



MISSING MIDDLE HOUSING

A grouping of innovative housing types intended to create a range of housing choices in central locations having access to public facilities and services, as a means of increasing housing affordability. They are generally located on infill or redevelopment sites at medium densities consistent with the applicable future land use designation. Missing Middle development may include any of the following housing types, which may be provided as a single use or in combinations of multiple typologies:

Small Lot Single-Family: Single-family homes on small sized lots designed to increase yield while remaining detached. These types often use unconventional lot dimensions and site plans responsive to the specific unit design and layout.

Cottage Court: A group of small, detached structures arranged around a shared court visible from the street. The shared court replaces the function of a rear yard. Unit entrances should be from the shared court.

Duplex – Side-by-Side: A detached structure that consists of two dwelling units arranged side-by-side, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house.

Duplex – Stacked: A detached structure that consists of two dwelling units arranged one above the other, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house and fits on narrower lots than the side-by-side duplex.

Townhouses – An attached structure that consists of 4 to 6 multi-story dwelling units placed side-by-side. Entries are on the narrow side of the unit and typically face a street or courtyard.

Triplex – Stacked: A detached structure that consists of 3 dwelling units typically stacked on top of each other on consecutive floors, with one entry for the ground floor unit and a shared entry for the units above.

Four-Plex – Stacked: A detached structure with four dwelling units, two on the ground floor and two above, with shared or individual entries from the street. This type has the appearance of a medium-sized single-unit house.

Six-plex: A detached structure that consists of 6 dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street.

Courtyard Building: A medium sized (1 to 3.5-story) detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards. Each unit is accessed from the courtyard or a public sidewalk and shared stairs each provide access up to 3 units.

Live-Work: An attached or detached structure consisting of one dwelling unit above or behind a fire-separated flexible ground floor space that can accommodate a range of non-residential uses. The flex space and residential unit typically have separate street entrances.