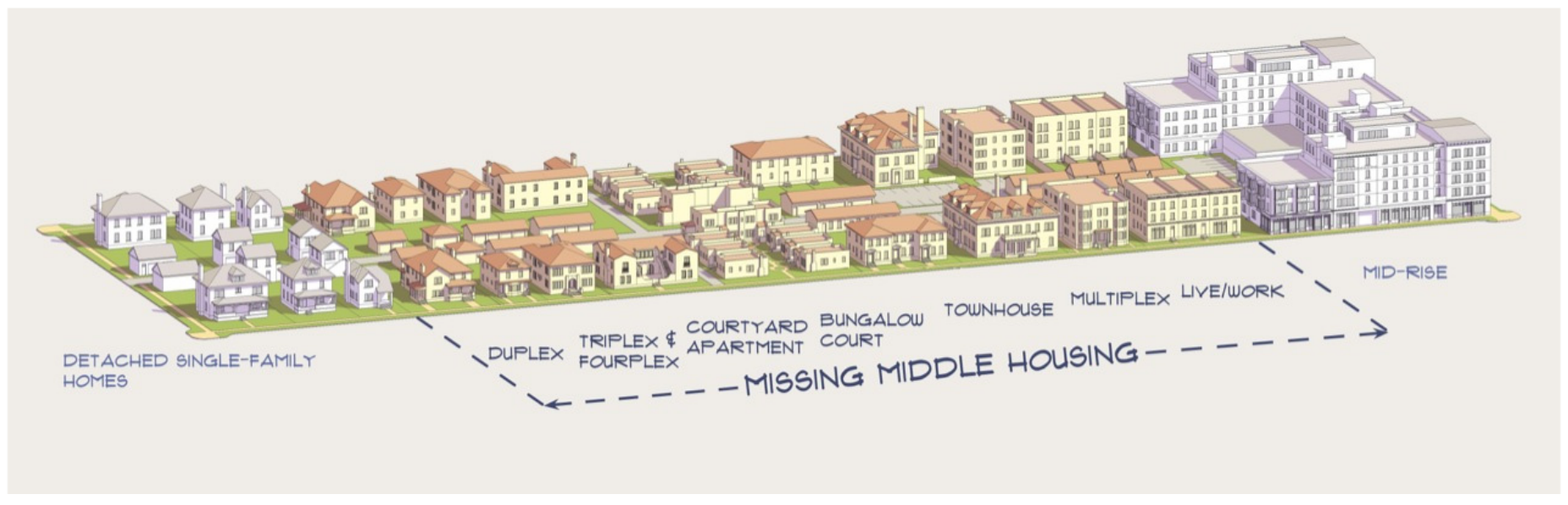


Missing Middle Housing

Responding to the Demand for Walkable



Daniel Parolek

Portland Planning and Sustainability Commission

February 8, 2016



@opticosdesign

daniel.parolek@opticosdesign.c

om

Starts with Perception of Density



www.natcon.com

1

What is the Problem?

Mismatch Between What the Market Wants and What We Are Providing/Allowing in Our Cities



20-35%
Gap

Between Demand and Supply
of Walkable Urban Living Choices
~C. Leinberger

75
85 %

Households
Without Children
by 2025

3 Million Unit Shortage

National Shortage of Small Lot
and Attached Housing Units

~C. Nelson

Density Based-Zoning Cannot Effectively Regulate for a Mix of Housing Types



MISSING MIDDLE
Responding to the Demand for Walkable Urban Living



Crude. Expiry 2016

Zoning Does Not Typically Recognize Existing Mix of Densities

Key Standards and Compliance										
Standard	Regulations	Existing Condition per site								
	Low Dens. Res	1	2	3 ^{corner}	4	5 ^{corner}	6 ^{corner}	7	8 ^{corner}	9
Min. Lot Area	5000 sf - 1 ac	5300	2000	4550	3000	5'00	9425	6525	8700	6650
Min. Lot Front Footage	50' min; 60' min ^{corner}	40	40	70	60	60	64	40	60	40
Min. Lot Depth	80' min.	40	65	65	60	55	125	125	125	120
Max Lot Coverage	12-50%	34%	48%	40%	44%	38%	55%	39%	39%	32%
Residential Density	1 - 9 du / ac	7.5	10.75	9.57	21	17.08	69.12	10.25	20.92	7.44
Front Setback	15' min; 10' min ^{corner}	20	10	10	14	20	10	21	24	24
Rear Setback	5 ft min.	70	5	5	10	10	7	03	05	05
Side Setbacks (Right)	5' min; 15' min ^{corner}	10	7	12	20	20	na	7	24	7
Side Setbacks (Left)	1 sideyard must be 10' min wide	7	4	15	10	12	na	12	7	2
Parking Court	2 spaces / du min.	7	1	1	0	1	0.4	0.4	0.74	1

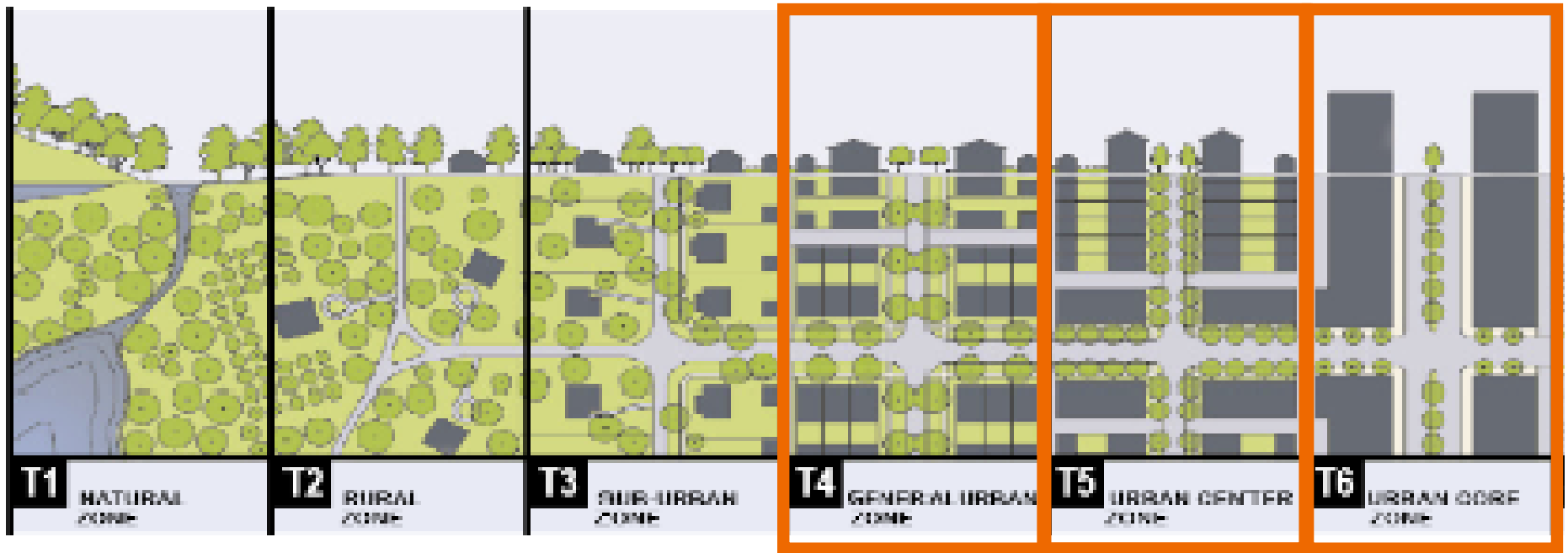


72 DU/Acre, But Not Bigger Than a Large House



www.naticon.com

Neighborhood Living is Different than City Living





2

What is Missing Middle Housing?

