

Middle Housing Development



Middle housing refers to 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 (duplexes, triplexes, fourplexes, and townhouses).

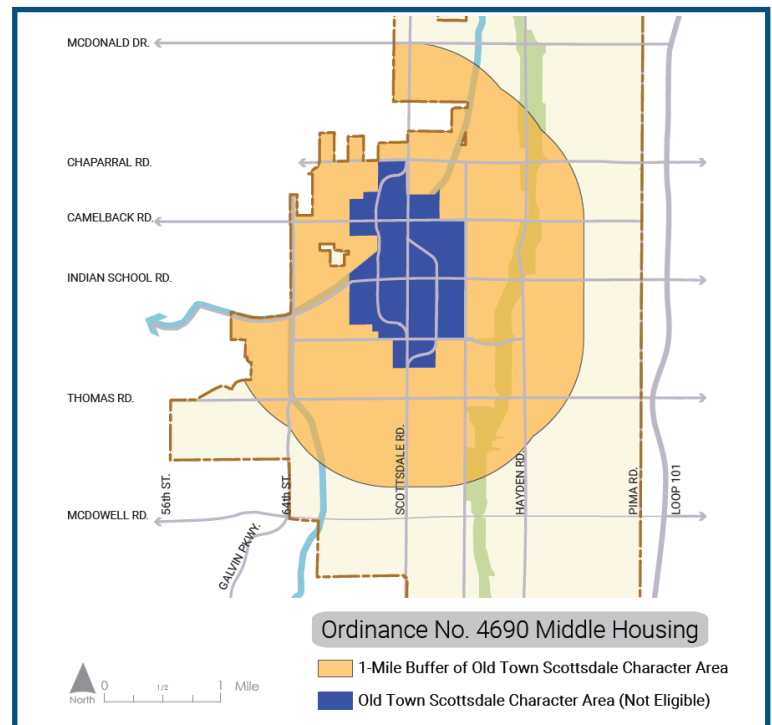
Where is Middle Housing allowed?

Middle Housing development shall only be permitted on a single-family residential lot that is located within one (1) mile of the Old Town Area (see graphic at right), or as a limited part of a new overall residential development over 10 acres in size, subject to exclusion requirements.

Are there location exclusions?

State Law provides specific exclusions for the location of middle housing developments:

- Middle Housing developments cannot be located in areas that are not incorporated, areas that are not zoned for residential use, and areas that lack sufficient urban services, including water, sewer, solid waste and other city services.
- Middle Housing is prohibited in areas within the 65 day/night level (DNL) of noise directly around the Scottsdale Airport.
- State Law does not prohibit restrictive covenants concerning middle housing entered between private property owners or homeowners' associations (often referred to as CCRs). This means that any existing CCRs regarding middle housing remain in effect moving forward.



What qualifications must Middle Housing developments meet?

- Provide separate utilities to each unit
- Demonstrate that the proposed development has received review and approval by utility providers.
- Demonstrate that adequate urban services are provided.
- Demonstrate adequate water and sewer services are provided.

Middle Housing Development Application Process



Applicants must first submit a pre-application online.



A meeting will be scheduled with city staff to discuss requirements for the proposed development.



The applicant will submit a formal application for administrative review and approval.



If the applicant receives administrative approval of the formal application, then they may submit plans for permit review.

Middle Housing Development Standards

- A Middle Housing development shall not exceed two (2) stories in height.
- The cumulative maximum floor area ratio (FAR) for all buildings of a Middle Housing development, excluding any accessory buildings or structures, on any one (1) lot is 0.5.
- Owner occupancy of any structure within a Middle Housing development is not required.
- A fire sprinkler system is not required for a Middle Housing development.
- A minimum of one (1) off-street parking space per unit shall be provided. Off-street parking cannot be located in a front yard.
- A Middle Housing development, where permitted, shall have the following density requirements:
 - Near Old Town - Only one (1) of either a Duplex, Triplex, or Fourplex on any one (1) lot.
 - Within an overall new residential development over 10 acres in size - Only one (1) of either a Duplex, Triplex, or Fourplex on any one (1) lot. In addition, a Middle Housing development is limited to the maximum density as permitted in the zoning district.
- Maximum building height shall be that of the zoning district in which the middle housing development is located.
- The building setbacks shall those of the zoning district in which the middle housing development is located.
- There shall not be less than ten (10) feet between any building or structure and any other building or structure within the same Middle Housing development.
- The provisions of the zoning district for which the middle housing development is located shall apply to walls, fences, and hedges
- Each dwelling unit shall provide a separate exterior entrance. The path of ingress and egress travel from each dwelling unit to a public street or to a yard that opens to a public street shall be provided.
- The provisions of Article X of the Zoning Ordinance shall apply to landscaping.
- Each unit shall provide a unique address that follows the City's addressing requirements, policies, and assignment process. The address of each unit shall be placed near the primary entrance to the unit, clearly visible from the main street frontage of the lot.