



ARIZONA HOUSE OF REPRESENTATIVES

57th Legislature, 2nd Regular Session

Majority Research Staff

House: GOV DPA 4-3-0-0

HB 2375: housing; zoning; historic neighborhoods

Sponsor: Representative Gress, LD 4

Caucus & COW

Overview

Includes historic areas in the list of exemptions from duplex, triplex, fourplex and townhome (middle housing) development requirements.

History

A city or town (municipality) with a population of at least 75,000, or through an ordinance incorporated into its development regulations must authorize zoning regulations for middle housing on lots zoned for single-family residential and any new development with at least ten acres of continuous land. Middle housing requirements do not apply to areas that: 1) are not incorporated; 2) lack sufficient urban services; 3) are not served by water and sewer services; 4) are not zoned for residential use; 5) are not incorporated and are zoned for planned urban development; 6) are covered under domestic water improvement districts and domestic wastewater improvement districts; or 7) are within the vicinity of a public or military airport ([A.R.S. § 9-462.13](#)).

Provisions

1. Exempts the following area designations from being used by a municipality for the development of middle housing:
 - a. a district of historical significance;
 - b. areas deemed historic by a municipality; and
 - c. a historic area on the National Register of Historic Places. (Sec. 1)
2. Makes technical changes. (Sec. 1)

Amendments

Committee on Government

1. Permits for middle housing to be developed in outlined historic areas if the middle housing is designed to be compatible with the historic character, scale and setting of the surrounding area.
2. Prohibits middle housing from being developed on a site where a National Register of Historic Places structure was demolished without outlined conditions.
3. Outlines procedures and conditions for a municipality to approve such projects.
4. Adds an emergency clause.

☐ Prop 105 (45 votes)

☐ Prop 108 (40 votes)

☐ Emergency (40 votes)

☐ Fiscal Note