

## ZONING:

The parcels to be created from Phase 1 of the Business Park are governed by the Town of Chino Valley BP (Business Park) zoning. This district is intended to provide for high-quality business parks primarily for office, administrative, medical, research industries and light manufacturing in an attractive setting. The regulations and development standards contained within this district include generous screening, quality-landscaping buffering and architecture performance standards to ensure use compatibility with surrounding zoning districts. Permitted uses, conditional uses and prohibited uses are summarized below.

### PERMITTED USES

1. Business and professional offices, banks and similar.
2. Professional services including call centers, research and development, high tech businesses.
3. Medical and dental laboratories.
4. Business, trade, dancing, art, music, and other similar educational facilities.
5. Radio and television studios and all attached commercial broadcasting and receiving antennas.
6. Indoor commercial recreation establishments.
7. Indoor theaters, assembly halls, ballrooms and lodges.
8. Headquarters buildings or charitable, philanthropic and welfare organizations provided that their primary activities are administrative and clerical rather than residential in nature.
9. Veterinary clinic and animal hospitals, when in a closed building.
10. Printing and publishing.
11. Wholesale establishments.
12. Light manufacturing.
13. Packaging companies.
14. Warehouses.
15. Welding and machine shops.
16. Business incubators.
17. Digital Production.
18. Commercial/Industrial Laboratories.
19. Research and Development.
20. Small Scale Food Preparation.
21. Mechanical Services.
22. Public, Government uses.

**C. CONDITIONAL USES (Conditional Use Permit Required)**

1. Convention center.
2. Colleges and universities.
3. Hospitals and other medical/dental offices and clinics.
4. Bottling operations.
5. Microbrewery or micro-distillery.
6. Restaurant and eateries.
7. Hotels and Motels.
8. Outdoor storage of any kind.

Customary accessory buildings and structures are permitted, provided they are incidental to a permitted use

**D. PROHIBITED USES**

1. Quarries and mines.
2. Feed lots.
3. Automobile salvage yards/junkyards/storage yards.
4. Commercial outdoor kennels.
5. Medical marijuana dispensary.
6. Medical marijuana off-site cultivation and infusion facilities.
7. Heavy manufacturing such as automobile manufacturing plants.
8. Slaughterhouses.
9. Refineries.
10. Hot mix, batch plants, concrete plants, and similar uses.
11. Vehicle Motor Sports Facilities.
12. Airports.
13. Any industry with excessive water usage

The parcels not contained in Phase 1 of the Business Park are currently zoned PL (Public Lands). The principal purpose of the PL designation is to allow those government uses which are necessary to serve the public in particular locations of the Town and to distinguish them from private uses. This zoning is likely to give way to a zoning which permits and promotes the type of businesses identified in the foregoing discussion of the BP zoning district.