



4.23 PUBLIC STREET SYSTEM AND PUBLIC USE ACCESS SYSTEM

A. PURPOSE

The purpose of this subsection is to regulate the **dedication** and classification of **public streets**, rights-of-way and **access** ways, and to ensure the orderly growth of the **public street system** of Chino Valley.

B. STREET CLASSIFICATION

All **streets** within the corporate limits of the **Town** are designated as arterial, collector, or residential **streets**.

1. **Street** classifications.

a. **Arterial streets** shall generally carry through traffic and, unless part of the state highway system, shall be the responsibility of the **Town** to maintain.

b. **Collector streets** shall generally carry traffic from residential neighborhoods to **arterial streets** or major destination points such as **industrial** or **commercial** centers. Except as required by a **subdivision plat**, **collector streets** shall be the responsibility of the **Town** to maintain.

c. Residential **streets** shall carry traffic from residential **lots** to **collector streets**.

The **Town** bears no responsibility to construct residential **streets**, or maintain such **streets** unless they have been built to **Town** standards and formally accepted for maintenance.

2. **Street** classification **amendment** procedure.

a. All **petitions** for **street** classification **amendment** shall be presented to the **Zoning Administrator** and Road Department Supervisor for their evaluation and recommendation.

b. The recommendations of the **Zoning Administrator** and Road Department Supervisor, together with the **petition**, shall be forwarded to the **Planning and Zoning Commission**.

Thereafter, the procedures set forth in the Chino Valley **Unified Development Ordinance** shall be followed.

3. No new residential **street** shall be added to the **public street system** except as governed by the **Subdivision** Ordinance of the **Town**.

C. INCLUSION IN THE **PUBLIC USE ACCESS SYSTEM** FOR PRE-EXISTING **ACCESS** WAYS AND INCLUSION IN THE **PUBLIC STREET SYSTEM**

Any person may petition for inclusion of a pre-existing **access** way into the **public use access system**. Any person may also petition for inclusion of a **right-of-way** or non-conforming **right-of-way** into the **public street system**. The **Council** or **Commission** may petition for inclusion of a new collector or **arterial street** into the **public street system**.

D. INCLUSION IN THE **PUBLIC STREET SYSTEM** FOR NEW COLLECTOR OR **ARTERIAL STREETS**



E. RIGHT-OF-WAY DEDICATION

1. **Right-of-way dedication** s as required by this **Ordinance**, or otherwise offered to or solicited by the **Town**, are for the purpose of acquiring full **public** ownership for the **public street system**. Recording of such **right-of-way dedication** s in no way implies acceptance of any **roadway** for maintenance.
2. All **right-of-way dedication** s shall be offered to the **Zoning Administrator** on forms specified by the **Town**.
3. The **Zoning Administrator** and Public Works Director shall, within five (5) working days from the date of the application, determine the correctness of the proposed **dedication** as to size and alignment.
4. Upon a favorable ruling the proposed **dedication** shall be recorded with the **Town** and the **County** Recorder.
5. In no case shall **right-of-way** or **public street** of the **public use access system**, as required by this **UDO**, be considered as creating non-conforming **lots** or prevent such **lots** from legally being split as otherwise governed in this **UDO** due to loss of area as a result of such requirements.

F. APPLICATIONS FOR MAINTENANCE

1. Upon construction of a **roadway** on any residential **right-of-way** to **Town** standards as specified in the **Town** Code. Whether by improvement district or through **subdivision** regulations, the governing body of the improvement district or developer for the **subdivision** may apply to the **Town** for acceptance of the **roadway** for maintenance and the acceptance of the dedicated **right-of-way**.
2. All such applications for maintenance shall be filed with the **Zoning Administrator** on forms specified by the **Town** and accompanied by a filing fee.
3. The application shall be placed on the **Town Council** agenda within fifteen (15) working days of the application, accompanied by the recommendations of the **Zoning Administrator** and Road Department Supervisor.
4. Upon favorable vote of the **Town Council**, the **roadway**, along with all **dedications** recorded according to this **Ordinance**, shall be accepted by resolution for maintenance as a **public street**. The acceptance of the dedicated **right-of-way** shall be accomplished by the appropriate legal party signing the recording of the required document.
5. For **lots** with a zoning classification of one (1) acre or greater, dedications of **right-of-way** or **public streets** of the **public use access system**, as required by this **UDO**, shall not be considered to create non-conforming **lots** from legally being split as otherwise governed in the **UDO** due to loss of area as a result of such dedication.

G. RESERVED



H. FUTURE RIGHT-OF-WAY

Town Council shall adopt a map of future rights-of-way desired by the **Town**. This map shall depict the roads which are not dedicated rights-of-way and which are commonly used for **access** to **lots** or **subdivisions**, as well as dedicated rights-of-way not accepted for maintenance. These are known as the **public use access system**. The map shall also show additions to the rights-of-way the **Town** currently owns which may be needed for future **street**/widening or other purposes. The **Future right-of-way** Map shall be used to implement this **Ordinance**.

I. PUBLIC USE ACCESS SYSTEM

The map adopted by the **Town** shall depict the **public use access system** of the **Town** as of the effective date of the adoption of this **amendment**.

1. The **public use access system** designates all existing **right-of-way** being used for vehicular **access** by local residents but which do not conform to all the **public street** requirements including, but not limited to, conformance with this **Ordinance**.
2. The **public use access system** includes all existing **access** ways being used for vehicular **access** by local residents but which do not conform to all the **public street** requirements including, but not limited to, lack of **right-of-way** and conformance with this **Ordinance**.
3. It is the intent of this **Ordinance** to perfect the **public use access system** and ensure the future development of a **public street system**.
4. The **public use access system** is part of the **Future right-of-way** System. The **Town** does not represent the **streets** of this system as necessarily **public** or accepted for maintenance at the date of this **amendment**, but recognizes that they exist as vehicular **access** for general **public use**.

(Ord. 06-678, passed 11-9-2006; Ord. 10-734, passed 7-8-2010; Ord. 2020-885, passed 9-8-2020; Ord. 2022-923, passed 10-11-2022)