



**August 26, 2025**

**Middle Housing Text  
Amendment &  
Overlay District  
Z-TA-1-25-Y  
Z-3-25-4-7-8  
(A.R.S. Section 9-462.13)**

**Community Meeting #2**



**Planning and Development**



PLANNING & DEVELOPMENT  
**PRESERVE  
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# How did we get here?

Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)

In 2024, the Arizona State Legislature passed House Bill 2721, which required the City of Phoenix to allow Middle Housing.





# How did we get here?

Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)

**The Legislature said that that cities of 75,000+ in population must:**

*“...authorize by ordinance and incorporate into its development regulations, zoning regulations and other official controls the development of duplexes, triplexes, fourplexes and townhomes as a permitted use...”*

**...in certain locations and under certain conditions.**







# How did we get here?

Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)

*“...authorize by ordinance and incorporate into its development regulations, zoning regulations and other official controls...”*



- This is the Legislature telling **each** city and town to enact and enforce the regulations.



# How did we get here?

Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)

*“...the development of duplexes, triplexes, fourplexes and townhomes as a permitted use...”*



This is what is known as **middle housing**.





# What is Middle Housing?

Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)





# What is Middle Housing?

Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)



**More specifically, in the state of Arizona:**

***“Middle housing...means buildings that are compatible in scale, form and character with single-family houses and that contain two or more attached, detached, stacked or clustered homes...[and] includes duplexes, triplexes, fourplexes, and townhouses.”***

*--Arizona State Legislature, House Bill 2721, 2024 (A.R.S. Section 9-462.13)*





# What is Middle Housing?

Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)



In Phoenix, it means that the City **must allow up to four dwelling units:**

- **Per single-family lot** in certain areas of Central Phoenix;
- **On at least 20% of the lots** in a new subdivision of 10 contiguous acres or more; and
- To be constructed in **any attached or detached manner** (duplex, triplex, fourplex, or townhome structures).





# State Limitations

Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)

The Legislature also included restrictions on implementation. The City cannot:



- Set restrictions, permitting or review processes for middle housing **that are more restrictive than those for single-family dwellings** within the same zone.
- **Discourage** the development of middle housing through requirements or actions that **individually or cumulatively make impracticable the permitting, siting, or construction of middle housing.**
- Restrict middle housing types to **less than two floors.**
- **Require owner occupancy** of any structures on the lot.
- Require any structures to contain a fire sprinkler.
- Require more than one off-street parking space per unit.



# Penalty Clause

Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)

The Legislature also included a **severe penalty clause** in the law:

*“If a municipality does not adopt the regulations required by this section on or before January 1, 2026, middle housing shall be allowed on all lots in the municipality zoned for single-family residential use without any limitations.”*

- **“Without any limitations”** could mean with **no zoning controls whatsoever**; i.e. **no restrictions** on height, setbacks, lot coverage, parking placement, or design.





# How is Phoenix responding?

Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)

## Text Amendment Z-TA-1-25-Y

- Revises zoning regulations to permit middle housing as required by the State.
- Creates Middle Housing Overlay District.

## Rezoning Case Z-3-25-4-7-8

- Will apply Middle Housing Overlay to areas of Phoenix surrounding Downtown, as required by the State.



