousing, Distribution, and/or Storage of Goods.
7. Marijuana Cultivation Facility.
8. Marijuana Establishment Cultivation Facility.
9. Marijuana Establishment.
10. Marijuana Infusion Facility.
11. Marijuana Testing Facility
12. Motion Picture Production Sites/Studio.
13. Offender Rehabilitation Facilities.
14. Recycling Centers.
15. Regional Sewage Treatment Plants.
16. Repair Services (unenclosed), Small Engines.
17. Repair Services, Large Engines.
18. Solar Energy Power Plants, subject to site development standards in Article 2.51.
19. Swap Meets.
20. Truck Stops.
21. Wind Energy Power Plants subject to site development standards in Article 2.51.
22. Zoos and/or other Outdoor Animal Exhibits.

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.

1. Agricultural-Processing, ~~with a 300-foot minimum setback~~ subject to site development standards in Article 2.51.
2. Anemometers, with temporary use permit, not to exceed three years.
3. Animal Husbandry Services.
4. Banks and/or Banking Services.
5. Bus, Rail, and/or Truck Terminals, and accessory maintenance yards and garages.
6. Car Wash.
7. Churches or places of religious worship.
8. Commercial Plant Nurseries.
9. Communications Towers ~~at a maximum height of 199 feet,~~ subject to site development standards in Article 2.51.
10. Community Gardens.
11. Contract Construction Services.
12. Convenience Stores.
13. Cultural, Historic, and/or Nature Exhibits.
14. Custom Butchering/Meat Curing/Processing, subject to site development standards in Article 2.51.
15. Educational Services.
16. Emergency Vehicle Stations not otherwise exempted by Article 2.57.

17. Fairgrounds and/or Amusement Parks.
18. Farmers Markets.
19. Funeral and/or Crematory Services.
20. Gasoline/Service Stations.
21. Hospitals, including Ambulatory Services.
22. Impoundment Storage Yards.
23. Manufacturing, Wholesaling, Warehousing, Distribution, and/or Storage of Goods.
24. Mini-Warehouses.
25. Motion Picture Production Sites/Studios.
26. Parking Lot, Commercial.
27. Personal and Professional Services.
28. Printing and/or Publishing Businesses.
29. Recreational Facilities, Indoor and/or Outdoor.
30. Recycling Centers.
31. Recycling/Solid Waste Transfer Facilities.
32. Repair Services, Large Engines.
33. Repair Services, Light.
34. Repair Services, Small Engines.
35. Research and/or Testing Laboratories.
36. Restaurants, Bars, Taverns, Nightclubs, and/or Off-site Winery Tasting Rooms.
37. Retail Sales/Rentals.
38. Riding Stables, Commercial, ~~on a minimum site of 10 acres~~ subject to site development standards in Article 2.51.
39. Slaughterhouses/Meat Packing Plants, ~~with a 300-foot minimum setback~~ subject to site development standards in Article 2.51.
40. Solar Energy Power Plants, subject to site development standards in Article 2.51.
41. Swap Meets.
42. Truck Stops.
43. Utility Installations not otherwise exempted by Article 2.57, other than Regional Sewage Treatment Plants, Electric Generation Plants, and Solid Waste Landfills or Incinerators.
44. Veterinary Clinics and/or Animal Hospitals.
45. Welfare and/or Charitable Services.
46. Zoos and/or other animal exhibits.

2.36.050 LI SPECIAL USE AUTHORIZATION

The following land uses require a Special Use Authorization from the Planning Commission in the LI 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.

- ~~1. Agricultural Processing with less than a 300-foot minimum setback.~~
1. Airports, Airstrips, Helipads, and/or Heliports.
2. Cemeteries.
3. Commercial Feedlots, subject to site development standards in Article 2.51.
- ~~4. Communications Towers exceeding 199 feet in height, subject to site development standards in Article 2.51.~~

4. Data Centers, subject to site development standards in Article 2.51.
5. Electrical Generating Plants.
6. Jails, Prisons, and/or Detention Centers.
7. Marijuana Cultivation Facility.
8. Marijuana Establishment Cultivation Facility.
9. Marijuana Establishment.
10. Marijuana Infusion Facility.
11. Marijuana Testing Facility.
12. Offender Rehabilitation Facilities.
13. Regional Sewage Treatment Plants.
- ~~14. Slaughterhouses/Meat Packing Plants with less than a 300-foot minimum setback.~~
14. Solid Waste Landfills or Incinerators.
15. Wind Energy Power Plants 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.