Getting it Right: It's Not Just Medium-Density
Housing

Missing Middle Housing



Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.

Missing Middle Housing

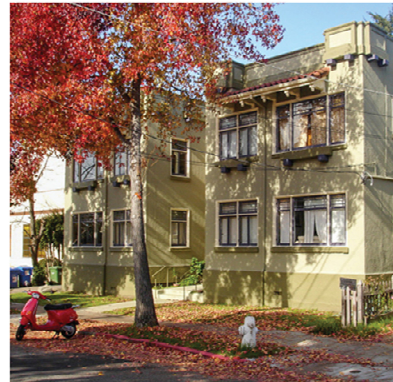


Enhances Neighborhood Character

Meets Demand for Walkable Neighborhood Living



Meets Demand for More Diverse Housing Options



Addresses the Need for Affordable Homes

Provides the Density Needed to Support Locally-Serving Businesses and Amenities, like Transit

Missing Middle Housing: Denver



Missing Middle Housing: Portland



Bunglow Court



Side-by-Side Duplex



Multiplex: Small



Courtyard Apartment

Missing Middle Housing: Salt Lake City

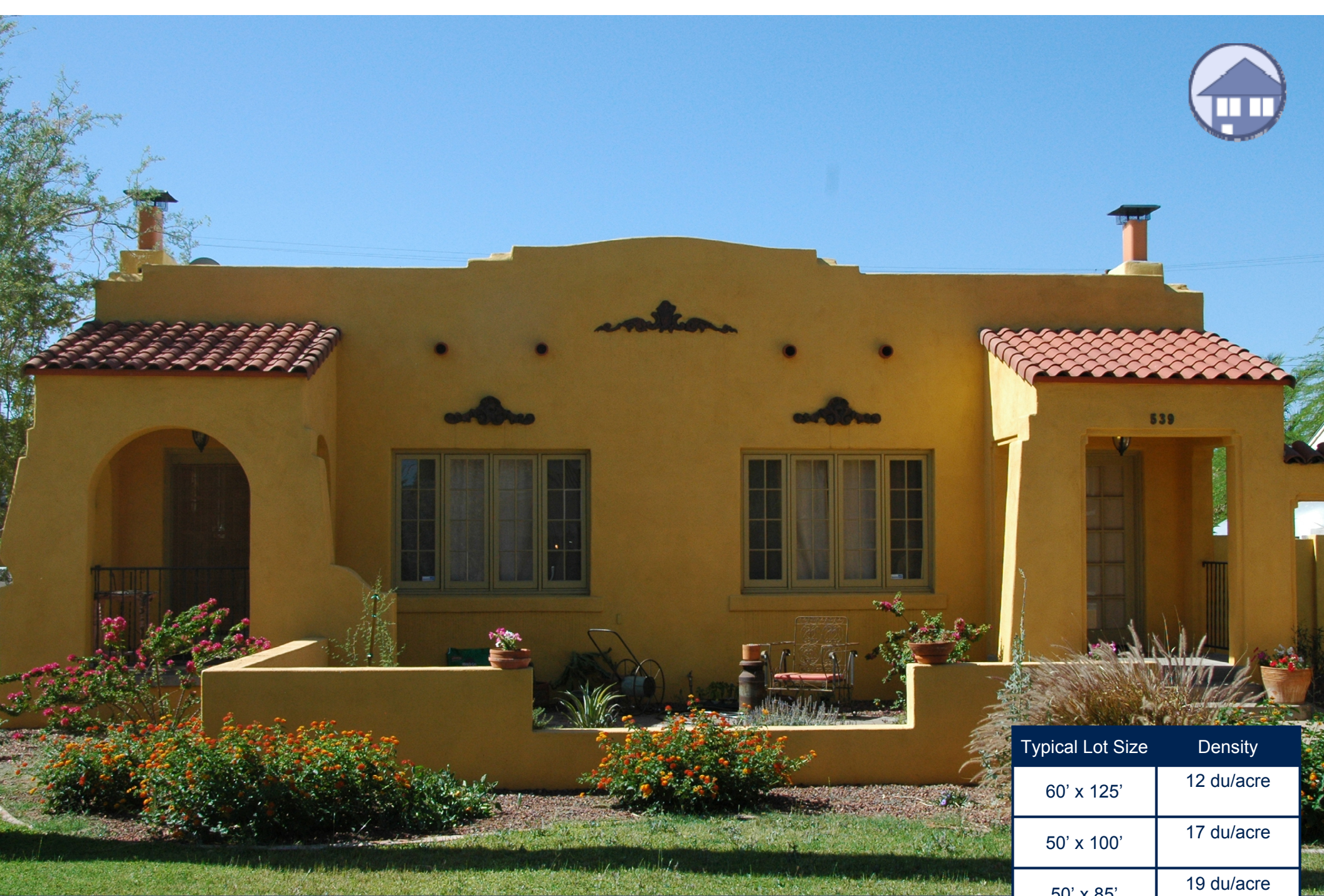


Missing Middle Housing: New Orleans





The Types



Typical Lot Size	Density
60' x 125'	12 du/acre
50' x 100'	17 du/acre
50' x 85'	19 du/acre

Duplex: Side-by-Side



Typical Lot Size	Density
60' x 125'	12 du/acre
50' x 100'	17 du/acre
50' x 85'	19 du/acre

Duplex: Stacked



Typical Lot Size	Density (5 units/lot)	Density (6 units/lot)
100' x 125'	17 du/acre	21 du/acre
100' x 100'	22 du/acre	26 du/acre
80' x 100'	27 du/acre	33 du/acre

Bungalow Court



Carriage House (Ancillary Unit)



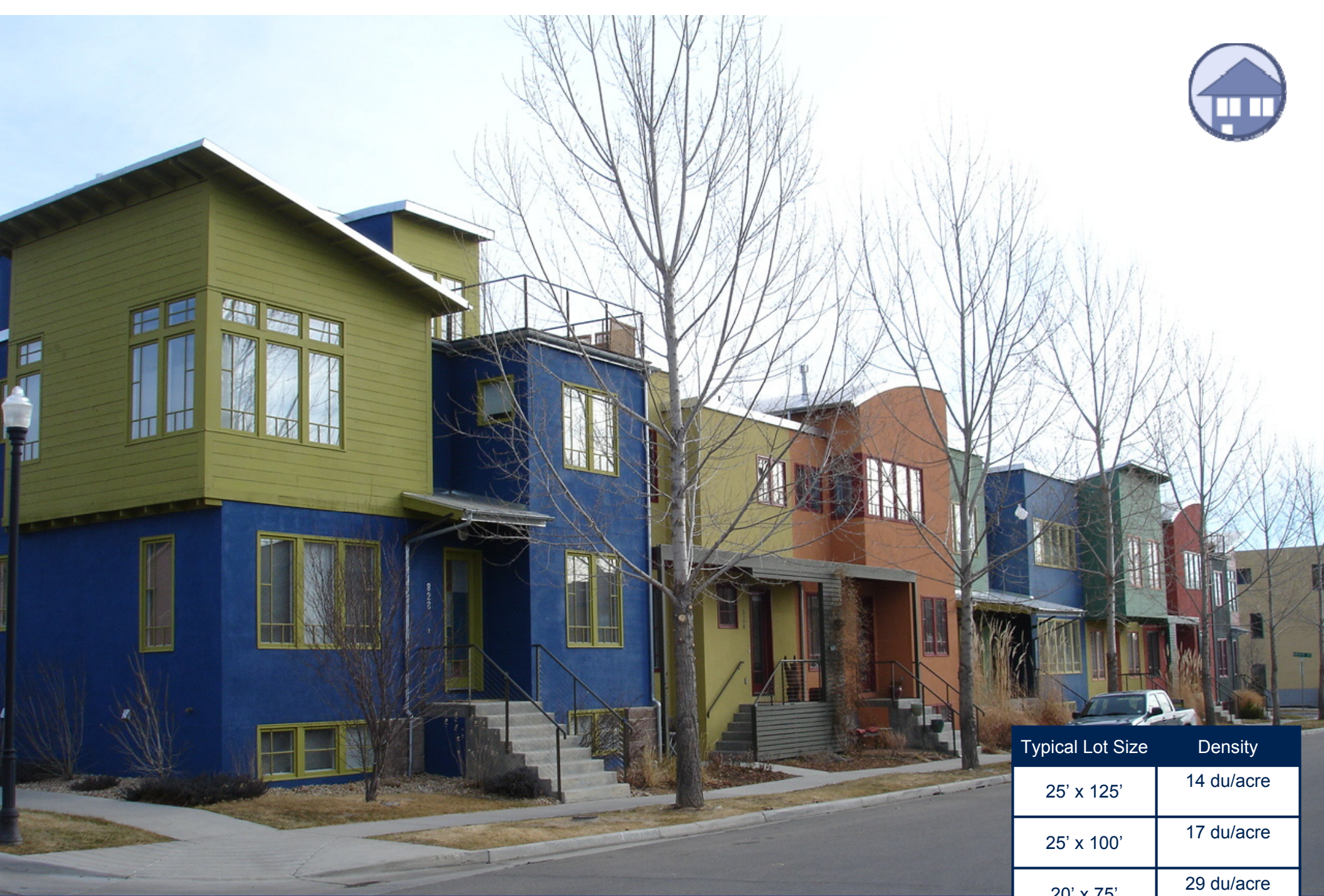
Typical Lot Size	Density (4 units/lot)
75' x 150'	23 du/acre
60' x 100'	29 du/acre

