

# Middle Housing Text Amendments

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# Middle Housing - Background

- HB 2721 signed by the governor on May 21, 2024
- Municipalities with 75,000 residents or more are required to amend their zoning regulations on or before January 1, 2026, to allow:
  - “Middle Housing” aka duplexes, triplexes, fourplexes, and townhomes on:
    - Single-family zoned lots within one-mile of the municipality’s Central Business District or Downtown
    - At least 20% of any new single-family development that is greater than 10 contiguous acres in size





# HB 2721 - Limitations

HB 2721 prohibits municipalities from:

- Limiting middle housing buildings to less than two floors (stories)
- Setting middle housing Floor Area Ratios (F.A.R.) below 50%
- Requiring commercial building codes or fire sprinkler systems for middle housing types
- Making permitting or review processes more restrictive than those for single-family homes
- Requiring owner occupancy for middle housing types
- Requiring more than one off-street parking space per middle housing unit





# Proposed MZO Amendments

## Definitions

- Add Definitions for:
  - Middle Housing
  - Duplex
  - Triplex
  - Fourplex
  - Townhouse
  - Attached Structure
  - Detached Structure
  - Semi-detached Structure
- Definitions for Duplex, Triplex, Fourplex, and Townhouse specify that these building types can only be detached and semi-attached when used for Middle Housing





# Proposed MZO Amendments

## Land Use Regulations

- Allow on any lot zoned for single residence (RS, RSL, DR-1, DR-2, and DR-3) within 1-mile of Mesa's downtown area; or
- New single residential developments over 10 acres – up to 20% of the development's net area or 20% of the proposed lots

## Development Standards

- Same as underlying zoning district, except:
  - Only 1 parking space required per Middle Housing unit
  - Building coverage (up to a maximum of 50%) allowed for Middle Housing projects





# Proposed MZO Amendments

## Application Requirements

- When located within the 1-mile of downtown, submit:
  - Middle Housing application confirming eligibility
  - Plot plan demonstrating compliance with development standards
  - With a building permit
- When part of a New Single Residence Development, submit:
  - Middle Housing application confirming eligibility
  - Site plan demonstrating compliance with development standards
  - With a rezone or land division application





Questions?





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