



City Council Memorandum Development Services Memo No. 25-026

Date: November 13, 2025
To: Mayor and Council
John M. Pombier, Acting City Manager
Thru: Leah Powell, Deputy City Manager
Kevin Mayo, Acting Development Services Director
From: Darsy Smith, City Planner
Subject: PLH25-0024 Middle Housing Overlay District Final Adoption of Ordinance No. 5141

Proposed Motion:

Move City Council adopt Ordinance No. 5141, approving PLH25-0024 Middle Housing Overlay District, to allow for duplexes, triplexes, fourplexes, and townhomes on all lots zoned single-family residential within one mile of the Chandler's Central Business District, and at least twenty percent of any new development of more than ten contiguous acres as a permitted use.

Background/Discussion

- In May 2024, Governor Hobbs signed and authorized House Bill 2721 Middle Housing
- The bill mandates municipalities with populations exceeding 75,000 to comply by January 1, 2025
- Under HB 2721, municipalities must allow for duplexes, triplexes, fourplexes, and townhomes on all lots zoned single-family residential within one mile of the municipality's central business district, and at least twenty percent of any new development of more than ten contiguous acres as a permitted use, that is, without a public hearing (i.e., the Rezoning/Preliminary Development Plan process)
- HB 2721 precludes cities from:
 - Discouraging the development of middle housing through requirements or actions that make the permitting, siting, or construction of middle housing impracticable
 - Restricting middle housing types to less than two floors
 - Restricting middle housing types to a floor area ratio of less than fifty percent
 - Setting restrictions, permitting or review processes for middle housing that are more restrictive than those for single-family dwellings within the same zone
 - Requiring owner occupancy of any structures on the lot
 - Requiring more than one off-street parking space per unit
- Eligible properties must be zoned for single-family residential use
- Development standards including building setbacks for Planned Area Development (PAD) zoned properties and height must comply with single-family requirements within the zoning code

Methodology

- Resolution No. 4646, approved on October 25, 2012, established the Central Business District (CBD)
- The City of Chandler's Geographic Information System (GIS) database was utilized to identify the one-mile extent from the CBD (see attached map) surrounding the middle housing district
- Recent City Council approved duplex and triplex approvals were utilized as precedent for determining the proposed development standards that include reduced setbacks

Proposed Development Standards

Building Height	No building shall exceed twenty-five (25) feet in height at the building setback line, except any building may exceed such height provided that at no point it projects above a line sloping inward and upward at a forty-five (45) degree angle at the required setback line to a maximum height of thirty-five (35) feet.
Parking	One covered off-street parking space per unit
Lot Coverage	Gross building(s) area shall not exceed fifty (50) percent of the lot area.
Design Standards	See Section 35-1904 Residential Design Standards for additional site layout and building architecture requirements.*
Setbacks for AG-1, SF-33, SF-18, SF-10, SF-8.5, MF-1, MF-2, & MF-3	<ul style="list-style-type: none">• Front yard: ten (10) feet to livable; 20 feet to required covered parking• Side yard : five (5) feet• Rear yard : ten (10) feet
Setbacks for PAD zoned properties	Building setbacks shall comply with the setbacks adopted in the PAD zoning designation.

*The referenced design standards are the subject of a separate item on the same agenda.

Public Outreach

- The request was noticed in accordance with the requirements of the Chandler Zoning Code
- Proposed Zoning Code Amendments were posted on City's website for public and stakeholder feedback
- As of writing this memo, staff has not received any opposition to the request

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting October 15, 2025

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Barichello)

Ordinance No. 5141 was introduced and tentatively adopted on November 10, 2025.

Attachments

Ordinance 5141

Exhibit 'A' Chapter 35 Code Amendment

Middle Housing Legal Description

Middle Housing Overlay District Map

HB2721