Fourplex



Typical Lot Size	Density (5 units/lot)	Density (6 units/lot)
100' x 125'	17 du/acre	21 du/acre
100' x 100'	22 du/acre	26 du/acre
80' x 100'	27 du/acre	33 du/acre

Multiplex: Small



Typical Lot Size	Density
25' x 125'	14 du/acre
25' x 100'	17 du/acre
20' x 75'	29 du/acre

Townhouse



Great for Incubating Small, Local Businesses



South Main, Buena Vista, CO. Opticos Design

Typical Lot Size	Density
30' x 125'	12 du/acre
25' x 100'	17 du/acre
25' x 75'	23 du/acre

Live-Work



Typical Lot Size	Density (8 units/lot)	Density (14 units/lot)
120' x 135'	22 du/acre	38 du/acre
110' x 125'	25 du/acre	44 du/acre
110' x 110'	29 du/acre	50 du/acre

Courtyard Apartments



Where Do You Find Missing Middle Housing?

Distributed Throughout a Block with Single-Family Homes



End-Grain of a Single-Family Block



Transition from Single-Family to Higher-Density Housing



Transition from Single-Family Housing to a Mixed-Use Corridor





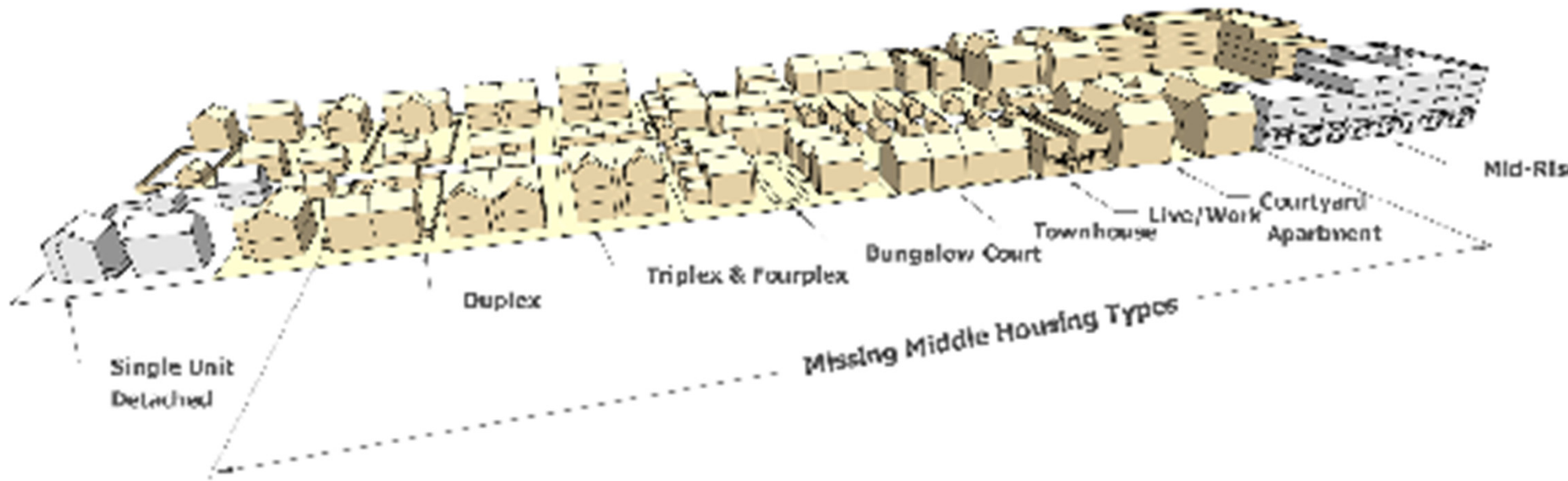
Important Characteristics of Missing Middle Housing

