

ORDINANCE NO. 2025-953

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT DOCUMENT ON FILE WITH THE TOWN CLERK TITLED “2025 AMENDMENTS TO CHINO VALLEY TOWN CODE CHAPTER 154 REGARDING THE CREATION OF THE AR-36 ZONING DISTRICT”; ADOPTING THE SAME BY REFERENCE; AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF CHINO VALLEY AS SET FORTH THEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING PENALTIES FOR VIOLATIONS.

WHEREAS, the Mayor and Common Council of the Town of Chino Valley (the “Town Council”) desires to amend Chino Valley Town Code Title XV, Land Usage, Chapter 154, Unified Development Ordinance of the Town of Chino Valley (the “UDO”), by creating a new zoning district designated as “AR-36” Agricultural Residential – 36 Acre Minimum; and

WHEREAS, the Town Council has determined that the Amendment (defined below) is consistent with the goals and policies of the Town of Chino Valley General Plan and any applicable specific area plan, neighborhood plan, or other adopted policy document; and

WHEREAS, in accordance with Article II, Sections 1 and 2 of the Constitution of Arizona, the Town Council has considered the individual property rights and personal liberties of the residents of the Town before adopting this ordinance; and

WHEREAS, in accordance with A.R.S. § 9-462.01, the Town Council has considered a housing impact statement that includes the information required by A.R.S. § 9-462.01(J)(1)-(3); and

WHEREAS, the Town of Chino Valley Planning and Zoning Commission held a public hearing on the Amendment and recommended its approval; and

WHEREAS, the Town Council finds that the Amendment recommended by the Planning and Zoning Commission is appropriate and in the Town’s best interests;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Common Council of the Town of Chino Valley, Arizona, as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. That certain document titled “2025 Amendments to Chino Valley Town Code Chapter 154 Regarding the Creation of the AR-36 Zoning District” (the “Amendment”), of which one paper copy and one electronic copy are maintained, in compliance with A.R.S. § 44-7041, on file in the office of the Town Clerk as required by A.R.S. § 9-802, and available for public use and inspection during normal business hours, is hereby declared to be a public record and said copies are hereby ordered to remain on file with the Town Clerk.

SECTION 3. The UDO is hereby amended as set forth in the Amendment, which is hereby referred to, adopted, and made a part hereof as if fully set forth herein.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of the Amendment adopted herein is for any reason held to be invalid or

unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 5. Any person who violates the UDO is subject to a civil sanction or penalty and will be punished by imposition of a civil sanction not to exceed a base amount of \$500, plus all applicable surcharges and fees, unless another penalty is specified. Each day a violation continues constitutes a separate offense. Any person who violates the UDO after previously being found responsible for committing two or more civil infractions of the UDO within any 36-month period (based on the dates of committing the offenses), whether by admission, by payment of the fine, by default, or by judgment after hearing, will be guilty of a class 1 misdemeanor punishable as set forth in A.R.S. §§ 13-707, 13-802, and 13-902.

SECTION 6. The Mayor, the Town Manager, the Town Clerk, and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this ordinance.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley on this 24th day of June 2025.



Tom Armstrong, Mayor

ATTEST:



Erin N. Deskins, Town Clerk

APPROVED AS TO FORM:



Andrew McGuire, Town Attorney
Gust Rosenfeld P.L.C.

I hereby certify that the above foregoing Ordinance No. 2025-953 was duly passed by the Council of the Town of Chino Valley, Arizona, at a regular meeting held on June 24, 2025, and that quorum was present thereat and that the vote thereon was 6 ayes, 1 nays, and 0 abstentions. 0 Council members were absent or excused.



Erin N. Deskins, Town Clerk