

Middle Housing – A Zoning Ordinance Text Amendment

Z-TA-1-25-Y

(picture of some middle housing).

What is Middle Housing?

Middle housing, sometimes referred to as “missing middle housing”, describes smaller multi-family developments designed to look very similar in design and scale of a single-family home. Middle housing is typically located on a similar-sized lots among single-family homes.

Why is Phoenix pursuing a text amendment to the Zoning Ordinance?

In May of 2024, the Governor signed HB 2721, a bill approved by the Fifty-Sixth Legislature, Second Session (2024) which modified the Arizona Revised Statutes by creating a new Section 9-462.13 which **requires municipalities to allow, by right**, 1) up to four units per single-family lot located within one mile of a municipality’s Central Business District/Downtown, and 2) up to four units per single-family development of 10 acres or more in size anywhere within the City. **The statute also required Phoenix to make the required changes by January 1, 2026.**

What will the text amendment do, specifically?

Text amendment Z-TA-1-25-Y will create a zoning overlay to be applied immediately to the areas located within one mile of the city’s designated Downtown, as shown on the following map:

(map)

In addition, the text amendment will add provisions for new developments to apply the zoning overlay to 20% a new development of 10 acres or more anywhere within the City. Other minor, but fairly extensive changes are required to change many terms and provisions to apply regulations to middle housing in a no more restrictive way than single-family homes, as is also required by the Statute.

What is the schedule and when will it go into effect?

Staff anticipate doing outreach this summer through public meetings, leading to Village Planning Committee information sessions in September, Planning Commission in October, and City Council in November of 2026.

What can I do to stay informed?

Keep a watch on this webpage for updates. We'll post new information, staff reports, and proposed changes to the text of the Zoning Ordinance as we complete them.