Getting it Right: Not Just Medium-Density
Housing

Characteristics of Missing Middle Housing



1. Walkable Context



Destinational Walking: Amenities Close By

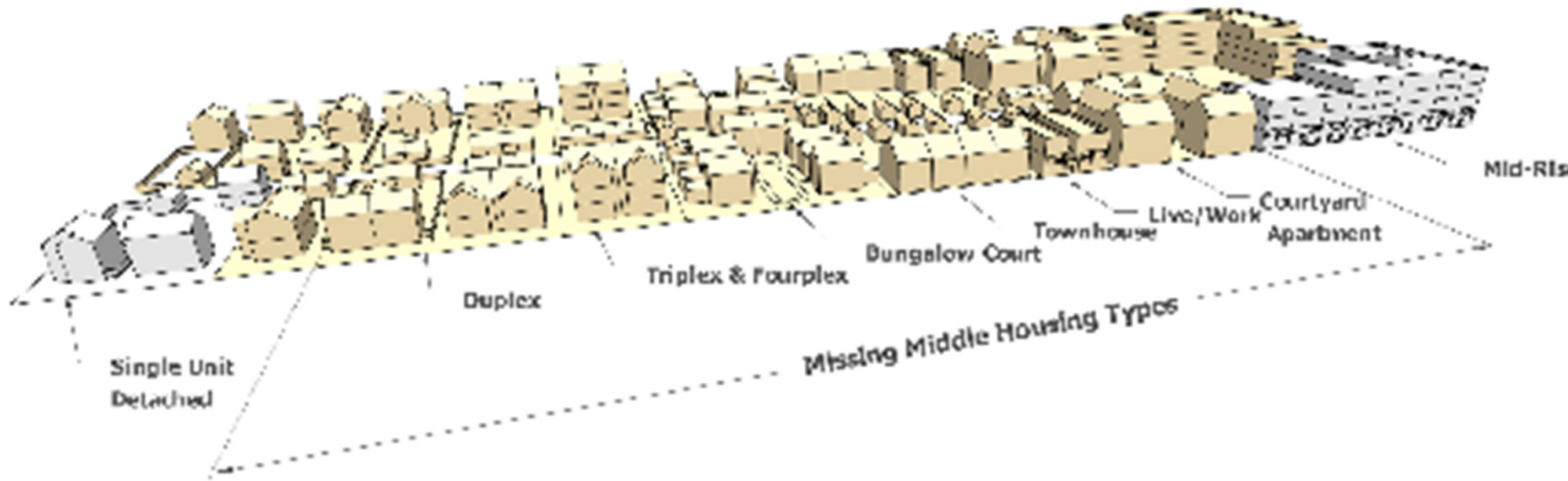


Characteristics of Missing Middle Housing



1. Walkable Context

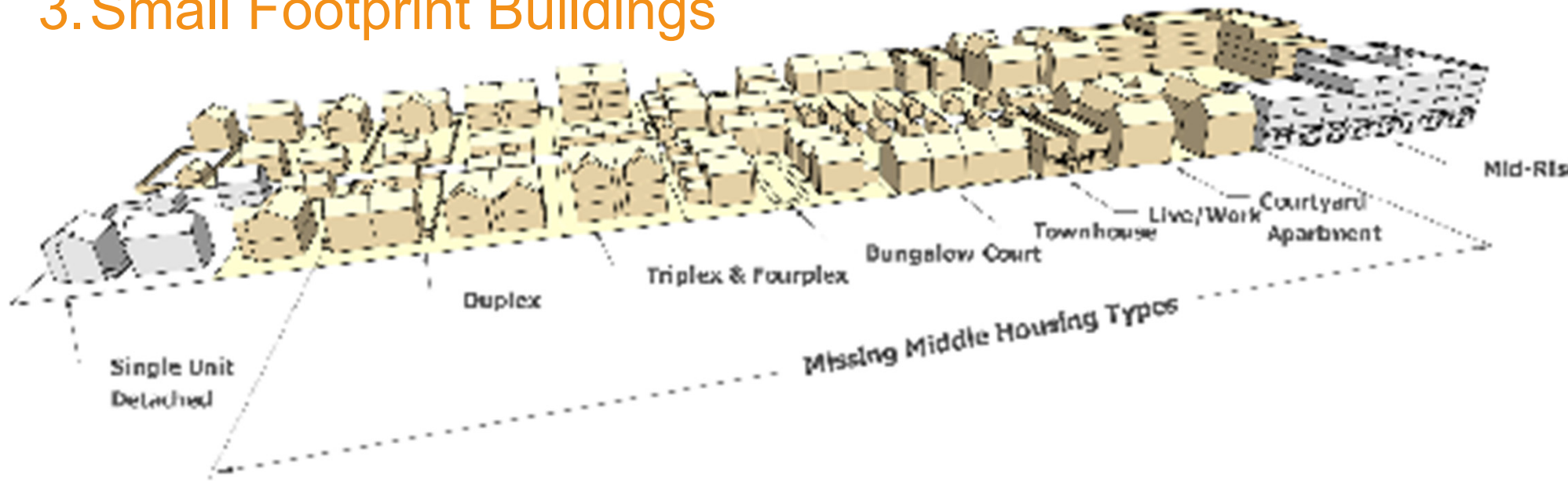
2. Lower Perceived Density





Characteristics of Missing Middle Housing

1. Walkable Context
2. Lower Perceived Density
3. Small Footprint Buildings



Smaller Does Not Necessarily Mean This Small

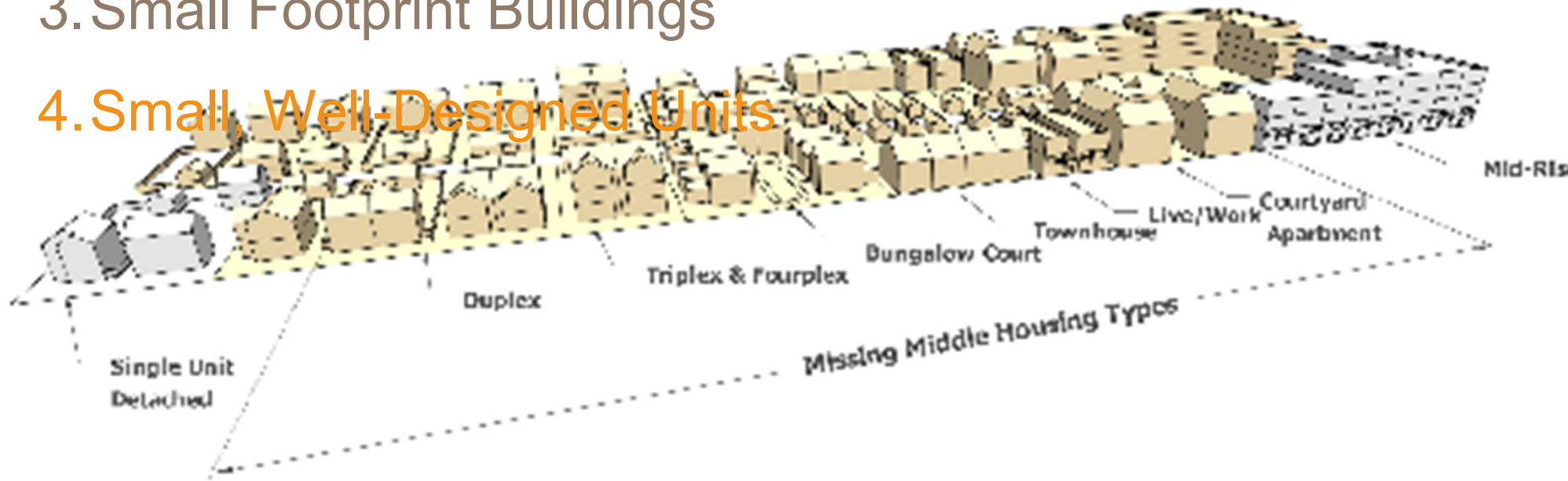


But, Never Bigger Than the Scale of a House



Characteristics of Missing Middle Housing

1. Walkable Context
2. Lower Perceived Density
3. Small Footprint Buildings
4. Small, Well-Designed Units



Smaller Does Not Mean Lowest End of the Market



Market is Choosing Quality Over Quantity



Characteristics of Missing Middle Housing

1. Walkable Context
2. Lower Perceived Density
3. Small Footprint Buildings
4. Small, Well-Designed Units
5. Fewer Off-Street Parking Spaces





Characteristics of Missing Middle Housing

1. Walkable Context
2. Lower Perceived Density
3. Small Footprint Buildings
4. Small, Well-Designed Units
5. Fewer Off-Street Parking Spaces
6. Simple Construction



Provides Affordability by Design Housing Tool



Richmond Livable
Corridors
Richmond, GA



Only \$23,000
Household Income
Needed to Qualify



Characteristics of Missing Middle Housing

1. Walkable Context
2. Lower Perceived Density
3. Small Footprint Buildings
4. Small, Well-Designed Units
5. Fewer Off-Street Parking Spaces
6. Simple Construction
7. Creates Community