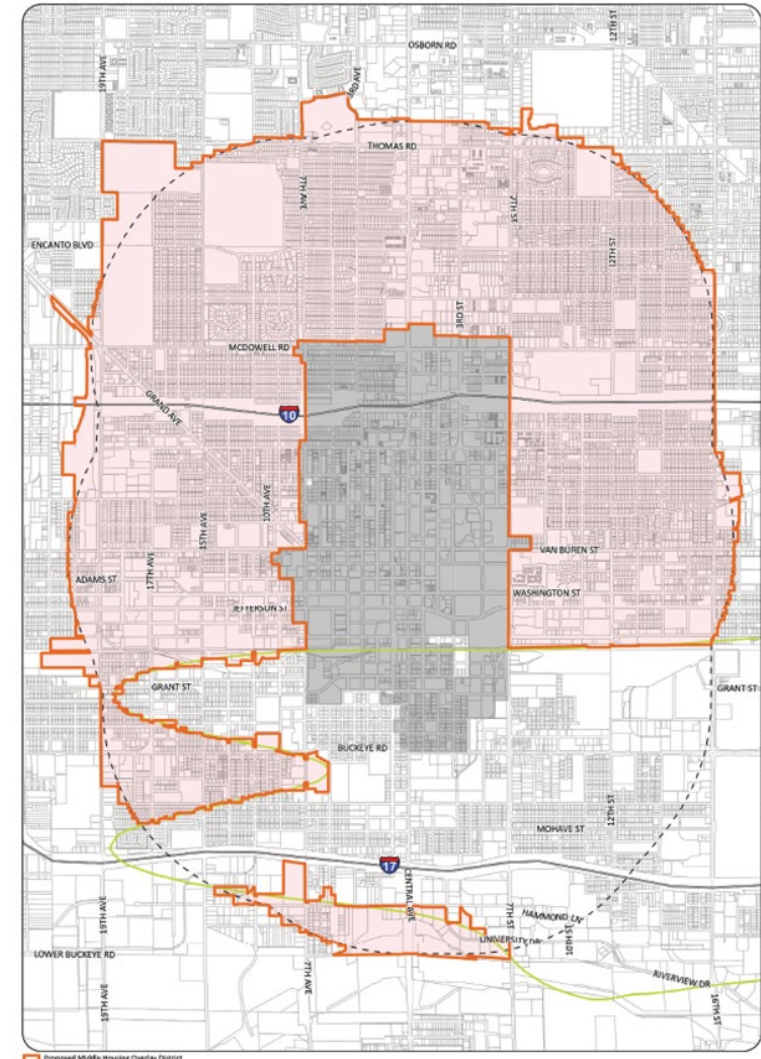


# Required Area for Middle Housing

Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)

## Rezoning Case Z-3-25-4-7-8

- This case will apply the new Middle Housing Overlay District over