

Chino Valley

Zoning Ordinance **UPDATE**

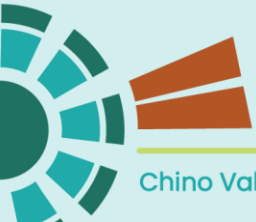
Community Kickoff Meeting

April 8th, 2026

Chino Valley Project Team



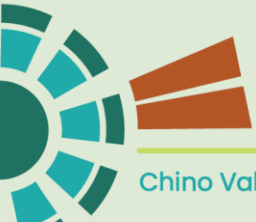
- **Laurie Lineberry, AICP**
 - Development Services Director
- **Will Dingee**
 - Assistant Development Services Director



HR Green Project Team



- **Celeste Boccieri-Werner, FAICP**
Project Director
 - **Ed Boik, AICP**
Project Manager
-
- **Jeff Liljegren, AICP**
Senior Planner
 - **Pat Small, AICP**
Senior Planner
 - **Julia Fergus**
Planner





Project Goal

To create a **modern, user-friendly** ordinance that **supports a vibrant economy** and local growth while protecting Chino Valley's **unique rural character**.





General Plan vs. Zoning Ordinance

Chino Valley Zoning Ordinance **UPDATE**

General Plan (The Vision)

- Describes the **community's long-term goals** and priorities
- Shows **where growth should happen** and what it should look like
- Focuses on:
 - Land Use
 - Housing
 - Transportation
 - Economic Development
- Guides future decisions, but **is NOT regulatory**



CHINO VALLEY
2040 GENERAL PLAN

Zoning Ordinance (The Rules)

- Turns the General Plan into **clear, enforceable standards**
- Determines:
 - What can be built
 - Where it can be built
 - How it is designed/developed
- Used by staff to **review development proposals**
- **Regulatory** and applied during permitting and development

Zoning Ordinance Assessment



Chino Valley Zoning Ordinance **UPDATE**

XXXX XXth, 2026



The Zoning Update Does NOT...

Change Your
Property's Zoning

Require Upgrades
or Changes to
Existing
Properties

Remove Existing
Property Rights
(Prop 207)

Eliminate
Livestock or
Ranching Rights

The Zoning Update...

Implements
Adopted
General Plan

Transitions and
Buffers Between
Unlike Uses

Simplifies and
Clarifies the
Development
Process

Brings the
Ordinance into
Legal
Conformance

Project Drivers: Defining Success



1. General Plan Alignment

Ensure the new zoning ordinance acts as the "legal engine" that implements the Town's long-range vision.



2. Legal Compliance & Modernization

Bring the Town into alignment with current Arizona and Federal laws.



3. Preserving Small Town Character

Move beyond vision to design standards for HMUs.



4. Reimagining HMU Centers, SR-89

Establish overlay frameworks for a unique, Chino-focused SR-89 corridor and HMUs.



5. User-Friendliness & Accessibility

Easy to navigate and understand.



Phase 1 - Assessment:

November 2025 – April 2026

Review existing ordinance and identify key issues



Phase 2 - Engagement:

February 2026 - April 2027

Ongoing



Phase 3 - Drafting:

May 2026 - September 2026

Develop new zoning framework and design standards



Phase 4 - Refinement and Adoption:

October 2026 - April 2027

Finalize Zoning Update and hold adoption hearings





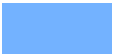


















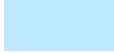


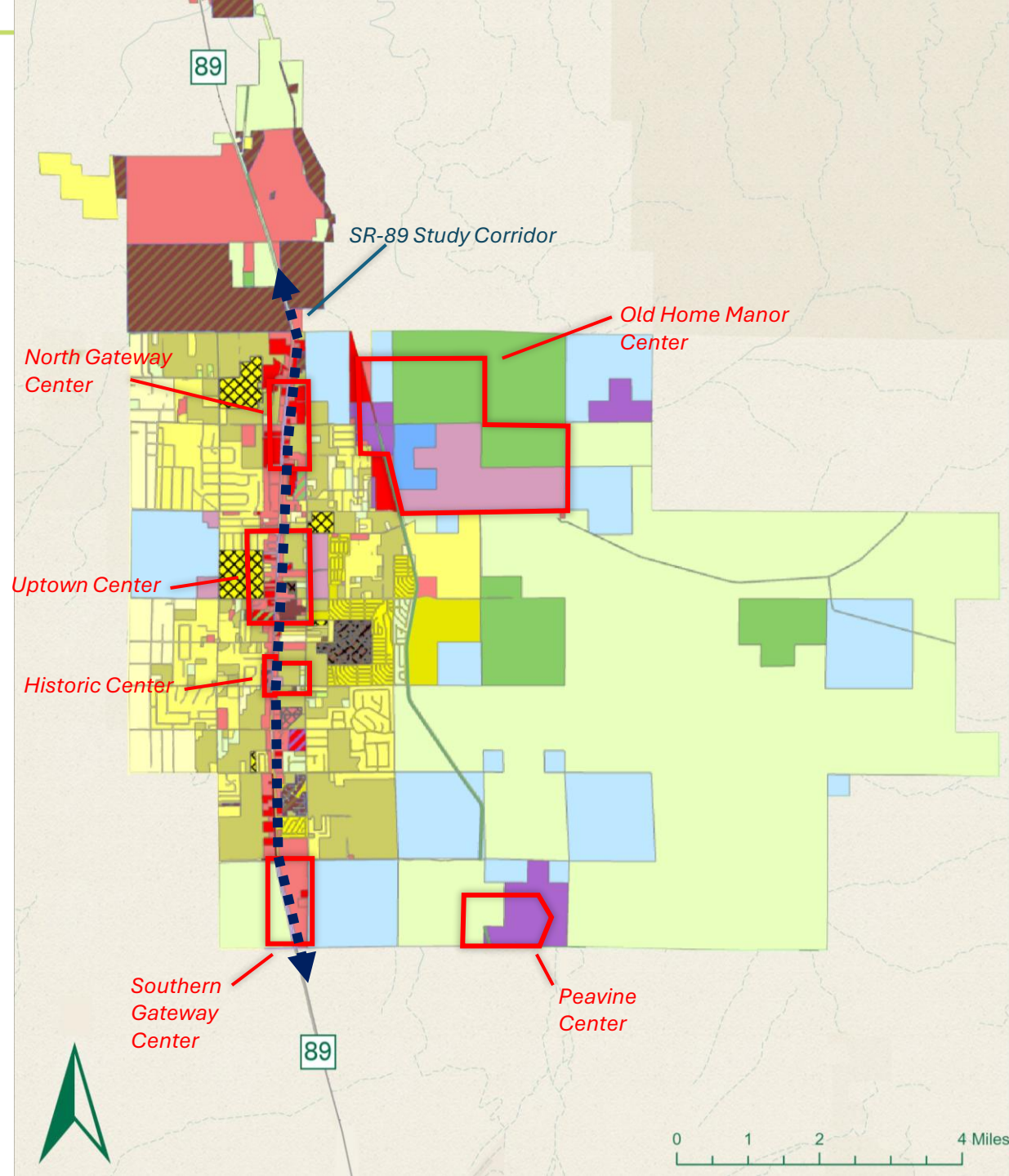
Project Timeline



Zoning Map

Zoning Categories

	AR-4		MR-1/CL
	AR-5		MR-1/MHP-4
	BP		MR-1/MHP-4/PAD
	CH		MR-1/PAD
	CH/AR-5		PL
	CL		SR-0.16
	CL/AR-5		SR-0.16/PAD
	CL/PAD		SR-1
	I		SR-1.6
	I-CH		SR-2
	MHP-4		SR-2.5
	MR-1		STATE



"Retired" Zoning Districts (Legacy Zoning)

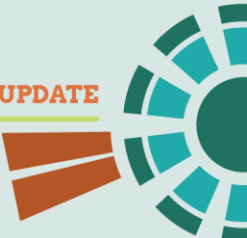
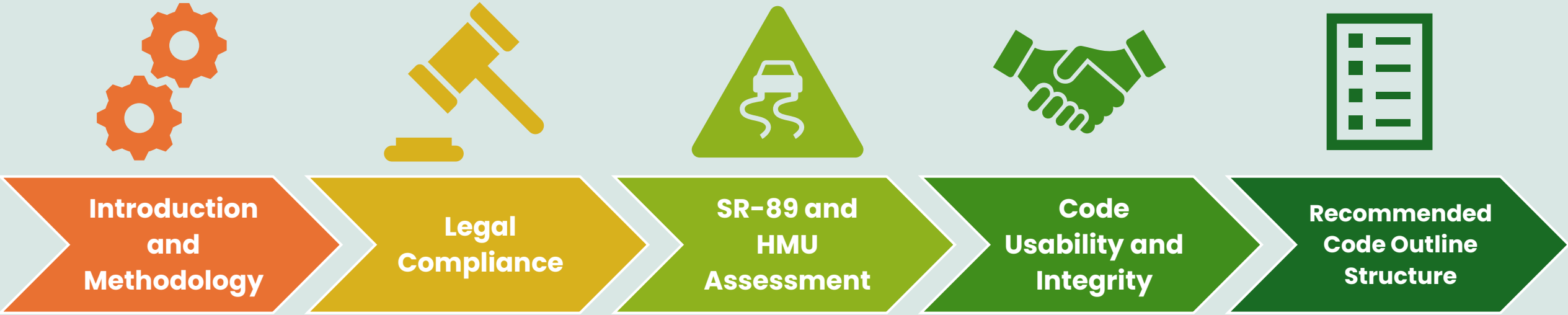
- **Your Property Rights are Protected:** If your property is in a retired district, you keep your zoning.
- **No Loss of Options:** You retain all development rights and permitted uses listed in the retired district.
- **Business as Usual:** You can still sell, build, or remodel based on your current zoning and building codes.
- **The Only Change:** The Town will no longer approve new requests to rezone properties into these retired districts.



