

ORDINANCE 2016- 21

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS RELATING TO ZONING; AMENDING THE PIMA COUNTY ZONING CODE CHAPTER 18.03 (GENERAL DEFINITIONS) SECTION 18.03.020 (DEFINITIONS) TO AMEND THE DEFINITION OF "STRUCTURE" TO EXEMPT WALLS AND FENCES 84 INCHES OR LESS IN HEIGHT FROM PERMIT REQUIREMENTS; AND AMENDING CHAPTER 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS), SECTION 18.09.030 (HOME OCCUPATIONS) TO AMEND THE HOME OCCUPATIONS SECTION TO COMPLY WITH A.R.S § 11-820 AND TO INCLUDE ADDITIONAL REASONABLE OPERATING REQUIREMENTS FOR HOME OCCUPATIONS. (ALL DISTRICTS)

THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA FINDS THAT:

1. The Planning and Zoning Commission, at its August 26, 2015 meeting initiated amendments to the Pima County Code.
2. This ordinance amends the definition of "structure" to exempt walls and fences 84 inches or less in height from permit requirements and this ordinance amends Section 18.09.030 - Home Occupations to comply with A.R.S. § 11-820, which was effective July 3, 2015. This ordinance and Section 18.09.030 include reasonable operating requirements for home occupations as permitted by A.R.S. § 11-820 (B).

IT IS ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY AS FOLLOWS:

SECTION 1. Pima County Zoning Code Chapter 18.03, - General Definitions, Section 18.03.020 - Definitions, is amended as follows:

**Chapter 18.03
GENERAL DEFINITIONS**

...

Section 18.03.020 Definitions.

...
S. Definitions "S".

...
24. Structure:

...
b. For the purpose of this ordinance, structure does not include:

- ...
2) Mailboxes, hardscape features, fences, and other items traditionally associated with residential uses when such items are ~~forty-eight~~ eighty-four inches or less in height.

...
SECTION 2. Pima County Zoning Code Chapter 18.09,- General Residential and Rural Zoning Provisions, Section 18.09.030 - Home occupations, is amended as follows:

...
Chapter 18.09
General Residential and Rural Zoning Provisions

...
Section 18.09.030 – Home Occupations

A. General Standards. Home occupations are permitted so long as they meet the following standards:

- ...
2. The home occupation must be conducted and visible only from within a dwelling or an accessory building of not more than two hundred square feet.
- 3. There shall be no exterior public display of stock-in-trade upon the premises.
- 4. Not more than one nonresident of the premises is employed.
- 5. Not more than one-fourth of the floor area and one story of the main dwelling or an accessory building of not more than two hundred square feet in area shall be used for the home occupation.
- 6. No equipment or material associated with the home occupation shall be stored outdoors.
- 7. Any new structure or proposed changes to an existing structure used in conjunction with the home occupation must be in keeping with ~~the residential character of the dwelling,~~ and subject property shall not be changed by said use.

12. Home occupations shall serve no more than five clients (including deliveries) in one day and no more than two clients at any one time.

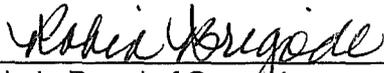
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SECTION 3. This ordinance is effective 30 days after its adoption.

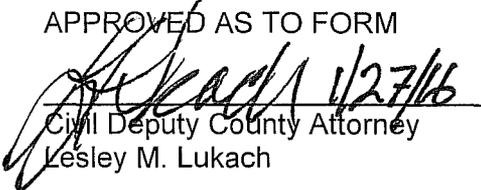
PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona,
this 5th day of April, 2016.


Chair, Pima County Board of Supervisors

ATTEST:


Clerk, Board of Supervisors

APPROVED AS TO FORM


Civil Deputy County Attorney
Lesley M. Lukach


Executive Secretary, Pima County
Planning and Zoning Commission