1. Agricultural-Processing, ~~with a 300-foot minimum setback~~ subject to site development standards in Article 2.51.
2. Anemometers, with temporary use permit, not to exceed three years.
3. Animal Husbandry Services.
4. Banks and/or Banking Services.
5. Bus, Rail, and/or Truck Terminals, and Accessory Maintenance Yards and Garages.
6. Carwash.
7. Cemeteries.
8. Commercial Feedlots, Stockyards, and/or Livestock Auction Barns, ~~with a 300-foot minimum setback~~ subject to site development standards in Article 2.51.
9. Commercial Plant Nurseries.
10. Communications Towers, subject to site development standards in Article 2.51.
11. Contract Construction Services.
12. Custom Butchering/Meat Curing/Processing.
13. Emergency Vehicle Stations not otherwise exempted by Article 2.57.
14. Funeral and/or Crematory Services.
15. Gasoline/Service Stations.
16. Impoundment Storage Yards.
17. Jails, Prisons, and/or Detention Centers.
18. Manufacturing, Wholesaling, Warehousing, Distribution, and/or Storage of Goods.
19. Motion Picture Production Sites/Studios.
20. Offender Rehabilitation Facilities.
21. Parking Lot, Commercial.
22. Personal and Professional Services.
23. Printing and/or Publishing Businesses.

24. Recreation Facilities, Indoor and/or Outdoor.
25. Recycling Centers.
26. Recycling/Solid Waste Transfer Facilities.
27. Repair Services, Large Engines.
28. Repair Services, Light
29. Repair Services, Small Engines.
30. Research and/or Testing Laboratories.
31. Restaurants, Bars, Taverns, Nightclubs, and/or Off-site Winery Tasting Rooms.
32. Slaughterhouses/Meat Packing Plants, ~~with a 300-foot setback~~ subject to site development standards in Article 2.51.
33. Solar Energy Power Plants, subject to site development standards in Article 2.51.
34. Truck Stops.
35. Utility Installations not otherwise exempted by Article 2.57, other than Electric Generation Plants; Regional Sewage Treatment Plants; and Solid Waste Landfills or Incinerators.
36. Veterinary Clinics and/or Animal Hospitals.

2.39.050 HI SPECIAL USE AUTHORIZATION

The following land uses require a Special Use Authorization from the Planning Commission in the HI 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.

- ~~1. Agricultural Processing with less than a 300-foot minimum setback.~~
1. Airports, Airstrips, Helipads, and/or Heliports.
2. Data Centers, subject to site development standards in Article 2.51.
- ~~3. Commercial Feedlots, Stockyards, and/or Livestock Auction Barns with less than a 300-foot minimum setback.~~
3. Electrical Generation Plants.
4. Junkyards.
5. Manufacturing, Wholesaling, Warehousing, Distribution, or Storage of Materials that are inflammable, explosive, hazardous, or that create offsite impacts, such as dust, noise, smoke, or odors.
6. Marijuana Establishment Cultivation Facility.
7. Marijuana Establishment.
8. Marijuana Infusion Facility.
9. Marijuana Testing Facility.
10. Regional Sewage Treatment Plants.
- ~~13. Slaughterhouses/Meat Packing Plants with less than a 300-foot minimum setback.~~
11. Solid Waste Landfills or Incinerators
12. Wind Energy Power Plants, subject to site development standards in Article 2.51.

2.51.120 SDS COMMUNICATIONS FACILITIES

1. **Existing Towers.** ~~A communication tower in existence~~ Communications towers lawfully existing prior to the effective date of the 1999 revised Zoning Regulations will not require a Special Use or building permit if located in an applicable zoning district shall be deemed legal existing uses and may continue to operate

without obtaining a Special Use. Subsequent modifications, expansions, replacements, or structural alterations shall comply with applicable requirements.

2. **Design.**

1. All new communication facilities will be designed by a Registrant licensed by the State of Arizona.
2. For towers up to 150 feet in height, the structure shall be designed to accommodate at least two providers.
3. For towers greater than 150 feet in height, the structure shall be designed to accommodate at least three providers.

