



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

Agricultural Exemptions

Under certain circumstances, property that is in commercial agricultural production may be exempt from the Cochise County Zoning Regulations and the Building Safety Code. In order to qualify for this exemption the land must be in existing commercial farming/ranching use and be a **minimum of five acres in size**.

Agricultural land, for purposes of such exemptions, shall be defined as "land that is being used for the commercial production of an agricultural crop or commodity. The primary use must be for this purpose and the use must be active at the time of application for the exemption with no plan to discontinue agricultural activities. In addition, a reasonable operating profit must be possible from its agricultural use.

You can demonstrate eligibility for an agricultural exemption by producing verifiable evidence of commercial agricultural status such as:

- Receipts for agricultural goods sold totaling \$1000 or more during the past 12 months;
- A tax form showing agricultural status;
- Commercial advertisements (not classified ads) in a newspaper or the Yellow Pages;

Please note that agriculturally exempt properties are not exempt from Health Department requirements such as septic permits, and you may still be required to obtain right-of-way permits for County highway access, floodplain permits and manufactured home installation permits meeting state standards. For information on agricultural status for property tax purposes, please contact the County Assessor's Office. You must complete the attached form along with appropriate evidence and return it to the Planning Department in order to be granted exempt status. Failure to provide adequate evidence of commercial activities shall subject the Applicant to zoning and building code regulations, permits, and fees as applicable.



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AGRICULTURAL STATUS FOR PERMITTING REQUIREMENTS

TO BE COMPLETED BY APPLICANT:

Tax Parcel No.: _____ Total Acres of Subject Parcel: _____ Name of Applicant: _____

Mailing Address: _____ Telephone: _____ How many years parcel been in active production? _____

Proposed Structure(s): _____ Proposed Use of Structure(s): _____

Describe how the subject parcel is used for commercial production of an agricultural crop or commodity (cropland, grazing, etc.): _____

Proof of commercial viability, receipts, tax forms, etc (attached applicable info): _____

CERTIFICATION SIGNATURE: I hereby certify that I am the owner or duly authorized owner's agent and that all information on this form is accurate. I understand that if any of this information is false, it may be grounds for denial.

Signature: _____ Date: _____

FOR STAFF USE ONLY:

Existing Zoning on Parcel: _____ Zoning Map Referenced: _____ Total Acres (minimum 5 acres)? Y or N _____

Growth Area: _____ Plan Designation: _____ Assessors Usage Code: _____ (attach printout from MapView)

Is Proposed In Conformance With Ag Status? Yes or No If "No" what are the issues: _____

Documentation of verifiable evidence submitted? Y or N _____

Flood Zone: _____ FEMA Panel#: _____ Date of Study: _____ Access Off County Maintained Road? Y or N _____

Prepared By: _____ Date Information Transmitted to Applicant: _____

Approved or Denied & Reason: _____

Floodplain Use Permit Required? Y or N If "Yes" FPUP application attached, please complete and return with applicable fees.

Right-Of-Way Permit Required? Y or N If "Yes" ROW application attached, please complete and return to with applicable fees.

Please note: Please contact our department to obtain information on permitting requirements if proposing to install a septic or manufactured home/factory built building/mobile home or other items not exempt.