

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 from 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?