

**TOWN OF HUACHUCA CITY  
PROPOSED ZONING CODE TEXT AMENDMENTS  
PUBLIC HEARING SCHEDULE FOR APRIL 30, 2026**

- 1) ADD new Definitions to Chapter 18.10, Section 010 “Definitions” as follows:

**“Accessory Dwelling Unit” means a self-contained living unit that is on the same lot or parcel as a single-family dwelling of greater square footage than the accessory dwelling unit, that includes its own sleeping, sanitation and kitchen facilities.**

**“Principal Dwelling Unit” means the allowable main residential structure on a lot. It serves as the base for any accessory dwelling units (ADUs) that may be built or added to the property.**

**“Tiny Home” means a small dwelling unit under 400 square feet that is permanently installed. Tiny homes are only allowed within the Town as an accessory dwelling unit within a R-1 residential zone or as a primary home within a tiny home park. Tiny homes are not allowed as a primary home in any residential zone, outside of a tiny home park.**

**“Tiny Home on Wheels (THOW)” means a mobile unit under 400 square feet that functions like a recreational vehicle (rv). These units are not an allowable use in any residential zone within the Town. They are required to be parked in an RV park.**

**“Tiny Home Park” means a planned community or development where permanent tiny homes are built or placed for living.**

**“Mixed Uses” means A development that includes both residential and nonresidential (commercial) uses as principal uses on the same development site.**

- 2) AMEND Chapter 18.35 “R-1 Residential Districts”, Section 18.35.50 “Requirements”. Subsection E “Maximum coverage of lot for all buildings” as follows:

**E. Maximum coverage of lot for all buildings: ~~30~~ 40 percent of total lot area.**

- 3) AMEND Chapter 18.35 “R-1 Residential Districts”, Section 18.35.50 “Requirements”, subsection G “Maximum Fence Heights” as follows:

**G. Maximum fence height: four feet in front yard, ~~six~~ eight feet from the front of the house in the rear of the lot. ~~See Section 18.100.100 Fences.~~**

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- 4) ADD New Section 070 “Accessory Dwelling Units” to Chapter 18.35 “R-1 Residential Districts” as follows:

**18.35.070 Accessory Dwelling Units.**

The provisions of this section are to establish guidelines regarding accessory dwelling units (ADU’s).

- A. Site Location.** The accessory dwelling unit may be added to or included within the principal dwelling unit or located in a detached structure. Detached accessory dwelling units shall be entirely located behind the principal dwelling unit in the rear yard.
- B. Restrictions.**
- 1. No more than one ADU per single family lot or parcel located within the R-1 Residential District. It can be either attached to the primary residence or a separate detached building.**
  - 2. ADU’s shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit.**
  - 3. Recreational vehicles/travel trailers, mobile homes, manufactured homes, railroad cars, conex boxes, and camper shells are not permitted for use as an ADU.**
  - 4. The number of adult occupants who may reside in an ADU shall not exceed two.**
  - 5. ADU’s must be accessed from the front main street, not from a rear alley.**
  - 6. ADU’s must be serviced by the same water, sewer, gas, and electric utility providers and meters as the primary dwelling unit (no separate meters allowed).**
  - 7. Primary dwelling units must meet minimum property and building maintenance standards before a proposed ADU can be approved.**
  - 8. Use of an ADU is dependent on the occupancy of the primary dwelling unit. If occupancy of the primary dwelling unit ceases for a period of over 180 days, occupancy of the ADU ceases to be an allowable use. This 180 days may be extended one time up to an additional 180 days at the discretion of the zoning administrator for extenuating circumstances.**
  - 9. If property is located within a Floodplain, a separate Floodplain Permit from Cochise County Floodplain Department shall be required prior to the approval of a proposed ADU.**

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**C. Development Standards**

