

Middle Housing (Case TA25-01)

Code Amendment

Amendment for Adoption to the Peoria City Code, Chapter 21

HOW TO READ THIS DOCUMENT

Applicable Sections of the Zoning Ordinance are denoted by **highlighted bold text** for ease of readability during the drafting process.

Unless otherwise stated, provisions or regulations being deleted are shown in bold red strikethrough text or a line through the graphic, like this: ~~Provisions that are being deleted are shown with a bold red strikethroughs text.~~ Graphics containing bold red strikethrough are intended to remove the graphic in its entirety as well as any text that is embedded in the graphic.

Provisions or regulations that are being added are shown in double-underlined bold blue text, like this: Provisions that are being added are shown in double-underlined bold blue text. Graphics containing a bold double blue box are intended to add the graphic in its entirety as well as any text that is embedded in the graphic.

Only those changes noted through the above methods for the specific sections and subsections of the code identified shall be made. When regulations, graphics or other text is omitted, or is shown unchanged in adjoining sections or subsections of the code, it shall remain unchanged.

Exhibit 4 City Code Amendment

Amendment for Adoption to the Peoria City Code, Chapter 21

Section 1. Amend Chapter 21 - Zoning, Section 21-200 Definitions and Land Use Classifications, only as follows, leaving all other sections and subsections not specifically referenced unchanged:

Sec. 21-202. Definitions and Land Use Classifications.

- A. The word occupied and the word used shall be considered as meaning the same as the words intended, arranged, or designed to be used or occupied.
- B. The word dwelling includes the word residence; the word lot includes the words plot or parcel.
- C. Terms not herein defined shall have the meanings customarily assigned thereto.
- D. For the purpose of this Zoning Ordinance, certain words are hereby defined as follows:

A

Accessory Building means a detached, secondary building or structure, which the use of is customarily incidental to the principal (or "main") building on the same lot. Accessory buildings or structures include without limitation private garages, pool houses, sheds, and recreational support building; however, [this definition](#) does not include Accessory Dwelling Units, [or Middle Housing](#).

Section 2. Amend Chapter 21 - Zoning, Section 21-400 Residential Districts, only as follows, leaving all other sections and subsections not specifically referenced unchanged:

Sec. 21-409. Permitted Principal Uses

- A. Single-Family Dwelling.
- B. Publicly owned and operated parks, recreation areas, and centers.
- C. Soil Crops.
- D. Group Homes, in accordance with Section 21-330.
- E. Public/Charter Schools and Private Schools, provided that the facility shall have direct vehicular access to an arterial or collector street. Facilities for the repair or storage of vehicles and equipment shall be prohibited.
- F. Churches, Synagogues, Temples, Chapels, or similar places of worship, and related facilities.
- G. Public utility buildings, uses, structures, equipment and storm water retention areas; provided that repair or storage facilities in connection therewith are expressly prohibited.
- H. Middle Housing, in accordance with Section 21-423.**

Sec. 21-416. Permitted Principal Uses

- A. One detached single-family dwelling per lot.
- B. Publicly owned and operated parks, recreation areas, and centers.
- C. Group Homes, in accordance with Section 21-330.
- D. Public/Charter Schools and Private Schools, provided that the facility shall have direct vehicular access to an arterial or collector street. Facilities for the repair or storage of vehicles and equipment shall be prohibited.
- E. Churches, synagogues, temples, chapels, or similar places of worship, and related facilities, subject to review and approval of vehicular access by the City Engineer.
- F. Public utility buildings, uses, structures, equipment and storm water retention areas; provided that repair or storage facilities in connection therewith are expressly prohibited.

G. Middle Housing, in accordance with Section 21-423.

Sec. 21-423. ~~Reserved~~ Middle Housing.

A. Purpose and Applicability. Establish regulations that allow for the development of Middle Housing within Single-Family Residential districts in accordance with the terms defined herein.