the area located within one mile of Downtown, as shown.
- “Downtown” includes all properties zoned Downtown Code.
- State law excludes some areas.

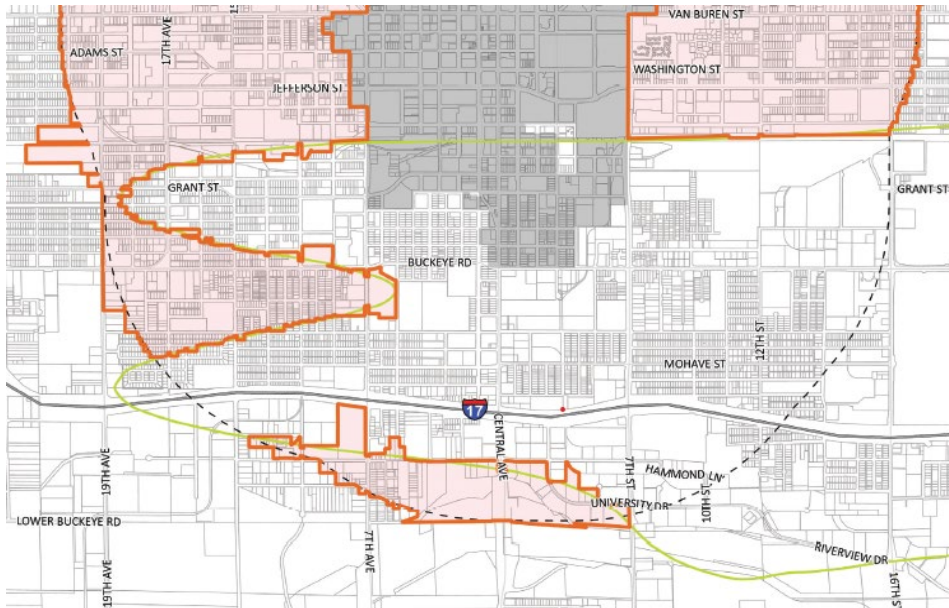
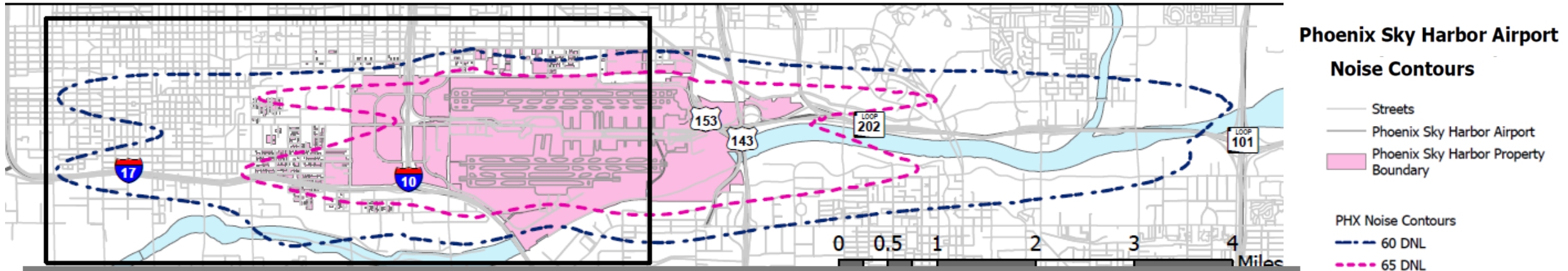