Within a Project Like This or the Larger Context





3

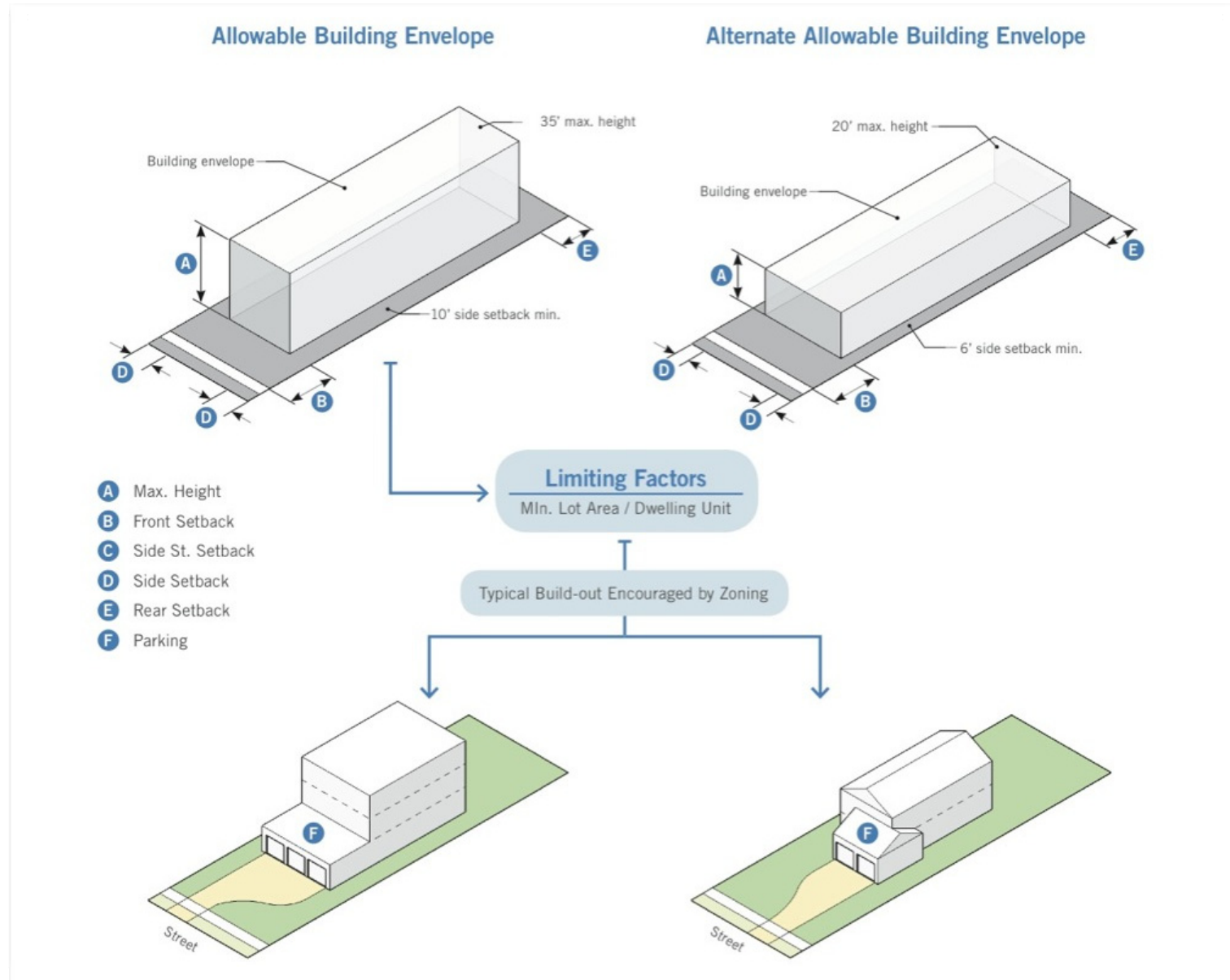
Effective Zoning for Diverse Housing Choices

Removing Barriers and Providing
Clarity

Start By Graphically Assessing Your Existing Zoning Code to Define Obstacles



What Does Your Code Actually Encourage?





Enable Missing Middle Housing In Your Zoning



Your Base Zone Districts Need to Allow This Mix of Types

Intent Not to Add Additional Layers of Regulations



Zoning Tips for Missing Middle Housing

A. Enable small footprint density

1. Directly allow building types within zone districts
2. Regulate max. building footprint (width and depth)
3. Cap heights at 2.5 stories for desired zones
4. Do not cap density

B. Do not treat all unit sizes equally

1. Allow more smaller units inside same building form
2. Require less off-street parking for smaller units
3. Adjust impact fees for smaller units
4. Consider treating a 650sf unit as half a unit

C. Encourage blended densities

D. Reduce parking requirements

E. Make new walkable communities legal





Building Type as a Primary Component of a Code

Chapter 1703 Form-Based Code

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City of Cincinnati Form-Based Code

Public Review Draft #21/12

1703-1

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Group of Building Types Calibrated for the City



Specific to Building Types

1703-3.30

Table 1703-3.30.A: Building Types General

Building Type	Transect Zones										
 <p>Carriage House. This Building Type is an accessory structure typically located at the rear of a lot. It typically provides either a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.</p>	<table> <tr> <td>T3E</td><td>T3N</td></tr> <tr> <td>T4N.1</td><td>T4N.2</td></tr> <tr> <td>T5MS</td><td>T5N.1</td></tr> <tr> <td>T5N.2</td><td>T5F</td></tr> <tr> <td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
T3E	T3N										
T4N.1	T4N.2										
T5MS	T5N.1										
T5N.2	T5F										
T6C											
 <p>Detached House: Medium. This Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, presently near a neighborhood main street.</p>	<table> <tr> <td>T3E</td><td>T3N</td></tr> <tr> <td>T4N.1</td><td>T4N.2</td></tr> <tr> <td>T5MS</td><td>T5N.1</td></tr> <tr> <td>T5N.2</td><td>T5F</td></tr> <tr> <td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
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T4N.1	T4N.2										
T5MS	T5N.1										
T5N.2	T5F										
T6C											
 <p>Detached House: Compact. This Building Type is a small detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, presently near a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table> <tr> <td>T3E</td><td>T3N</td></tr> <tr> <td>T4N.1</td><td>T4N.2</td></tr> <tr> <td>T5MS</td><td>T5N.1</td></tr> <tr> <td>T5N.2</td><td>T5F</td></tr> <tr> <td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
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T4N.1	T4N.2										
T5MS	T5N.1										
T5N.2	T5F										
T6C											
 <p>Garden Court. The Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared courtyard that is typically perpendicular to the street. The shared courtyard takes the place of a private rear yard and becomes an important community-enhancing element of this Type. This Type is appropriately-scaled so it fits within primarily single-family or medium-density neighborhoods. It enables appropriately-scaled well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table> <tr> <td>T3E</td><td>T3N</td></tr> <tr> <td>T4N.1</td><td>T4N.2</td></tr> <tr> <td>T5MS</td><td>T5N.1</td></tr> <tr> <td>T5N.2</td><td>T5F</td></tr> <tr> <td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
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T4N.1	T4N.2										
T5MS	T5N.1										
T5N.2	T5F										
T6C											
 <p>Duplex. This Building Type is a small- to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street and within a single building massing. This Type has the appearance of a medium- to large single-family home and is appropriately-scaled so it fits within primarily single-family neighborhoods or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table> <tr> <td>T3E</td><td>T3N</td></tr> <tr> <td>T4N.1</td><td>T4N.2</td></tr> <tr> <td>T5MS</td><td>T5N.1</td></tr> <tr> <td>T5N.2</td><td>T5F</td></tr> <tr> <td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
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T6C											

Key **TH** Allowed **TF** Not Allowed

City of Cincinnati Form-Based Code

Public Review Drafts W21/W22

1703-3.3

1703-3.30

Specific to Building Types

Table 1703-3.30.A: Building Types General (continued)