Zoning Ordinance Assessment Overview

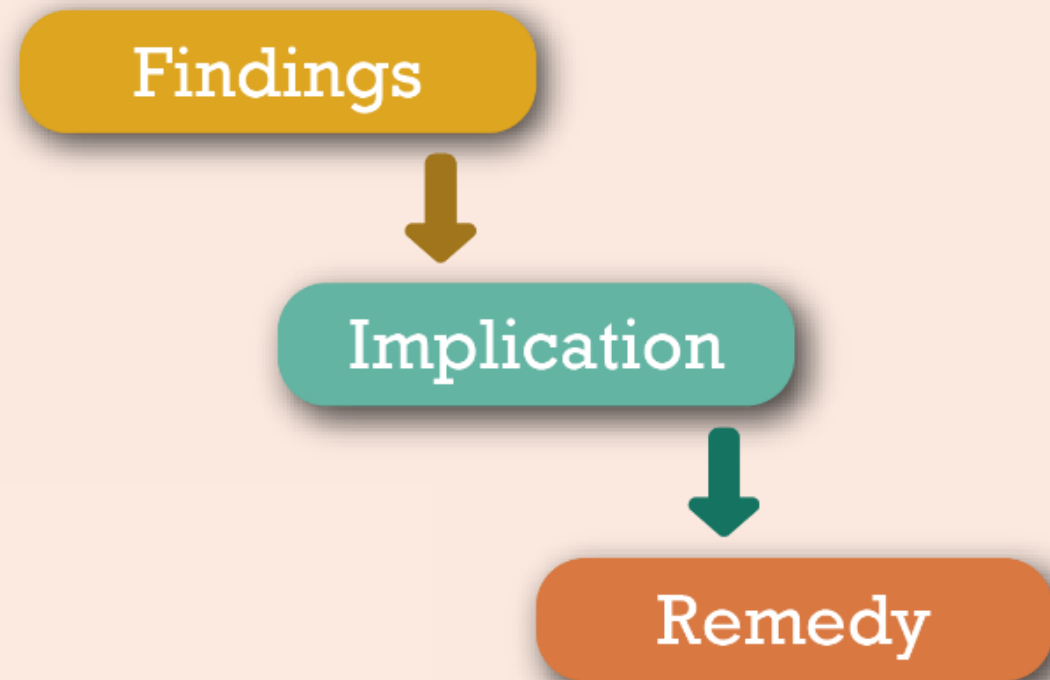
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Code Assessment Structure



Introduction and Methodology

Establishes the legal and operational necessity of updating the UDO to align with the Make It Chino! 2040 General Plan.



Legal Compliance

Identify sections of the code that must comply with recently adopted (2024 –2026) Arizona Statutes, case law, and FCC Rulemaking.



SR-89 and HMU Assessment

- Analyzes existing conditions of Route 89 corridor and HMU Centers with respect to the General Plan.
- Provides Recommendations specific to SR-89 and each HMU Center to enhance Chino Valley character.

Code Usability and Integrity

Analyzes the current UDO and identifies general themes and areas for the team to focus on in the rewrite