# Airport Exclusion Areas

Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)



Much of the area south of Downtown is subjected to 60 DNL noise levels or greater. State law regarding middle housing does not apply to these areas.



# Revised Zoning Ordinance Regulations

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Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)

The City may not set restrictions, permitting or review processes for middle housing **that are more restrictive than those for single-family dwellings** within the same zone. Z-TA-1-25 includes:

- Extensive language revisions throughout the zoning ordinance to change references regarding single-family homes to also apply to middle housing.
- Revisions of definitions where necessary to apply state law.
- Creation of Section 632, Middle Housing Overlay District, to apply additional entitlements where required.





# Historic Preservation

Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)

**Properties zoned or designated historic are not exempt under the state law.**



**However**, the law does **not**:

- Change existing design review procedures for historic/HP-zoned properties.
- Change existing demolition restrictions for eligible historic properties.
- Require the city to allow two story structures **everywhere** on a lot.

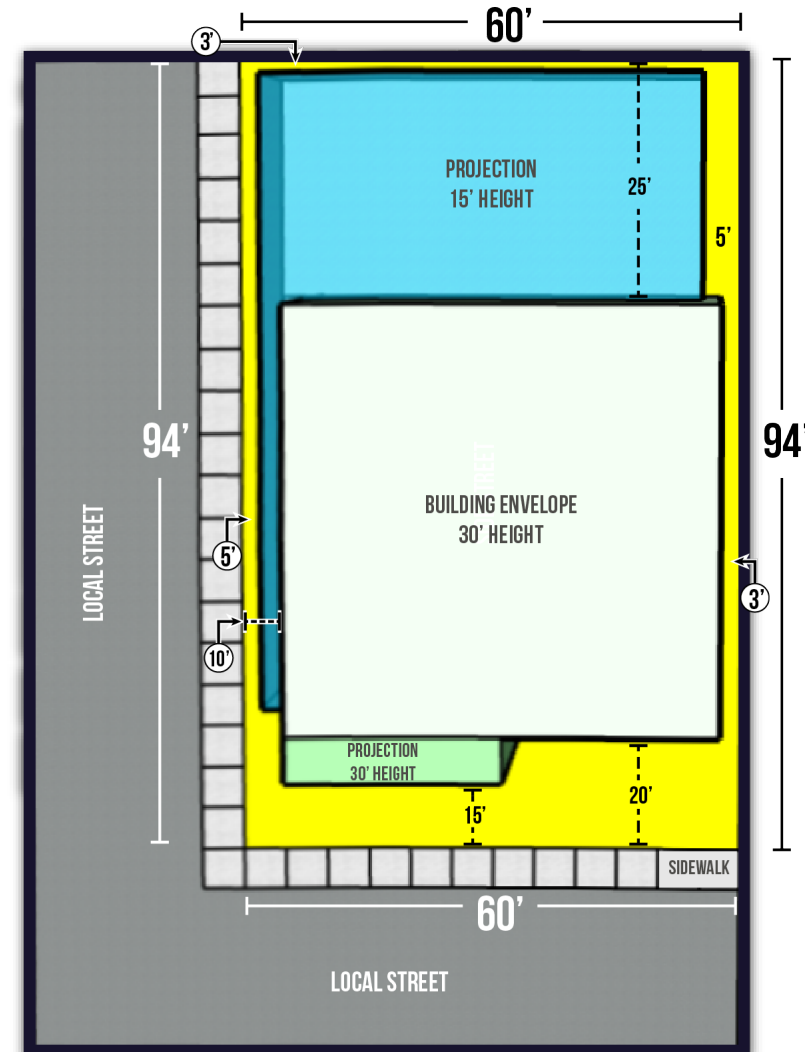


# How does Middle Housing fit?

Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)

**It may or may not.** Middle housing must adhere to the **same zoning development standards as a single-family home**, including:

- Lot coverage
- Setbacks
- Height
- Projections
- Building design
- Parking

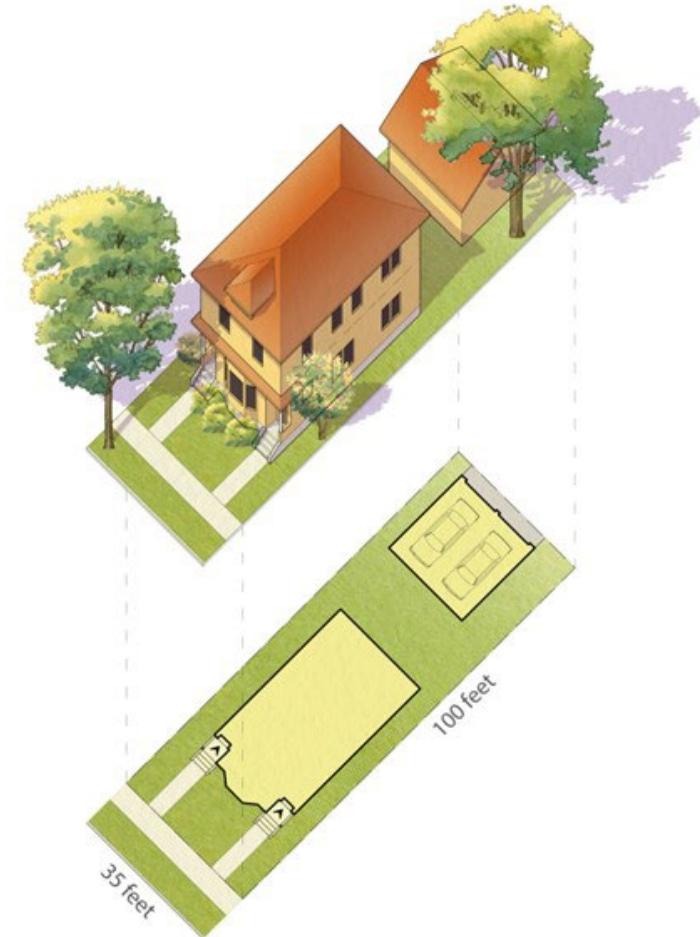
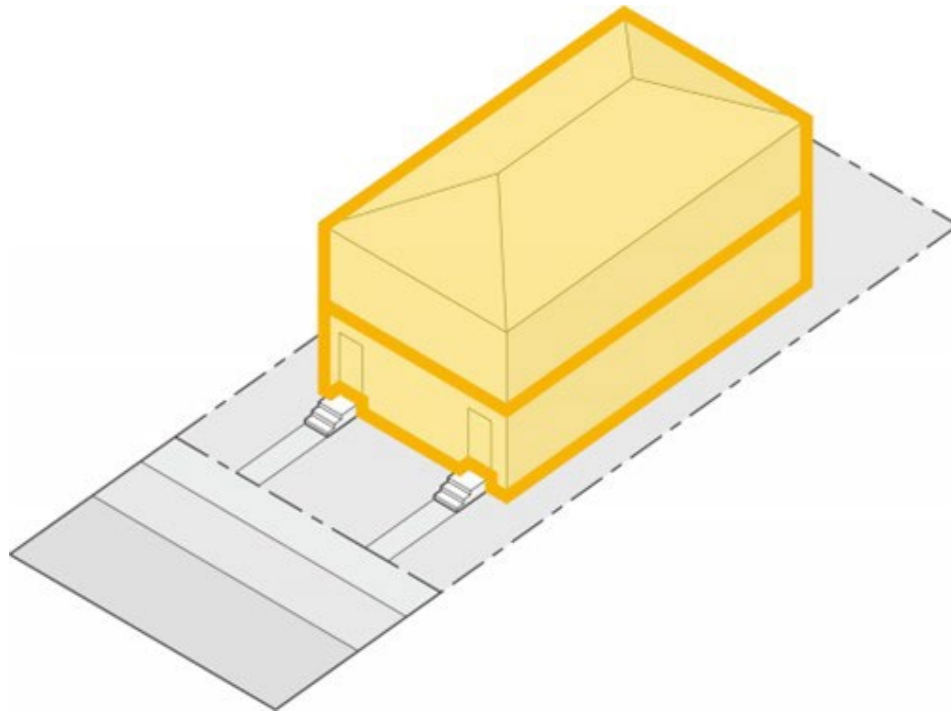




