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HISTORY
Amended by Res. 08-31 (R-07-05) on 5/20/2008

2.24.010 SR ZONING PURPOSE

SR (Single-Household Residential) Zoning Districts are established to achieve the following purposes:

1. To stabilize and protect single-household residential development.
2. To provide areas for families living at a broad range of densities.
3. To provide for residential neighborhoods.

2.24.020 DIVISION OF SR ZONING DISTRICTS

The SR (Single-Household Residential) Zoning District shall be further divided into the following density districts, which are so designated on the Official Zoning District Map and subject to the regulations herein:

1. SR-36 Acres
2. SR-18 Acres
3. SR-10 Acres
4. SR-174 (4 acres)
5. SR-87 (2 acres)
6. SR-43
7. SR-22
8. SR-12
9. SR-8

Existing PR-40 shall be subject to the requirements of the SR-8 Zoning District.

2.24.030 SR PERMITTED PRINCIPAL USES

The following uses shall be permitted in all SR 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. Churches or places of religious worship.
2. Civic, Social, Fraternal, or Business Associations approved as part of a subdivision review process for subdivision residents and guests only.
3. Community Gardens.

4. Emergency Vehicle Stations not otherwise exempted by Article 2.57.
5. Recreational Facilities, Indoor and/or Outdoor, approved as part of a subdivision review process for subdivision residents and guests only.
6. Residential Care Homes.
7. Single-Household Dwellings (Site Built and Factory Built Buildings), excluding Manufactured Homes and Rehabilitated Mobile Homes.
8. Unlighted Riding Stables, Commercial, on a minimum site of 10 acres, approved as part of a subdivision review process for subdivision residents and guests only.
9. Utility Installations not otherwise exempted by Article 2.57, other than Electric Generation Plants, Regional Sewage Treatment Plants, Solid Waste Landfills, or Incinerators.

HISTORY
Amended by Ord. 16-02 (R-16-01) on 7/26/2016

2.24.040 SR SITE DEVELOPMENT STANDARDS

All uses permitted in SR Zoning Districts shall conform to the following minimum site development standards in addition to the provisions of Article 2.51:

1. **Minimum Site Area and Maximum Density**.

DISTRICT	MINIMUM SITE AREA	MAXIMUM DENSITY
SR-36 Acres	36-acres	One dwelling per 36 acres
SR-18 Acres	18-acres	One dwelling per 18 acres
SR-10 Acres	10-acres	One dwelling per 10 acres
SR-174 (4 acres)	174,240-square feet	One dwelling unit per 174,240-square feet
SR-87 (2 acres)	87,120-square feet	One dwelling unit per 87,120-square feet
SR-43	43,560-square feet	One dwelling unit per 43,000-square feet
SR-22	22,000-square feet	One dwelling unit per 22,000-square feet
SR-12	12,000-square feet	One dwelling unit per 12,000-square feet
SR-8	8,000-square feet	One dwelling unit per 8,000-square feet

2. **Maximum Height**.

Principal structure	30 feet above grade
Accessory structure	20 feet above grade
Wall or fence	8 feet above grade

3. **Setbacks, Principal and Accessory Structures/Uses**. The minimum setback shall be measured from the closest point on the property line or the edge of the road travel way to the structure/use, whichever is closer. The minimum required setbacks for permitted uses are:

DISTRICT	SETBACK*
SR-36 Acres, SR-18 Acres, SR-10 Acres	20-feet
SR-174 (4-acres), SR-87 (2-acres), SR-43, SR-22	20-feet
SR-12, SR-8	10-feet

* The minimum required setbacks for accessory structures no larger than 200-square feet are half that of the Zoning District in which it is located.

4. **Maximum Site Coverage**.

DISTRICT	MAXIMUM SITE COVERAGE
SR-36 Acres, SR-18 Acres, SR-10 Acres	25%
SR-174 (4-acres), SR-87 (2-acres)	25%
SR-43, SR-22, SR-12, SR-8	65%

5. **Distance Between Structures**. Except as otherwise provided in these Zoning Regulations, the minimum distance between principal structures shall be 15 feet, 10 feet for multiple-household structures. Nothing herein shall prevent the permanent attachment of structures.

6. **Screening**. In Category A, B, and C Growth Areas, whenever a non-residential use abuts a residential Zoning District or is separated therefrom by an alley, the developed area of the non-residential site shall be screened with a 6-foot-high solid screen (see Article 2.03 for definition). Non-residential outdoor storage shall be screened regardless of abutting Zoning District. The County Zoning Inspector may defer the screening if the abutting residentially zoned property is not yet developed with a residential use. In Category D (Rural) Areas, whenever a non-residential use abuts an area designated as Rural Residential (RR), the developed area of the non-residential site shall be screened with a 6-foot-high solid screen; otherwise, screening is not required.

7. **Alternative Conservation Subdivision Option**. Pursuant to the Cochise County Subdivision Regulations, the Residential Conservation Subdivision option, providing a wider latitude of design, more economical use of land, and density bonuses, is available for the development of residential subdivisions.

HISTORY
Amended by Ord. 16-02 (R-16-01) on 7/26/2016
Amended by Ord. 19-08 (R-19-03) on 8/27/2019

2.24.050 SR PERMITTED ACCESSORY USES

Accessory uses are permitted in SR Zoning Districts, provided they are customarily incidental to an established permitted principal use. For residential uses, the following additional accessory uses and buildings shall be permitted:

1. Recreational Vehicles (RVs) are allowed as follows:

a. No permit is required for the storage of no more than two RVs on a parcel.

b. Temporary occupancy of one RV in conjunction with permitted principal use for up to six months in a calendar year with a required Temporary Use Permit; stays of 15 consecutive days or less do not require a permit.

c. Temporary occupancy of RVs in conjunction with the construction of a residential or non-residential permitted principal use. Such occupancy shall be limited to the length of the building permit with a required Temporary Use Permit, subject to procedures in Article 2.48.

d. Recreational vehicles accessory to a principal permitted use may not be rented out.

2. Rooms in the principal dwelling for roomers, not exceeding two such persons per dwelling unit (no permit is required).
3. One Accessory Living Quarter in SR-36 Acres, SR-18 Acres, SR-10 Acres, SR-174 (4-acres), SR-87 (2-acres), and SR-43 Zoning Districts, subject to the definition in Article 2.03 and the procedures in Article 2.48.
4. Family Cemetery on a minimum parcel of one acre, subject to procedures in Article 2.51 (informational permit is required).
5. Home Occupations.
6. Wind Energy Systems, subject to site development standards in Article 2.51.
7. Solar Energy Systems, subject to site development standards in Article 2.51.

HISTORY
Amended by Ord. 09-04 (R-09-04) on 9/22/2009
Amended by Ord. 09-03 (R-09-03) on 10/20/2009

2.24.060 SR SPECIAL USE AUTHORIZATION

The following land uses require a Special Use Authorization from the Planning Commission in the SR 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. Cemeteries.
3. Civic, Social, Fraternal, and/or Business Associations.
4. Commercial Plant Nurseries.
5. Cultural, Historic, and/or Nature Exhibits.
6. Day Care Facilities or Establishments.
7. Educational Services.
8. Farmers Markets.
9. Golf Courses subject to the site development standards in Article 2.51.
10. Grocery Stores.
11. Health Clinics.
12. Personal and Professional Services.

13. Recreational Facilities, Indoor and/or Outdoor.
14. Residential Care Institutions.
15. Welfare and/or Charitable Services.

HISTORY
Amended by Ord. 16-02 (R-16-01) on 7/26/2016