Building Type	Transect Zones										
 <p>Rowhouse. This Building Type is a small- to medium-sized typically attached structure that consists of 2-4 townhouses placed side-by-side. It is a feature unique to Cincinnati. This Type may also occasionally be detached with minimal separation between the buildings. This Type is typically located within medium-density neighborhoods or in a location that is distant from a primarily single-family neighborhood and a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table> <tr> <td>T3E</td><td>T3N</td></tr> <tr> <td>T4N.1</td><td>T4N.2</td></tr> <tr> <td>T5MS</td><td>T5N.1</td></tr> <tr> <td>T5N.2</td><td>T5F</td></tr> <tr> <td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
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T4N.1	T4N.2										
T5MS	T5N.1										
T5N.2	T5F										
T6C											
 <p>Multi-plex: Small. This Building Type is a medium structure that consists of 3-6 side-by-side smaller stacked dwelling units, typically with one or two units along the front. This Type has the appearance of a medium-sized family home and is appropriately-scaled so it fits within medium-density neighborhoods or large medium-density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table> <tr> <td>T3E</td><td>T3N</td></tr> <tr> <td>T4N.1</td><td>T4N.2</td></tr> <tr> <td>T5MS</td><td>T5N.1</td></tr> <tr> <td>T5N.2</td><td>T5F</td></tr> <tr> <td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
T3E	T3N										
T4N.1	T4N.2										
T5MS	T5N.1										
T5N.2	T5F										
T6C											
 <p>Multi-plex: Large. This Building Type is a medium- to large-sized structure that consists of 7-10 side-by-side smaller stacked dwelling units, typically with one shared courtyard. This Type is appropriately-scaled so it fits within medium-density neighborhoods or large medium-density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table> <tr> <td>T3E</td><td>T3N</td></tr> <tr> <td>T4N.1</td><td>T4N.2</td></tr> <tr> <td>T5MS</td><td>T5N.1</td></tr> <tr> <td>T5N.2</td><td>T5F</td></tr> <tr> <td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
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T4N.1	T4N.2										
T5MS	T5N.1										
T5N.2	T5F										
T6C											
 <p>Stacked Plaza. This Building Type is a medium- to large-sized structure that consists of multiple dwelling units stacked from a courtyard or series of courtyards. Each unit may have its own individual courtyard or may share a common courtyard. This Type is appropriately-scaled so it fits within medium-density neighborhoods or large medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. This building type may include a courtyard.</p>	<table> <tr> <td>T3E</td><td>T3N</td></tr> <tr> <td>T4N.1</td><td>T4N.2</td></tr> <tr> <td>T5MS</td><td>T5N.1</td></tr> <tr> <td>T5N.2</td><td>T5F</td></tr> <tr> <td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
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T5MS	T5N.1										
T5N.2	T5F										
T6C											
 <p>Live/Work. This Building Type is a small- to medium-sized attached or detached structure that consists of one dwelling unit above another behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground-floor use space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that is distant from a neighborhood main street. It is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to respond to the market demands.</p>	<table> <tr> <td>T3E</td><td>T3N</td></tr> <tr> <td>T4N.1</td><td>T4N.2</td></tr> <tr> <td>T5MS</td><td>T5N.1</td></tr> <tr> <td>T5N.2</td><td>T5F</td></tr> <tr> <td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
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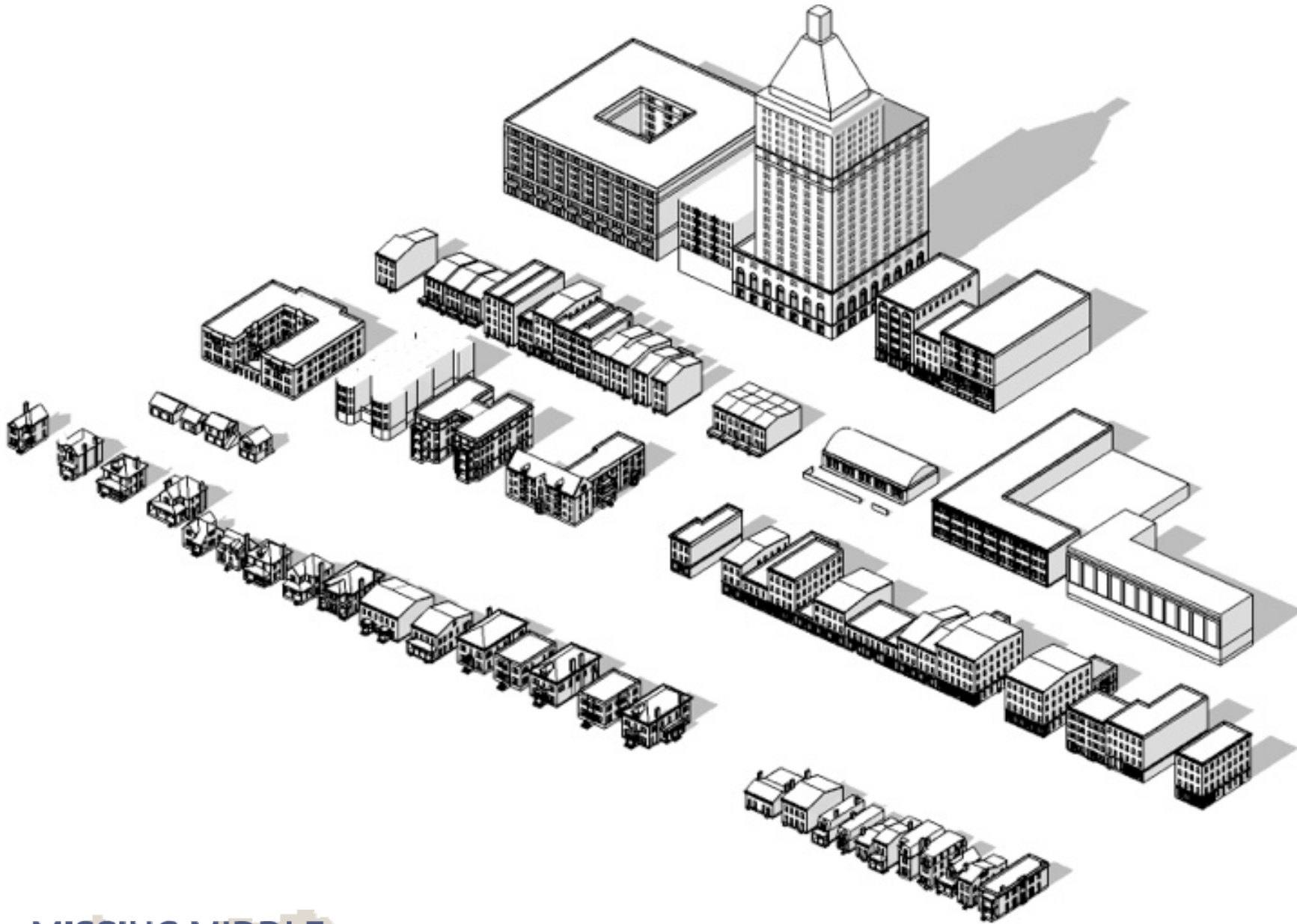
Key **TH** Allowed **TF** Not Allowed

1703-3.4

Public Review Drafts W21/W22

City of Cincinnati Form-Based Code

Cincinnati's Building Types






A Range of Types are Allowed Within Each Zone

Specific to Transit Zones **1703-2.70**

T4 Neighborhood Small Footprint (T4N.2)

1703-2.70 T4 Neighborhood Small Footprint (T4N.2)



A. Intent
To provide variety of urban building character, in small-to-medium footprint, medium-to-high density building types, which reinforce the walkable nature of the neighborhood, support neighborhood serving retail and service uses adjacent to this zone, and support public transportation alternatives. The following are generally appropriate form elements in this zone:

B. Sub-Zone(s)
T4N.2-Open Space (T4N.2-O)
This open sub-zone provides the same building form but allows for a more diverse mix of uses.

General note: The drawing above is intended to provide a brief overview of this Transit Zone and is illustrative only.

