



Middle Housing Zoning Text Amendment (ZTA25-03)

Planning Commission Public Hearing, October 23, 2025

Alex Lerma
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Request

Amend the Unified Development Code (UDC) by adding Section 35.2.1011 “Central Business District,” to address Middle Housing and align with Arizona Revised Statutes (ARS) Section 9-462.13 enacted through House Bill 2721.

Applicant/Owner:

Planning Commission Initiated / City of Glendale



Background

- January 2019, Council approves R19-07 designating the Central Business District.
- December 2023, UDC is adopted
- May 2024, House Bill 2721 signed into law by Governor Hobbs, creating Arizona Revised Statutes, Section 9-462.13.



Key Points

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.
- Includes duplexes, triplexes, fourplexes and townhomes.



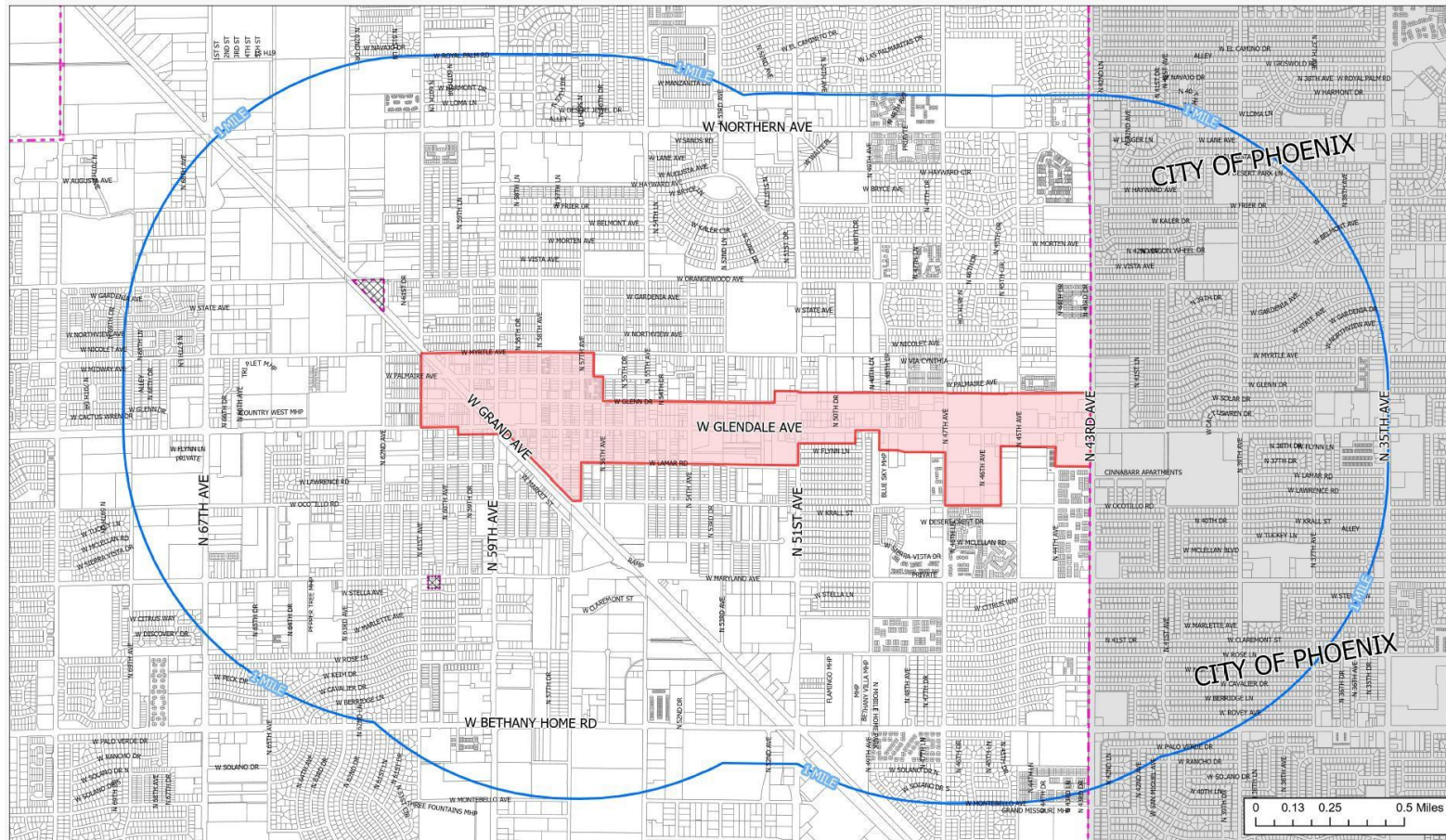
Key Points Continued

Allowance of duplexes, triplexes, fourplexes and townhomes as a permitted use:

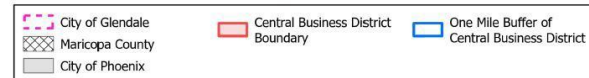
- (1) In lots zoned for single-family residential use within one (1) mile of the Central Business District; and
- (2) At least twenty percent (20%) of any new development of more than ten (10) contiguous acres.



Central Business District



Central Business District



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Public Involvement

- Notification Letters mailed September 17, 2025
- Hearin Notices mailed on September 26, 2025
- Advertised in the Arizona Republic on October 1, 2025



Findings & Analysis

- Consistent with the policies, objectives, and land use map of the Glendale General Plan
- Furthers the public health, safety, and general welfare of the citizens of Glendale



Recommendation

Staff recommends Planning Commission forward a recommendation for approval of ZTA25-03, as written.



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