# How does Middle Housing fit?

Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)

## Duplex (stacked)



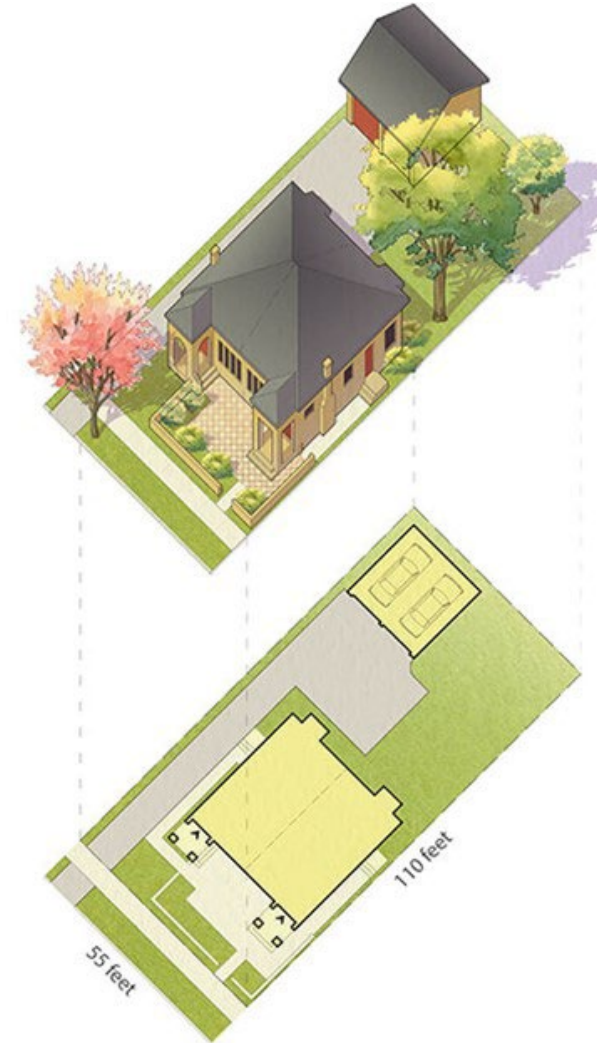
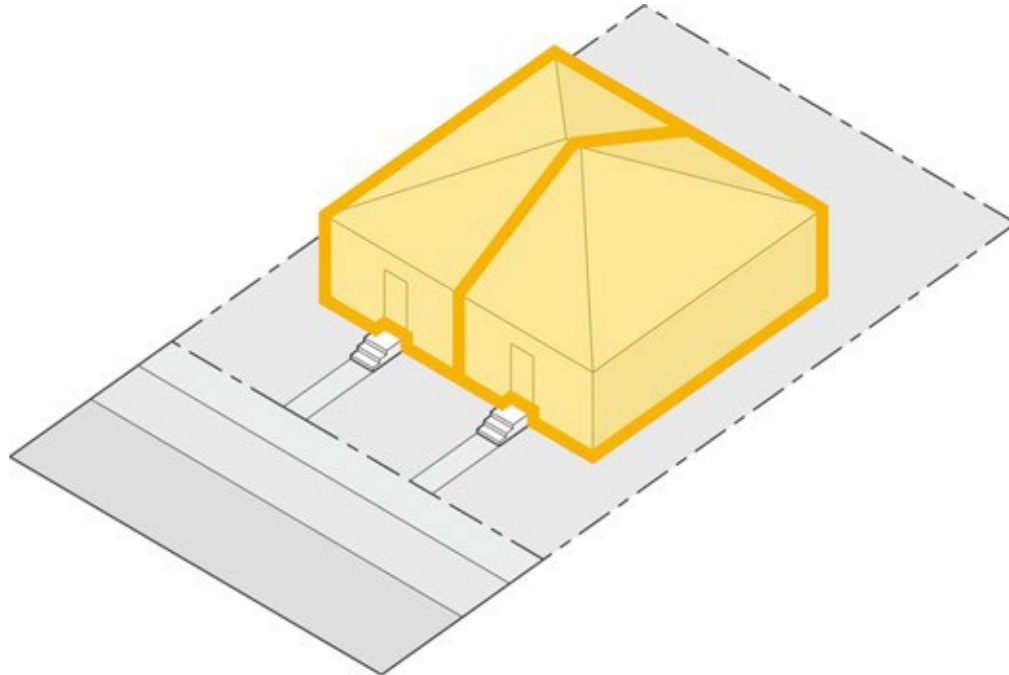