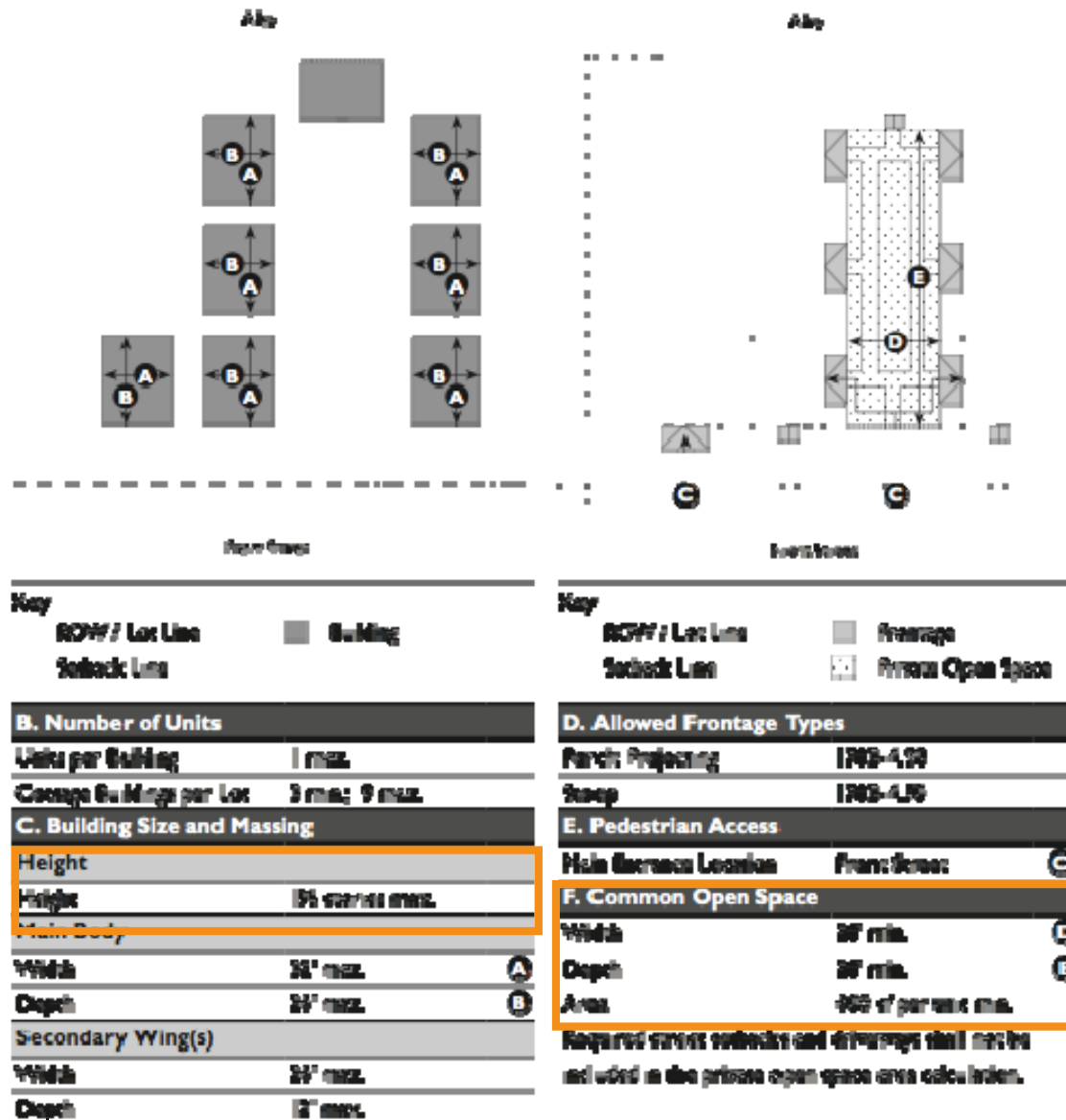
City of Cincinnati Form-Based Code **Public Review Draft 9/21/11** **1703-2-23**

C. Allowed Building Types

Building Type	Lot		Standards
	Width A	Depth B	
Carriage House	n/a	n/a	1703-3.40
Detached House: Compact	30' min.; 50' max.	75' min.	1703-3.60
Cottage Court	75' min.; 100' max.	100' min.	1703-3.70
Duplex	40' min.; 75' max.	100' min.	1703-3.80
Rowhouse	18' min.; 33' max.	80' min.	1703-3.90
Multi-Plex: Small	50' min.; 100' max.	100' min.	1703-3.100
Live/Work	18' min.; 33' max.	80' min.	1703-3.130



Each Type Has Supplemental Form Standards





4

How Else is Missing Middle Being Used?

What Tools Can You Take Back
to Your Community?



Being Used Across the Country to Inform Planning and Policy

“Of particular importance is the need to fully utilize the Missing Middle housing types to diversify our housing stock to address the increasingly diverse housing demand driven by the demographic changes in our community.”

Rick Bernhardt, Executive Director
Metropolitan Nashville-Davidson County Planning Department



MiPlace: Michigan Statewide Economic Dev't. Strategy

miplace™
Communities to invest in. Communities to grow in.™

Have Questions? | Site Map

Get Started

Home | Placemaking | Placemaking in Action | Resources | News | Events | About Miplace

Research
Documents
Toolkit
Case Studies

Documents

Document Type:
- Any - Apply

Michigan Main Street Center 2013 - 2014 Annual Report
Michigan State Housing Development Authority

Strategic Public Actions* to Support Placemaking
Communities With the Biggest Opportunities for Success with Strategic Placemaking
MSU Land Policy Institute

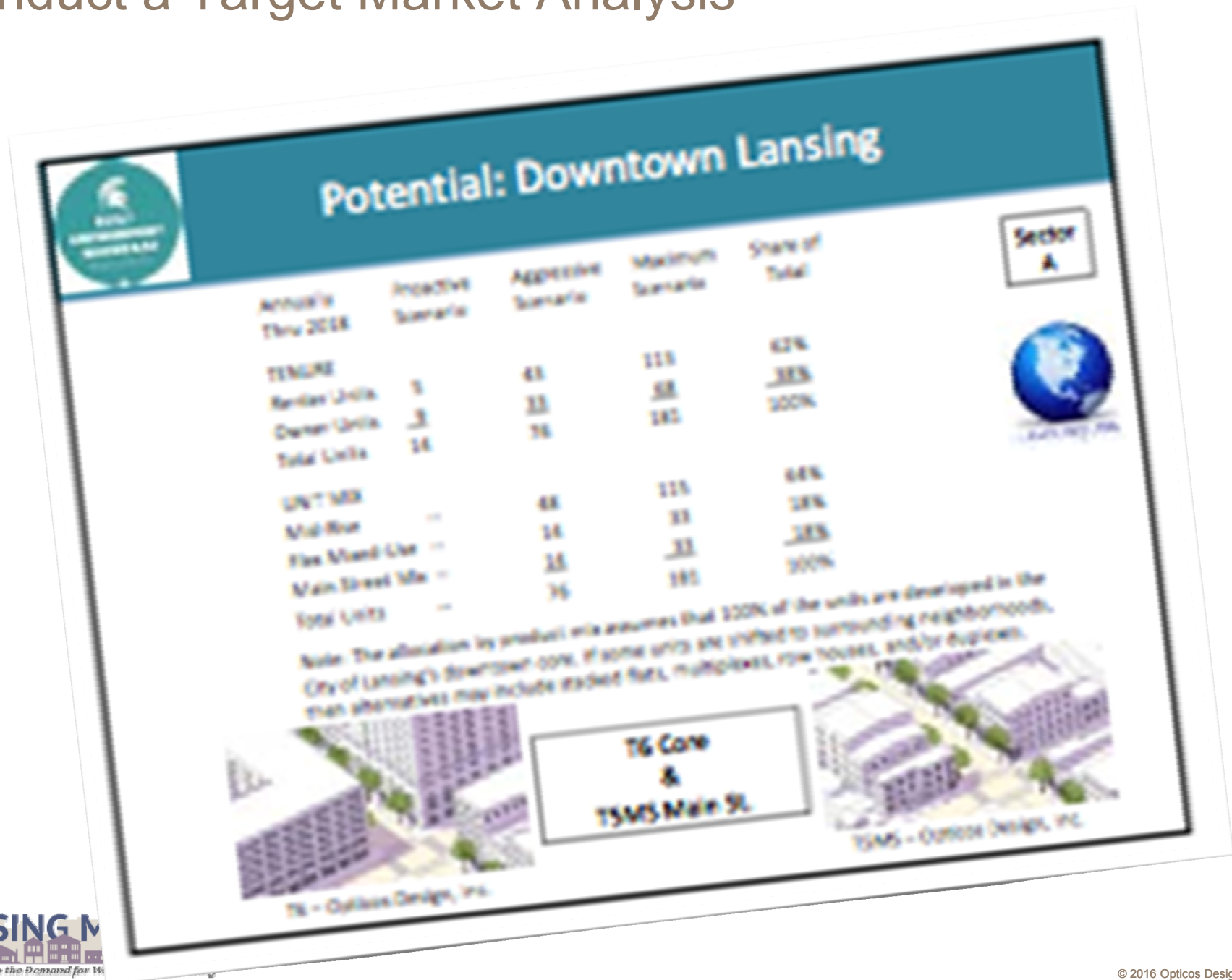
Crowdfunding The Cutting-Edge Future of Local Development
The Review

