

ORDINANCE NO. 2025-957

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, AMENDING THE CHINO VALLEY TOWN CODE CHAPTERS 81 AND 83 REGARDING RIGHT-OF-WAY FRONTAGE MAINTENANCE; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the Code Enforcement and Public Works departments face recurring enforcement challenges related to property owners' responsibilities for right-of-way and frontage maintenance; and

WHEREAS, the Mayor and Common Council of the Town of Chino Valley, Arizona, desires to amend the Town Code to clarify such responsibilities.

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

SECTION 1. The foregoing recitals are hereby referred to, adopted, and made a part hereof as if fully set forth herein.

SECTION 2. The Town Code, Chapter 81 (Health and Safety in General), Section 81.02 (Definitions), is hereby amended by adding the following new definition:

PREMISES. Any structure, parcel, real estate, or land, or portion thereof, whether improved or unimproved, including adjacent parkways, parking strips, and driveway culverts up to the edge of pavement or curb line, but excluding public sidewalks and streets.

SECTION 3. The Town Code, Chapter 83 (Property Maintenance), Section 83.02 (Duty to Maintain Premises), is hereby amended to read as follows:

(A) All persons owning or in control of any premises shall maintain the same in a safe and sanitary condition, consistent with the provisions of this chapter, and free of litter, dilapidated or unsafe structures, abandoned or junk vehicles, and all public nuisances.

(B) All persons owning or in control of any premises shall maintain and repair all driveway culverts adjacent to said premises in a safe, sound, and functional condition, free of decay, obstruction, or defect. Culverts shall be kept clear and capable of allowing water to flow as originally designed or intended.

(C) All persons owning or in control of any premises shall maintain the premises, including the area extending to the curb of any abutting street or, where curbs are not present, to the edge of pavement or traveled surface of any public or private roadway easement intended for vehicular access, free of debris, litter, trash, and weeds, and in a safe and sanitary condition so as not to create or contribute to a public nuisance.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this ordinance, or of the amendments hereby adopted, 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.

SECTION 5. 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 28th day of October 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. 2025-957 was duly passed by the Council of the Town of Chino Valley, Arizona, at a regular meeting held on October 28, 2025, and that quorum was present thereat and that the vote thereon was 5 ayes, 1 nays, and 0 abstentions. 1 Council members were absent or excused.



Erin N. Deskins, Town Clerk