

**ORDINANCE NO. 06-678**

**AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, ARIZONA, REPEALING THE CHINO VALLEY ZONING CODE AND CHINO VALLEY SUBDIVISION CODE IN THEIR ENTIRETY, ADOPTING THE NEW CHINO VALLEY UNIFIED DEVELOPMENT ORDINANCE, AND AMENDING CHINO VALLEY CODE OF ORDINANCES CHAPTER 154 "SUBDIVISIONS."**

WHEREAS, the Town of Chino Valley Town Council adopted the Town of Chino Valley Zoning Code by Ordinance No. 203 and made a public record by Resolution No. 366 on May 11, 1993; and

WHEREAS, the Chino Valley Subdivision Code was adopted by Ordinance No. 478 and made a public record by Resolution No. 613 on November 8, 2001; and

WHEREAS, the Town of Chino Valley recognizes that the existing zoning and subdivision codes were prepared in the context of the actual and anticipated growth rates as they existed at the time of the adoption of the respective codes; and

WHEREAS, the Town recognizes that the existing zoning and subdivision codes were valid for the period during which they were utilized to guide development; and

WHEREAS, in April of 2004 the Town of Chino Valley contracted with RBF Consulting to prepare a comprehensive redraft of the Town zoning and subdivision codes as a means of building and codifying consensus regarding future land use and development standards; and

WHEREAS, RBF consulting has conducted numerous meetings and the requisite Public Hearings that led to the Final Draft of the Document entitled the Unified Development Ordinance of the Town of Chino Valley; and

WHEREAS, the Final Draft has been reviewed by the Public, the Planning Commission and the Town Council and staff and with the adoption of Resolution No. 06-812;

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, ARIZONA:**

Section 1. That Chino Valley Zoning Code and subsequent amendments thereto are hereby deleted in their entirety, except for any code provisions that impose rates, fees or charges of any kind shall continue in full force and effect, until new rates are adopted.

Section 2. That Chino Valley Subdivision Code and subsequent amendments thereto are hereby deleted in their entirety, except for any code provisions that impose rates, fees or charges of any kind shall continue in full force and effect, until new rates are adopted.

Section 3. That certain document known as the "Unified Development Ordinance" of the Town of Chino Valley, three (3) copies of which are on file in the office of the Town Clerk of the Town of Chino Valley, Arizona, which document was made a Public Record by Resolution No. 06-812 of the Town of Chino Valley, Arizona, is hereby referred to, adopted and made a part hereof, as if fully set out in this ordinance, and shall continue to be known as the "Unified Development Ordinance" subject to the condition that any code provisions that impose rates, fees or charges of any kind shall continue in full force and effect, until new rates are adopted.

Section 4. That the Chino Valley Code of Ordinances, Chapter 154 “Subdivisions,” is hereby deleted in its entirety, and that new Chapter 154 “Unified Development Ordinance” is hereby adopted as follows:

## **CHAPTER 154 UNIFORM DEVELOPMENT ORDINANCE**

### **§ 154.01 REGULATIONS ADOPTED BY REFERENCE**

THAT CERTAIN CODE ENTITLED THE “UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF CHINO VALLEY,” ADOPTED BY ORDINANCE NO. 06-678, IS HEREBY ADOPTED BY REFERENCE AND MADE A PART OF THIS CODE THE SAME AS THOUGH THE CODE WAS SPECIFICALLY SET FORTH IN FULL HEREIN, AND AT LEAST THREE COPIES OF THE CODE SHALL BE KEPT ON FILE IN THE OFFICE OF THE TOWN CLERK AND KEPT AVAILABLE FOR PUBLIC USE AND INSPECTION DURING NORMAL BUSINESS HOURS.

Section 5. This ordinance repeals any prior enactment by the Town of Chino Valley, which is inconsistent herewith.

Section 6. If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

**PASSED AND ADOPTED** by the Mayor and Common Council of the Town of Chino Valley, Arizona, this 9<sup>th</sup> day of November, 2006.

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Karen Fann, Mayor

ATTEST:

APPROVED AS TO FORM:

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Jami C. Lewis, Town Clerk

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Musgrove Drutz & Kack, PC  
Town Attorney