1. ADU's shall meet the same design standards as the primary dwelling unit. Exterior design details and finish materials, roof pitch, trim, eaves, window orientation and dimensions shall be similar or visually match or complement those of the primary dwelling unit.
2. The habitable floor area of the ADU shall not exceed 50% of the gross floor area of the principal dwelling unit or 800 square feet, whichever is less and meets the overall lot coverage percentage requirement.
3. The ADU shall not contain more than one bedroom.
4. Attached ADU's shall have a separate and independent entrance from the primary dwelling unit.
5. The maximum building height shall be the same as allowed for the primary dwelling unit; however, the overall height of the ADU must be lesser than or equal to the height of the existing primary dwelling unit.
6. Detached ADU's shall be a minimum of 3 feet from the side and rear property lines.
7. There shall be at least 6' of separation between a detached ADU and any other structure on the property.
8. The orientation of a proposed detached ADU shall, to the maximum extent practical, maintain the privacy of residents in adjoining dwellings as determined by the physical characteristics surrounding the ADU, including landscape screening, fencing and window and door placement.
9. Adequate off-street parking shall be provided, but no parking is allowed directly in front of the primary dwelling unit.

**D. Approval Process.**

1. Placement of a proposed ADU requires the approval of the Building Official.
2. Requests for approval shall be made using an application form provided by the Town Building Department. A building permit fee shall be imposed as applicable.
3. A site plan shall be included with the application illustrating conformance with the development standards.

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- 5) ADD New Subsection D to Chapter 18.50 “R-4 Residential Districts”, Section 13.50.010 “Uses Permitted” as follows:

**D. Tiny Home Parks, in accordance with regulations outlined in Section 18.100.290.**

- 6) ADD New Section 025 “Mixed Uses” to Chapter 18.75 “B/C-General Business/Commercial District” as follows:

**18.75.025 Mixed Uses.**

**Residential uses may be allowable on a developed commercial property as a mixed use, providing the commercial use remains the primary visible use and the residential use is hidden from view of the main business corridor through the Town.**

**A. Residential use locations:**

1. May be located entirely within the commercial building; or
2. May be attached to the rear of the building, out of view of the main business district; or
3. May be detached from the commercial building but must be in the rear of the commercial building or screened from view of the main business corridor.

**B. Screening shall consist of a decorative solid wall at least six (6) feet in height.**

**C. Residential portion on a property must have their own entrance, separate from the main entrance to the commercial building.**

**D. Residential portion on a property must have their own parking spaces, separate from the required parking spaces for commercial use.**

**E. Commercial use of the property/building must be kept primary and predominant. Overall size of commercial use must exceed the overall size of residential use.**

**F. Approval from the Zoning Administrator is required prior to applying a mixed use to any commercial property. Submission of an application and site plan is required showing how the necessary requirements for mixed use will be met. Any remodeling to retrofit a space to meet these requirements also requires an approved building permit.**

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- 7) ADD New Section 135 “Principal Building/Use Required First” to Chapter 18.100 “Supplemental Regulations” as follows:

**18.100.135 Principal Building/Use Required First.** No accessory building, accessory dwelling unit, accessory use or conditional use shall be erected or permitted on any lot or parcel until the principal building or use has been established or erected, unless both principal and accessory buildings or conditional uses are being established simultaneously.

- 8) ADD New Section 290 “Tiny Home Park Guidelines” to Chapter 18.100 “Supplemental Regulations” as follows:

**18.100.290 Tiny Home Park Guidelines.**

- A. Intent.** The intent of these guidelines is to encourage development of well-planned tiny home parks that offer spaces for rent, sale or lease, and to provide adequate regulations to preserve the residential character of the development and to prohibit incompatible land uses. All parks must also comply with the applicable subdivision regulation outlined in Title 17.
- B. Location.** All tiny home parks shall be located within an R-4 residential district and shall be consistent with the current Huachuca City General Development Plan. Access roads to the park shall be paved.
- C. Approvals required.**
1. The tiny home park must first obtain subdivision approval from the planning and zoning commission (or Zoning Administrator in the absence of a planning and zoning commission) prior to any development. The necessary architectural site plans and subdivision plats must be submitted and meet the requirements outlined in this chapter, as well as the requirements outlined in Title 17 for subdivisions. The landscaping, screening, and lighting plans shall also be included with the overall park subdivision plan for approval. Necessary permits and inspections shall be obtained for the development.