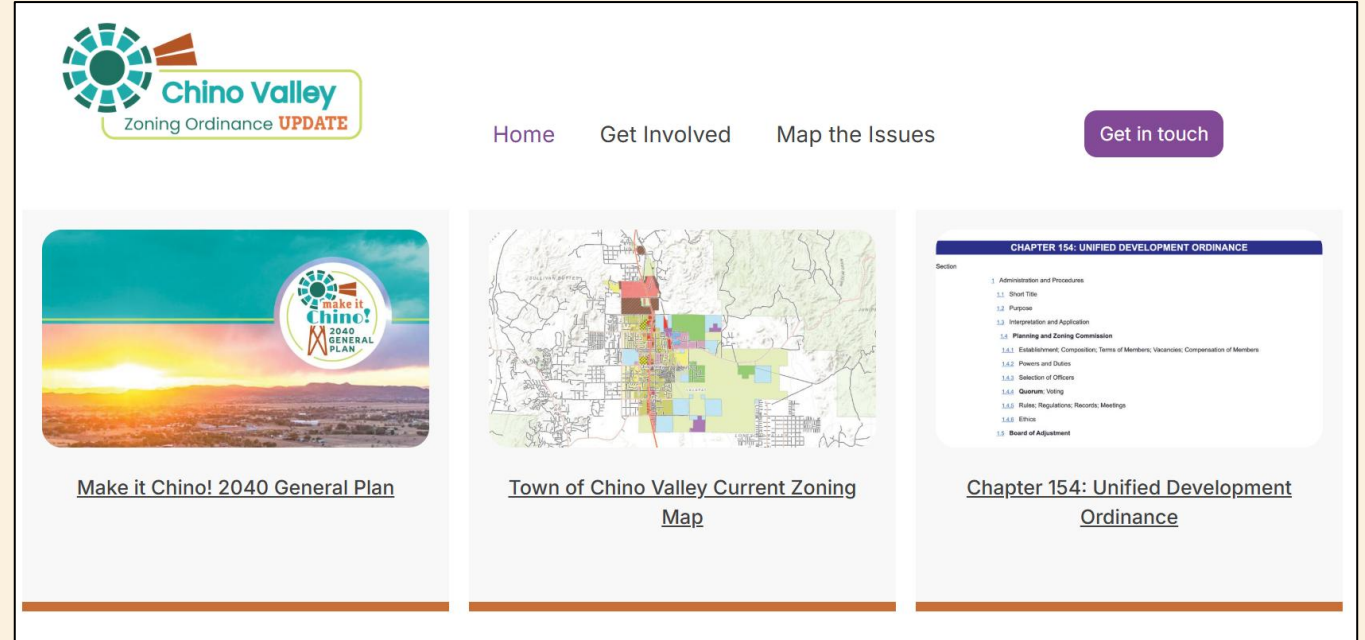
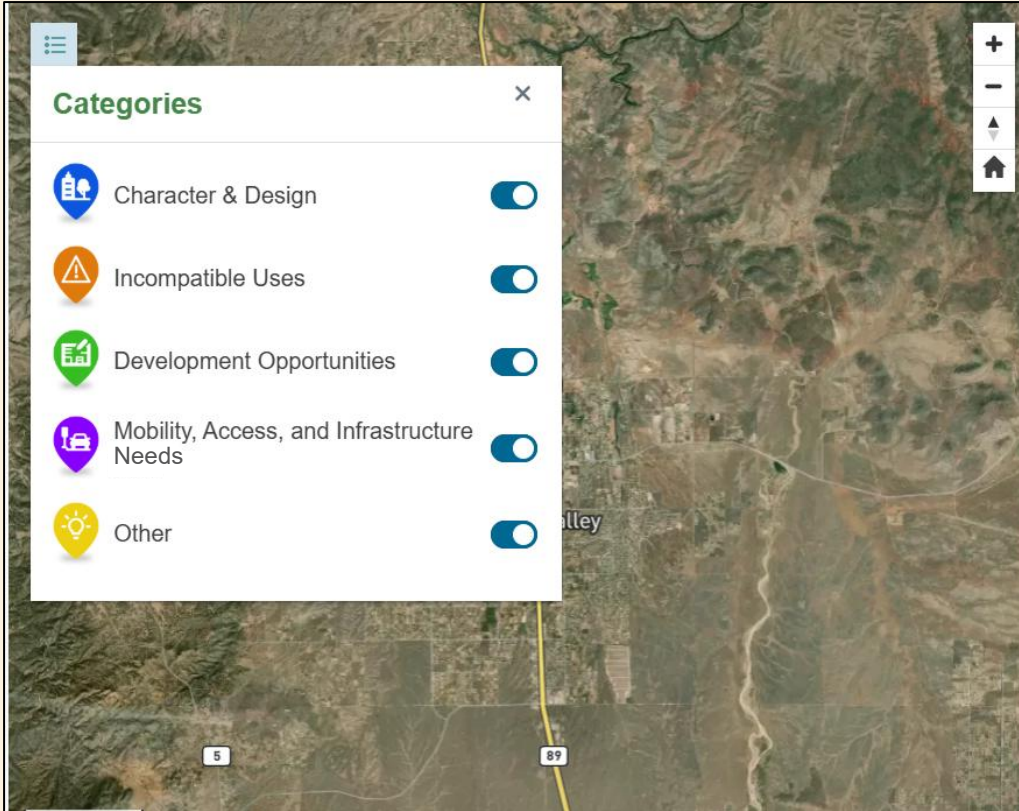


Community Workshops

- Inform the community about the project
- Interactive visual preference survey

Project Website

chinovalleyzoningupdate.com



- Email sign-up, comment forms, project updates, engagement opportunities, project resources, mapping

Get in touch

Have questions, feedback, or want to stay updated on the project? Enter your email below!

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Questions?