# How does Middle Housing fit?

Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)

## Duplex (side-by-side)

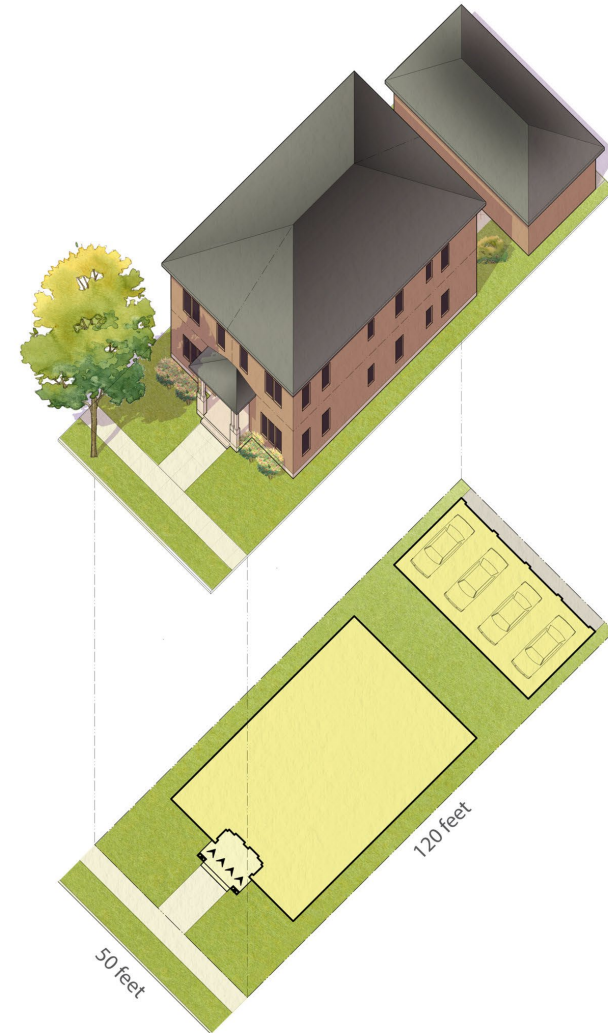
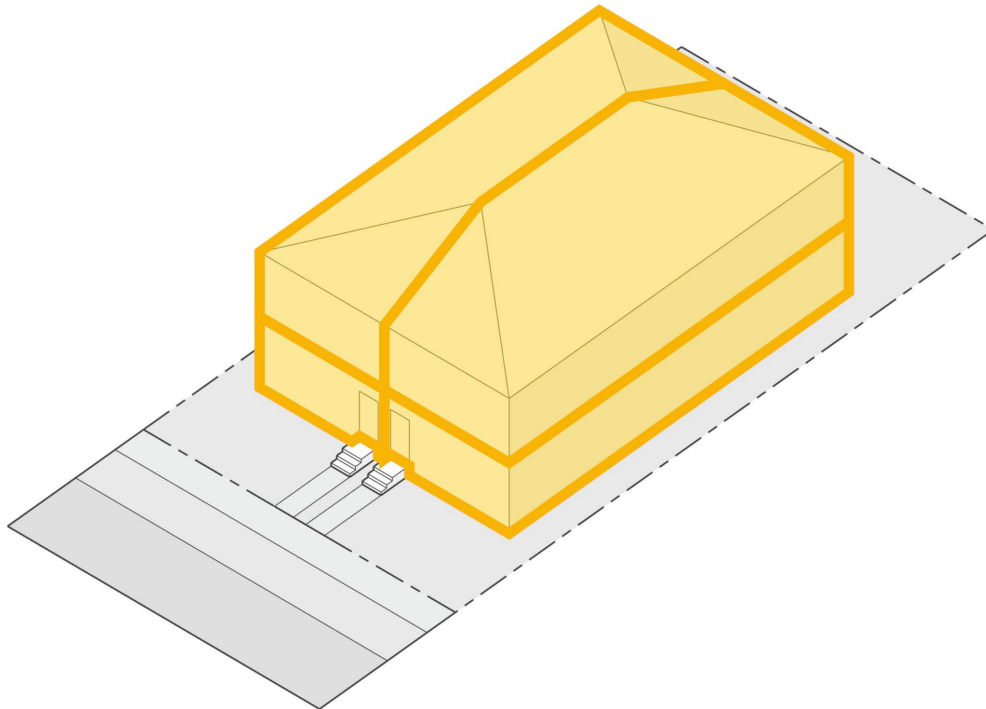




# How does Middle Housing fit?

Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)

## Fourplex (stacked)





# To Subdivide, or Not to Subdivide

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Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)

- The state did **not** require the City to allow subdivision of lots developed with middle housing.
- The city is **not** proposing to allow more lots than is currently permitted by existing property entitlements.
- The city is **not** proposing to allow smaller lots than is currently permitted by existing property entitlements.
- Middle housing is **multi-family development** because it provides **more than one** primary dwelling unit per lot.