3. **Certification.**

1. Affidavits will be provided to show conformance with all Federal Aviation Administration (FAA) requirements regarding lighting and marking so as not to create a hazard to air navigation.
2. Affidavits will be provided to show conformance with all Federal Communications Commission (FCC) technical emissions standards and licensing requirements, including radio frequency data.
3. Prior to permit issuance for new communication equipment on an existing tower, a certificate, report, or plan prepared and stamped by an Arizona-Registered Professional Engineer will be provided by the Applicant that indicates the equipment and tower will meet minimum safety standards regarding deflection and survival specs at the proposed antenna load and with regard to potential electrical hazards.

4. **Setbacks.** Communication facilities must be setback from all parcel boundaries, lease boundaries, and rights-of-way at a distance equal to at least the height of the tallest structure in the facility, measuring from its base. No setbacks are required between communication facilities located on the same parcel.

5. **Minimum Site Area Requirements.** Communication facilities will be exempt from the Zoning Districts' minimum site area requirements.

6. **Maximum Height.** In those Zoning Districts where communication towers are a permitted use, the towers shall be limited to the maximum allowable height of the Zoning District ~~unless otherwise noted in that District. There shall be no limit to the requested maximum height of a tower seeking approval through the Special Use Authorization process unless a Variance is approved by the Board of Adjustment in accordance with Article 2.60.~~

7. **Noise or Vibration.** No noise or vibration (other than normal vehicular traffic) will be permitted, which is discernible on neighboring residential sites to the unaided human senses for three minutes or more duration in any one-hour of the day between the hours of 7:00 a.m. and 7:00 p.m. or 30-seconds or more duration in any one hour between the hours of 7:00 p.m. and 7:00 a.m.

8. **Removal of Abandoned Communication Facilities.** Any facility that is not operated for a continuous period exceeding twelve months will be considered abandoned, and the owner of such facility will remove the structure(s) within 90-calendar days of receipt of notice from the County Zoning Inspector.

9. **Federal and State Preemption.** Nothing in this Section shall be interpreted in a manner that conflicts with applicable federal or state law, including the Telecommunications Act of 1996 and subsequent amendments, Federal Communications Commission regulations, or Arizona statutes governing wireless communications facilities. To the extent of any conflict, federal and state law shall control.

2.51.250 SDS AGRICULTURAL AND ANIMAL PROCESSING/COMMERCIAL RIDING STABLES

1. Agricultural Processing

- a. Agricultural processing shall occur primarily in a building.
- b. A minimum building setback of 100' is required.
- c. Buildings not used for agricultural processing such as residences and offices may comply with minimum setbacks of the applicable zoning district.

2. Custom Butchering/Meat Curing/Processing

- a. Slaughtering, butchering, meat curing, meat processing and packing, and storage of animal byproducts shall occur in an enclosed building.
- b. A minimum setback of 150' is required from all property lines and 300' from existing residential structures for buildings used for animal processing and storage of animal byproducts.
- c. Outdoor animal holding areas shall comply with minimum setbacks in Section 2.51.130.
- d. Buildings not used for animal processing or storage of animal byproducts may comply with minimum setbacks of the applicable zoning district.

3. Feed Lots, Stockyards, and/or Livestock Auction Barns

- a. Requires a minimum site area of 40 acres.
- b. Outdoor feed storage areas shall be maintained in a rodent-resistant condition and shall not create a vector nuisance.
- c. A minimum setback of 150' from property lines is required for livestock auction barns and 1000' feet from property lines for outdoor holding pens and manure storage areas.
- d. Buildings such as residences and offices may comply with minimum setbacks of the applicable zoning district.

4. Riding Stables, Commercial

- a. Requires a minimum site area of 10 acres.
- b. Corrals, stables, and related structures shall comply with minimum setbacks in Section 2.51.130.
- c. Buildings such as residences and offices may comply with minimum setbacks of the applicable zoning district.

5. Slaughterhouses/Meat Packing Plants

- a. Slaughtering, butchering, meat curing, meat processing and packing, and storage of animal byproducts shall occur in an enclosed building.
- b. A minimum setback of 150' is required from all property lines and 300' from existing residential structures for buildings used for animal processing and storage of animal byproducts.
- c. Outdoor animal holding areas shall comply with minimum setbacks in Section 2.51.130.
- d. Buildings not used for animal processing or storage of animal byproducts may comply with minimum setbacks of the applicable zoning district.

6. 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.