

# PUBLIC NOTICE

**PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
THURSDAY, APRIL 20, 2023 AT 5:30PM**

**PUBLIC HEARING  
MAYOR AND CITY COUNCIL  
TUESDAY, MAY 2, 2023 AT 7:00PM**

The Bisbee Planning and Zoning Commission will hold a Public Hearing on Thursday, April 20, 2023 after 5:30 pm. It will be held in the City of Bisbee Council Chambers located at 915 S. Tovreaville Road, Bisbee, Arizona at which time the public is invited to comment, regarding amending the Zoning Code Article 5 Specific Plan Zoning, 5.2 R Zone (Residential) and 5.2.3 C Zone (Residential / Commercial) to insert Maximum Parcel Percentage for Lot Coverage.

**5.2. R Zone (Residential)**

**5.2.3 C Zone (Residential/ Commercial)**

**Maximum Parcel Percentage for Lot Coverage**

**Parcel Coverage: the total ground area, within any particular parcel, covered by the primary structures plus garages and carports and other accessory structures, which are greater than thirty-six inches above grade level, excluding fences and walls not attached in any way to the roof.**

**Maximum lot coverage applies to any residential development lot in the “R” zones for all new construction.**

<b>R Zone (Residential)</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>RM</b>
<b>Maximum Lot Coverage (percent of total lot area)</b>	<b>40%</b>	<b>45%</b>	<b>50%</b>	<b>70%</b>

**Maximum lot coverage applies to any residential development lot in the “C” zones for all new construction.**

<b>C Zone (Commercial)</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>
<b>Maximum Lot Coverage (percent of total lot area)</b>	<b>40%</b>	<b>45%</b>	<b>50%</b>	<b>55%</b>

The purpose of this Code section is to set the Maximum Parcel Percentage for Lot Coverage for new construction.

In the event that the Planning and Zoning Commission approves recommending the Amendment to the Zoning Code Article 5 Specific Plan Zoning, 5.2 R Zone (Residential) and 5.2.3 C Zone (Residential / Commercial) to insert “Maximum Parcel Percentage for Lot Coverage” to the Mayor and Council, the City Council would consider approving this Amendment on Tuesday, May 2, 2022 at 7:00pm in the City of Bisbee Council Chambers located at 915 S. Tovreaville Road, Bisbee, Arizona.

For additional information please contact the City of Bisbee; City Hall 76 Erie Street, Bisbee, Arizona, or by calling (520)-432-000.

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Ashlee Coronado, City Clerk

*If any person needs any type of accommodations for any type of disabilities,  
please contact the City of Bisbee at (520) 432-6000 at least 72 hours in advance.*