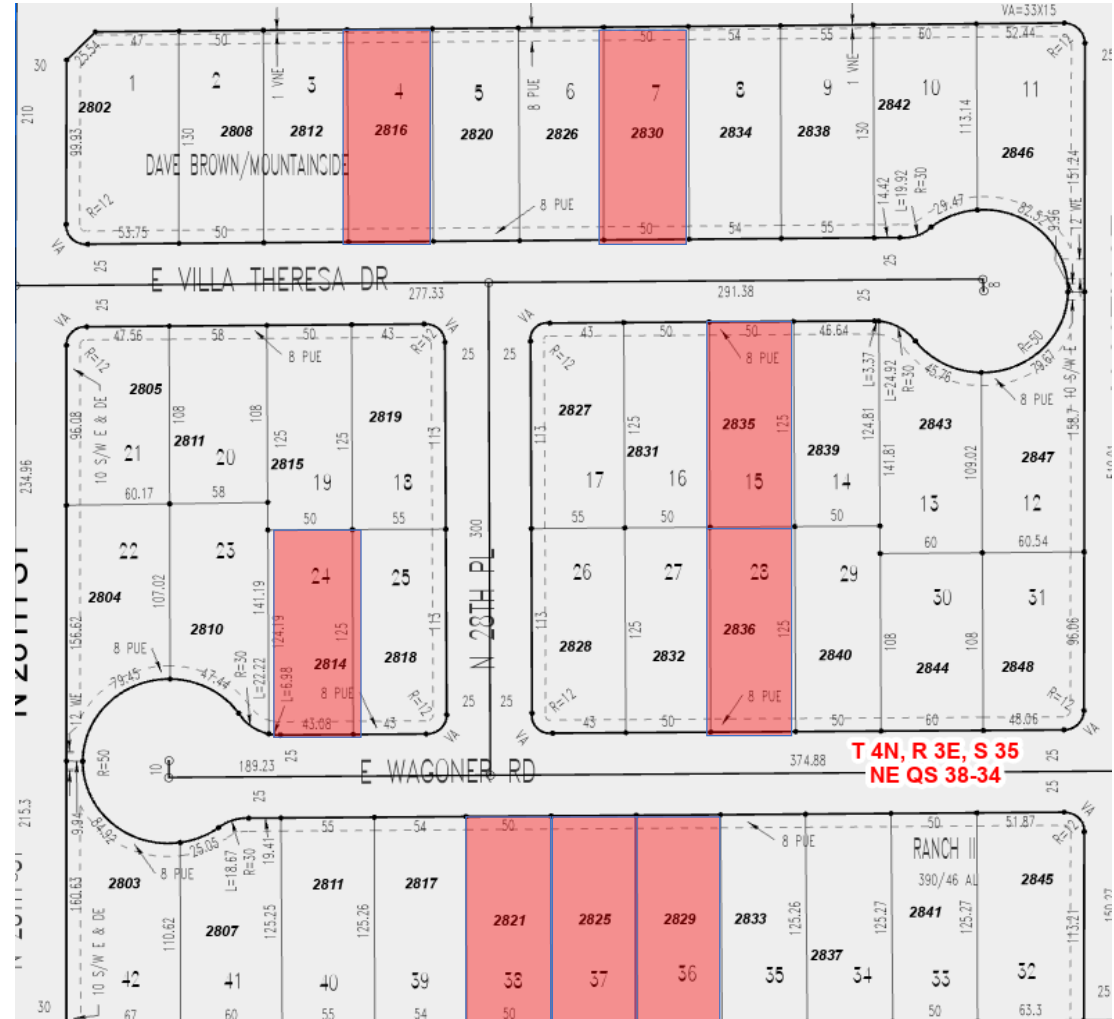


# Middle Housing for New Subdivisions

Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)

## Additional Subdivision Opt-In Provision

**Z-TA-1-25-Y** includes language which will permit new subdivisions of 10 contiguous acres or more to apply the MH Overlay District to up to 20% of the lots, without public hearing.





# Timeline

Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)

August 11, 2025	Community Information Meeting #1
August 18, 2025	Historic Preservation Commission
<b>August 26, 2025</b>	<b>Community Information Meeting #2</b>
<b>September 4, 2025</b>	<b>Community Information Meeting #3 (virtual only)</b>
<b>September 16, 2025</b>	<b>Community Information Meeting #4 (virtual only)</b>
September 2025	Village Planning Committees (information only)
September 4, 2025	Planning Commission (information only)
October 6, 2025	Planning Commission (recommendation)
<b>November 5, 2025</b>	<b>City Council</b>



# Additional Resources

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Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)



## Additional Information

Check our webpage for updates:  
[phoenix.gov/middlehousing](https://phoenix.gov/middlehousing)

## Questions

Please write us at:  
[pdd.middlehousing@phoenix.gov](mailto:pdd.middlehousing@phoenix.gov)





# Key Takeaways

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Z-TA-1-25-Y & Z-3-25-4-7-8 (A.R.S. Section 9-462.13)

- The **Arizona Legislature required** the City of Phoenix to allow middle housing (up to **four dwelling units** on one single-family lot).
- Middle housing **must** be permitted **within one mile of Downtown Phoenix (with exclusions)**.
- Middle housing **must** be permitted in up to **20% of new 10-acre + subdivisions**.
- **The City risks losing all zoning regulations and design review of middle housing, if we do not comply by January 1, 2026.**



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# Questions and Comments