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2. Once the park has been developed, the installation of each individual tiny home within the park is required to meet the requirements of this chapter and be approved by the building official and any other applicable agencies. Necessary permits and inspections shall be obtained for each installation.
  3. The operation of the tiny home park requires a business license issued by the town clerk and must follow the same guidelines outlined in Chapter 5.30.
- D. Permitted uses. The following uses are permitted within the tiny home park on the individual spaces:**
1. One tiny home on each approved space for living purposes only. No other dwelling units shall be permitted on any space for living purposes.
  2. No boat, camper, recreational vehicle, or trailer, as defined within this title, shall be permitted to be stored on a rental space. The park may provide such a parking area for the sole use of park residents in a separate obscured fence area, as specified in this chapter.
  3. Accessory uses are permitted on an individual tiny home park space, provided they meet the required setbacks outlined below. Approved accessory uses include: carport, garage, ramada, deck, covered porch and storage building. Any accessory use not listed must be approved by the zoning administrator. Additional requirements for accessory uses are as follows:
    - a. Accessory structures shall be architecturally compatible with the tiny home park space.
    - b. The maximum height of any accessory structure shall not exceed 15 feet on a tiny home park space.
    - c. No accessory building shall be erected within the minimum required front yard setbacks.
    - d. A garage or carport shall be set back from the side and rear lot lines a distance not less than three (3) feet, except for a corner lot where the street-side setback shall be the same as for the tiny home.
    - e. All storage buildings shall be a maximum area of 150 square feet. They shall not encroach into the required park setbacks and shall be subject to firewall requirements outlined in the applicable building codes.



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5. **Minimum individual space setbacks.** The minimum distance between tiny homes or attached/detached accessory structures in the same tiny home park shall be ten (10) feet.
6. **Minimum setbacks to exterior boundary.** Tiny homes or attached/detached accessory structures may not be closer than ten (10) feet to the exterior boundary or five (5) feet to the individual lot lines of the park.
7. **Open space created by the required ten (10) foot setback from the exterior boundary shall be maintained as a landscape/hardscape buffer area which can be used for recreation, water retention, etc.**
8. **Minimum front setbacks.** There shall be a minimum of ten (10) feet between the front of the tiny home and any private street or sidewalk, including any bay windows or any other attached projection.
9. **Open space.** A minimum of ten (10) percent of the total park area shall be designated as permanent open space.
  - a. **Where phases are proposed for the tiny home park, the percentage of open space in each phase shall meet or exceed the minimum total for the specified phase area.**
  - b. **The open space shall be available through the use of easements to all residents of the park.**
  - c. **Streets, driveways, parking areas, buffer areas, recreation vehicle storage and buildings shall not be included in calculating the size of open space.**
10. **Access to all tiny home lots/spaces shall be from the interior of the park. There shall be no individual access to any tiny home space/lot from a public street.**
11. **All parks shall have a minimum of two vehicular entrances. One entrance may be kept closed to the general public, but it is required for emergency ingress and egress.**
12. **Interior streets.**
  - a. **All private interior streets and drives within the park shall be a minimum width of twenty-four (24) feet or as required by the International Fire Code, whichever is greater.**
  - b. **The width of the streets and drives is exclusive of curbs and walkways, measured from the edge of pavement to the edge of pavement.**

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13. **Parking.**
  - a. **Two (2) paved off-street parking spaces shall be required for each tiny home space/lot.**
  - b. **At least one (1) visitor parking space shall be provided for each eight (8) tiny home spaces.**
14. **Provisions for onsite stormwater retention, drainage, and offsite stormwater drainage both entering and leaving the property shall be as required by the Town.**
15. **All utility lines shall be placed underground within the park. Each space shall be provided with water, sanitary sewer and electric lines. Telephone, cable tv and gas lines, if installed, shall also be installed underground. Fire hydrants shall be installed as required by Town code.**
16. **All parks shall have street lighting along private and public streets for the safety of pedestrians and in accordance with guidelines outlined elsewhere in this title.**
17. **All refuse collection areas shall be completely enclosed via a solid six (6) foot wall and view-obstructing gate located on a concrete surface. Refuse collection areas shall be readily accessible to refuse collection vehicles, without substantially encumbering adjacent parking and vehicular access. If the refuse collection area can be viewed directly from the exterior of the park, the enclosure shall be screened with landscaping on all its viewable sides.**