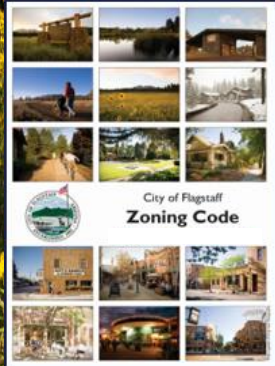


Missing Middle Zoning Code Text Amendment

Tiffany Antol, AICP
Zoning Code Manager





Missing Middle Zoning Code Text Amendment

Required Changes to City Code

The conclusion of fiscal year 2023-2024 saw the passage of several bills requiring amendments to City Code including the Zoning Code. The following will need to be addressed in upcoming amendments:

- **[House Bill 2721](#)** necessitates municipalities to enact ordinances, by or before January 1, 2026, to allow the construction of duplexes, triplexes, fourplexes, and townhomes, as a permitted use, on all lots zoned for single-family residential use.



Missing Middle Zoning Code Text Amendment



HB 2721 - Missing Middle Housing

On or before January 1, 2026, a municipality with a population of 75,000 or more 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 on both of the following:

- All lots zoned for single-family residential use within one mile of the municipality's central business district.
- At least twenty percent of any new development of more than ten contiguous acres.

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.



Missing Middle Zoning Code Text Amendment



HB 2721 - Missing Middle Housing

The municipality may not do any of the following:

- 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.
- Restrict middle housing types to a floor area ratio of less than fifty percent.
- Set restrictions, permitting or review processes for middle housing that are more restrictive than those for single-family dwellings within the same zone.
- Require owner occupancy of any structures on the lot.
- Require any structures to comply with a commercial building code or to contain a fire sprinkler.
- Require more than one off-street parking space per unit.



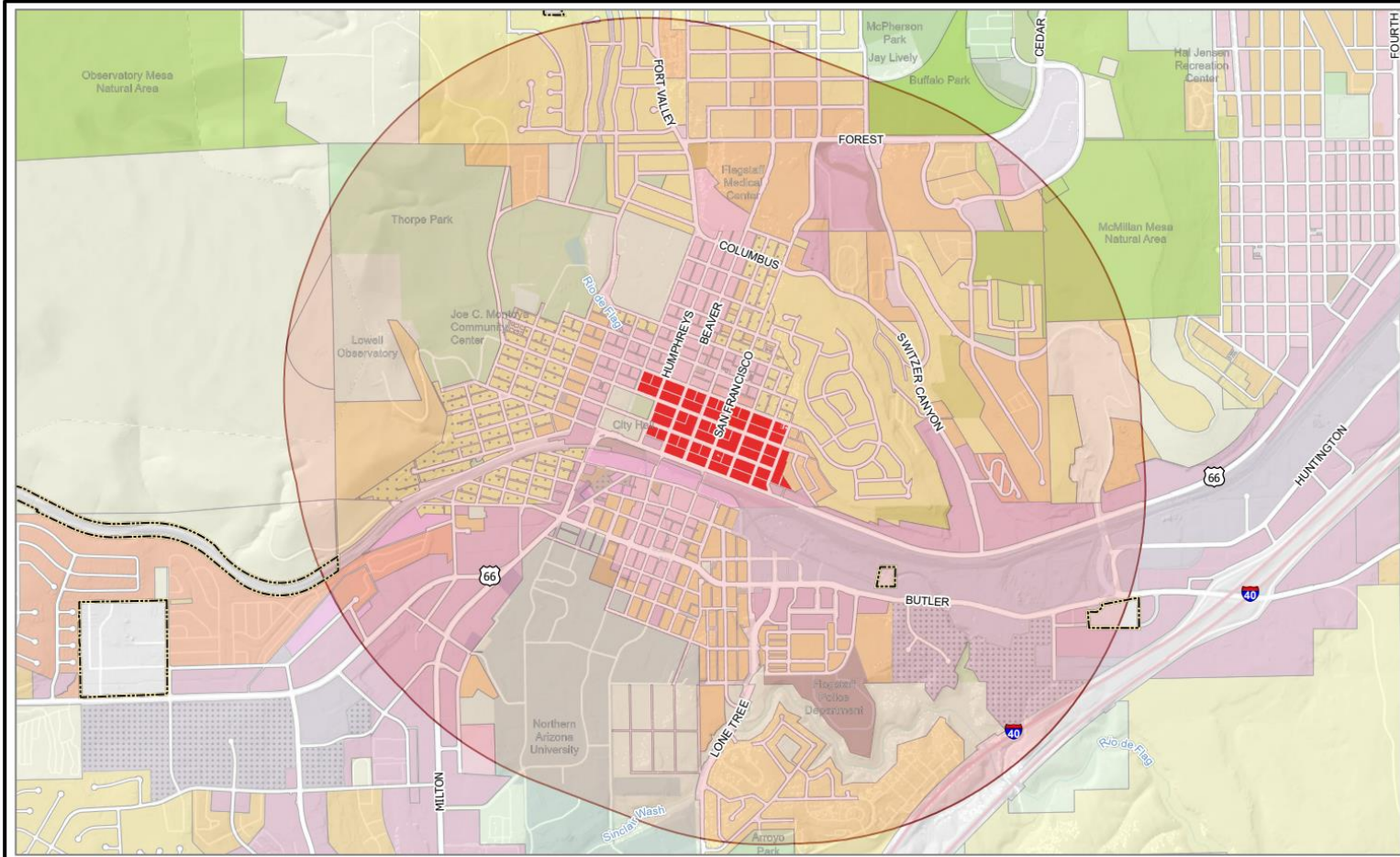
Missing Middle Zoning Code Text Amendment



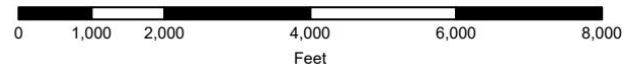
- **HB 2721** defines **Central Business District** as an area or series of areas designated by a municipality that are primarily nonindustrial and that attract community activity, including the entire geographic area that the municipality has officially designated as its downtown or equivalent.
- The City of Flagstaff has not officially designated either a **Central Business District** or its **Downtown**.
- The definition of **Central Business District** does not need to be limited to the **Downtown** and for the purposes of other Economic Development incentives such as the Government Property Lease Excise Tax (GPLET) the City may wish to define additional areas such as **Aspen Sawmill, Milton Corridor, 4th Street Corridor, the Mall and Marketplace**.



Missing Middle Zoning Code Text Amendment



Central Business Zoning 1 Mile Buffer



City of Flagstaff maps and data are updated on a regular basis from data obtained from various sources. The City of Flagstaff endeavors to provide accurate information, but accuracy is not guaranteed. You are strongly encouraged to obtain any information you need for a business or legal transaction from a surveyor, engineer, title company, or other licensed professional as appropriate. Information is provided subject to the express condition that you knowingly waive any and all claims for damages against the City of Flagstaff relating to use of this information.



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Missing Middle Zoning Code Text Amendment



- A new bill (**HB 2719**) was introduced at the end of January 2025 to exclude areas that are designated as **Historic** by the municipality or on the **National Register of Historic Places** from the requirements of the **Missing Middle** (HB 2721).



Missing Middle Zoning Code Text Amendment



- How should the City move forward on this amendment?
 - Should the City consider adopting the provisions **city-wide**?
 - Most impact zoning districts include ER, RR, R1, R1N, MH, and CC.
 - If not city-wide, what makes sense for the **Downtown**?
 - What other areas should be included as potential **Central Business Districts**?
 - What **new development areas** should be considered?



Missing Middle Zoning Code Text Amendment

Questions?

