



(R-21-04)

**Text Amendment to the
Cochise County Zoning Regulations:
Zoning Regulation Amendments
Associated with the Building Code
Update.**

Board of Supervisors

July 27, 2021



Why?

- **Development Services is recommending updating the adopted building code from 2012 to 2015.**
- **The Building Code Advisory Board (BCAB) is reviewing relevant building code changes and local amendments.**
- **The changes within R-21-04, amends or removes redundant regulations that are building code, rather than zoning considerations.**



Details of Proposed Changes

See Exhibit A for strike-through (deletion) and underline (addition) of the Zoning Regulations.

1. Amend Section 1704 Building/Use Permit Required
2. Amend Section 1705 Application for Building/Use Permit
3. Remove Sections 1709.02 and 1709.03
4. Remove Section 1714.02 Combined Permit Fees
5. Amend Section 1720.03 Particular Temporary Uses Permitted
6. Amend Section 1816 Swimming Pools
7. Amend Section 1819.02 Water Conservation Measures – Sierra Vista Sub-watershed Overlay Zone



Amend Section 1704 Building/Use Permit Required

Key changes:

- This is the list of work types exempted from building permit for single family residential.
- The list of exemptions in the zoning regulations is duplicated from the 2012 IRC. The included language references 2015 IRC permit exemptions.
- Informational permit for fences moved to 1704.04 (language unchanged).



Amend Section 1705 Application for Building/Use Permit

- Paper copy requirement deleted. Permits are now issued electronically.

Remove Section 1709.02 and 1709.03 (Final Inspection Requirements and Time Limits)

- The expiration of permits is stipulated by the County's adopted building code.
- This deletion removes the conflict with the adopted building code and the Zoning Regulations.
- Permits are considered active for 180 days (between inspections). If additional time is required for owner-builders, they shall provide documentation of progress to the county for extension request.



Remove Section 1714.02 Combined Permit Fees

- Per Section 1714.02, an application for a permit qualifying for the Owner-Builder amendment may apply for a permit for a home AND an unlimited number of accessory structures.
- Removing Section 1714.02 would require a permit fee for each structure placed on the property.
- This would allow the County to recoup the cost of processing and issuing the permit and associated inspections for each structure.



Amend Section 1720.03 Particular Temporary Uses Permitted

- A temporary use is allowed in conjunction with construction activity and must have an identical timeframe.
- When the construction is concluded, the temporary structure or RV should no longer be necessary.

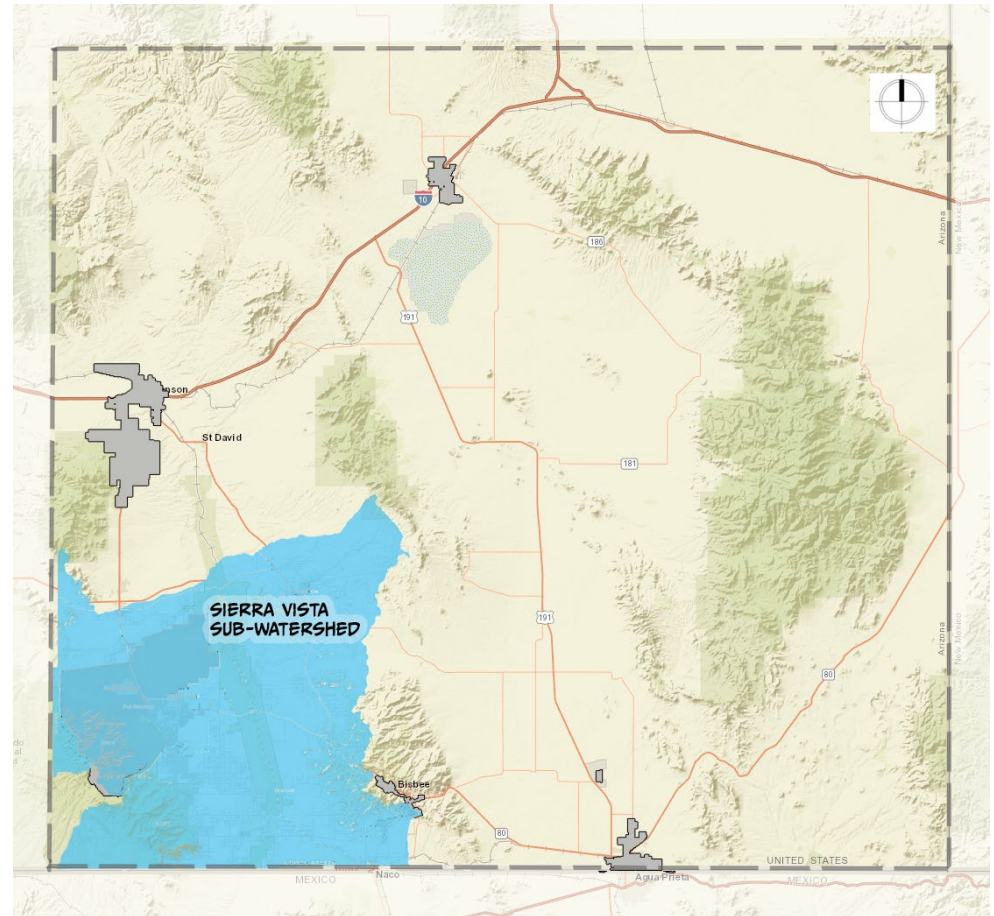
Amend Section 1816 Swimming Pools

- Removes an inaccurate reference to the 2012 adopted building code.



Section 1819.02 Water Conservation Measures – Sierra Vista Sub-Watershed Overlay Zone

All provisions recommended for removal are building issues/requirements rather than zoning





Request and Sample Motion

The Planning & Zoning Commission recommended to the Board of Supervisors approval of Docket R-21-04 (Zoning Regulation Amendments Associated with the Building Code Update) at their regular meeting on June 9, 2021.