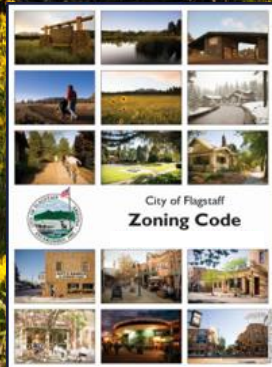


# Missing Middle, Adaptive Reuse, & Single-Use Residential in Commercial Zones

Tiffany Antol, AICP  
Zoning Code Manager





# Missing Middle New Legislation

## 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 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.



# HB 2721

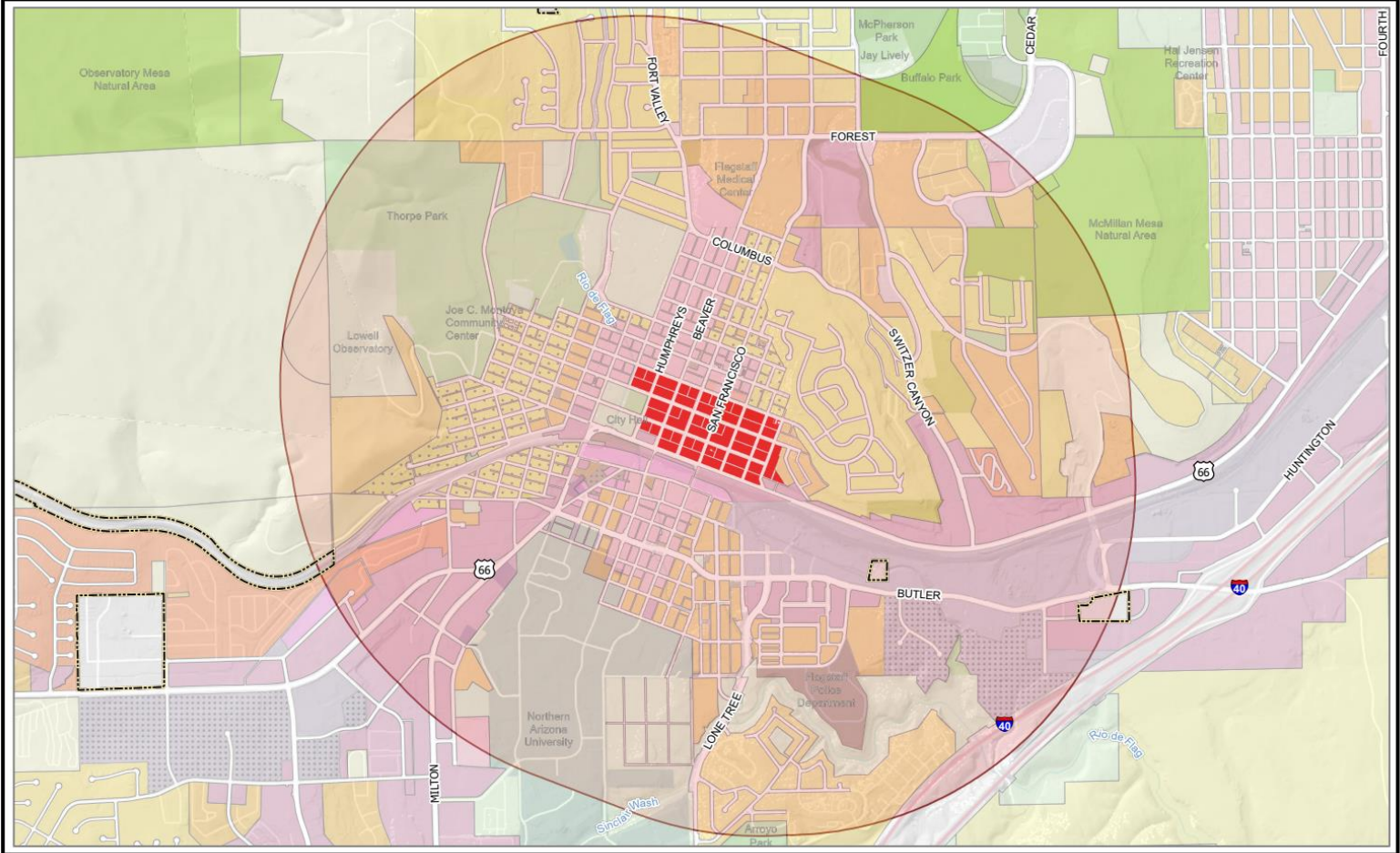
## Missing Middle Housing

The municipality may not do any of the following:

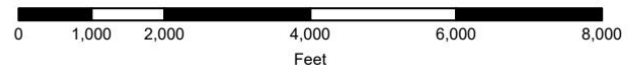
- Discourage the development of middle housing through requirements or actions that individually or cumulatively make impracticable the permitting, siting, or construction of middle housing.
- Restrict middle housing types to less than two floors.
- Restrict middle housing types to a floor area ratio 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.



# One Mile Buffer



## 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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# Single-Use Residential in Commercial Zones



- Single-Use residential (100% residential project) is only permitted in most commercial zones with a Conditional Use Permit (CUP).
- Would you support removing the requirement for a CUP if the residential project provided affordable housing units?
  - 15 to 20% of all units for rent serving 90% AMI
  - 10 to 15% of all units for ownership serving 120% AMI



# Adaptive Reuse



- Would you support allowing Single Use Residential projects in commercial zones where an existing building would be utilized (i.e. old motel)?
- Would you support allowing new uses within existing commercial buildings to forgo additional parking?



# Zoning Code Text Amendments



**Questions?**