B. Definitions. Terms used in the Middle Housing Section shall have the following definitions and are only applicable to this section unless otherwise stated:

Central Business District. The area identified in Exhibit A “Central Business District Boundary” of Resolution No. 2020-70, or as subsequently amended.

Duplex. Two (2) dwelling units on the same parcel or lot in attached, detached, or semi-detached arrangements that are designed for residential occupancy by not more than two households living independently from each other.

Fourplex. Four (4) dwelling units on the same parcel or lot in attached, detached, or semi-detached arrangements that are designed for residential occupancy that are designed for residential occupancy by not more than four households living independently from each other.

Middle Housing:

a. Buildings that are compatible in scale, form, and character with single-family dwellings and that contain two (2) or more attached, detached, stacked, or clustered dwellings.

b. Includes Duplexes, Triplexes, Fourplexes, and Townhomes.

Townhomes. Dwelling units that are constructed in a row of two (2) or more attached units in which each dwelling unit shares at least one common wall with an adjacent unit and that are accessed by separate outdoor entrances.

Triplex. Three (3) dwelling units on the same parcel or lot in attached, detached, or semi-detached arrangements that are designed for residential occupancy by not more than three households living independently from each other.

C. Eligibility.

1. Subject to the requirements of this Section, Middle Housing is allowed as a Principally Permitted Use within:

a. All lots zoned Suburban Ranch and Single Family Residential where the entire parcel is located within one mile of the designated Central Business District, excluding areas zoned Planned Area Development (PAD) and Planned Community District (PCD).

b. At least twenty (20) percent of the gross area of any new development of more than ten (10) contiguous acres zoned Suburban Ranch or Single-Family Residential.

2. The following areas are expressly excluded from Section 21-423:

a. Areas that are not served by water and sewer services; and

b. Areas that lack sufficient urban services. For the purposes of this section, lacking sufficient urban services shall mean areas that do not have refuse service and electric utility service.

c. Any land within the territory in the Vicinity of a Public Airport or within the Vicinity of a Military Airport as defined in Title 28, Chapter 25 - Aviation, of the Arizona Revised Statutes.

D. Application. A property owner seeking to develop Middle Housing pursuant to Section 21-423 shall provide evidence of the following:

1. [That the proposed Middle Housing is eligible as a permitted use in accordance with this section; and](#)
 2. [Adequate existing public sewer and water service, and the ability to serve the proposed development; and](#)
 3. [Sufficient urban services are in place for the proposed development.](#)
- E. [Process - The development shall follow all applicable processes for single family residential dwellings.](#)
- F. [Property Development Standards - The development shall comply with the single-family residential dwelling development standards for the relevant district.](#)

Section 3. Amend Chapter 21 - Zoning, Section 21-900 Parking and Loading, only as follows, leaving all other sections and subsections not specifically referenced unchanged:

Sec. 21-903. Parking Requirements

B. *Off-Street Parking Requirements.* The following minimum number of off-street, paved parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth: Any proposed uses not listed herein will be determined through the site plan approval process.

1. *Residential Uses.*

Parking Spaces Required		
Dwelling Type	With On-Street Parking	Without On-Street Parking
Single-family	2.0 spaces/unit	3.0 spaces/unit
Mobile Homes	2.0 spaces/unit	3.0 spaces/unit
Two-family	2.0 spaces/unit	2.0 spaces/unit ^a
Three-family	2.0 spaces/unit	2.0 spaces/unit ^a
<u>Middle Housing</u>	<u>1.0 space/unit</u>	<u>1.0 space/unit</u>
Multi-family^b		
Efficiency/Studio	1.0 spaces/unit	1.0 spaces/unit
One Bedroom	1.5 spaces/unit	1.5 spaces/unit
Two or More Bedrooms	2.0 spaces/unit	2.0 spaces/unit
^a In addition to the required spaces, .25 guest spaces per unit shall be included. ^b In addition to the required spaces, one (1) guest space for each ten (10) units shall be included. ^c MF Standards		