TEN YEARS OF EXCELLENCE
THE ECONOMIC IMPACTS OF MAIN STREET IN MICHIGAN
2014 Michigan Main Street Economic Study
Ten Years of Excellence

Talkin' 'bout My Generation:
YOUNG DEMOGRAPHICS

MISSING
Responding to the Demand

Conduct a Target Market Analysis



Missing Middle Affordable Housing Density Bonus



Chapter 3. Current Local Findings



AUSTIN, TEXAS LAND DEVELOPMENT CODE DIAGNOSIS Public Draft May 8, 2014

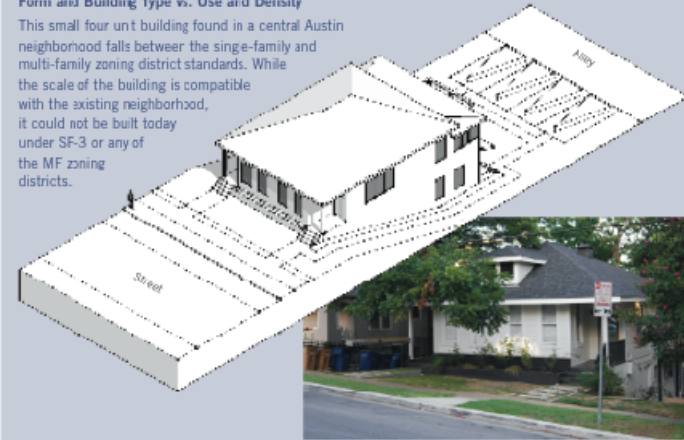
CODENEXT
SHAPING THE AUSTIN WE IMAGINE



Creative Example of Medium Density Housing

Form and Building Type vs. Use and Density

This small four unit building found in a central Austin neighborhood falls between the single-family and multi-family zoning district standards. While the scale of the building is compatible with the existing neighborhood, it could not be built today under SF-3 or any of the MF zoning districts.



Creative Example of Medium-Density Housing

	Existing Lot Zoned SF-3	LDC Regulations	
		SF-3 Zoning District	MF Zoning Districts
Lot Size	7,865 sf	5,750 square feet min., 50 foot width min.	8,000 square feet min. (all MF zoning districts)
Number Parking Spaces	4 spaces for 4 units	2 spaces per dwelling unit	2 spaces per 2 bedroom unit
Density	22 du/a	7.5-11 du/a	23 du/a in MF-2 and higher
Other limiting regulations:			
MF Zoning districts allow 40 – 60 feet in building height, discouraging one- to three-story buildings.			

44 LAND DEVELOPMENT CODE DIAGNOSIS

Barriers Within the LDC to Missing Middle Housing Types

There are no small-lot, multifamily zoning districts: All MF zoning districts have a minimum lot size of 8,000 square feet.

- This minimum size is much larger than the lots for most of the existing Missing Middle housing types.
- This regulation encourages lot aggregation for multifamily projects, the opposite of what should be encouraged in most neighborhoods, especially walkable urban neighborhoods that have a good mix of housing already.

Allowed densities in MF zoning districts are too low for some of these types

- Some of the existing Missing Middle types have densities as high as 40 to 50 dwelling units/acre even within their compatible form.
- Missing Middle housing densities could be allowed in MF-5 and above density-wise, but much larger buildings are encouraged in these zoning districts.
- The premise is that higher density always means

No maximum building footprint (depth and/or width)

- Most existing Missing Middle housing types have small building footprints (depth and width) that make them compatible with their context.
- The current MF zoning districts do not limit building footprint and in many ways encourage larger buildings, which obviously are less compatible with many neighborhood contexts.
- Regulations for Missing Middle housing types



Other Tools to Promote Missing Middle Housing



The Missing Middle Website



About

What is Missing Middle Housing?

Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living. These types provide diverse housing options along a spectrum of affordability, including duplexes, fourplexes, and bungalow courts, to support walkable communities, locally-serving retail, and public transportation options. Missing Middle housing provides a solution to the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability.

"If there's one thing Americans love, it's choices: what to eat, where to work, who to vote for. But when it comes where we live or how to get around, our choices can be limited. Many people of all ages would like to live in vibrant neighborhoods, downtowns, and Main Streets—places where jobs and shops lie within walking distance—but right now those places are in short supply. 'Missing Middle' Housing provides more housing choices. And when we have more choices, we create living, thriving neighborhoods for people and businesses.

MissingMiddleHousing.com will be a valuable resource for architects, planners, developers, elected officials, advocates, and community members—anyone working to build more great places for Americans." — Lynn Richards, president and CEO of the Congress for the New Urbanism.

This website is designed to serve as a collective resource for planners and developers seeking to implement Missing Middle projects. You will find clear definitions of the types of mid-density housing that are best for creating walkable neighborhoods, as well as information on the unifying characteristics of these building types. The website also offers information on how to integrate Missing Middle Housing into existing neighborhoods, explains how to regulate these building types, and pin-points the market demographic that demands them.



For Diverse Households

The 21st century "household" no longer necessarily consists of a father, a mother, and two point five children. A greater number of American households consist of older "empty nesters", millennials who are putting off traditional marriage and family longer than ever, single parents, non-traditional families, and the physically handicapped who are able live independently thanks to modern technology.

For Diverse Lifestyles

Flexible working solutions, non-traditional higher learning options, a longer average lifespan leading to longer retirements, and the need to reduce carbon dioxide emissions means that more and more, homebuyers and renters are seeking housing options that offer a walkable lifestyle and access to public transportation.



For Diverse Incomes

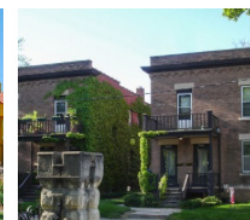
The current demand for affordable small-footprint or attached housing in the U.S. exceeds supply by up to 35 million units. Most zoning codes limit the types of housing that can be provided. Missing Middle housing types can meet the need for attractive, affordable, well-built housing within the existing framework of many city codes.



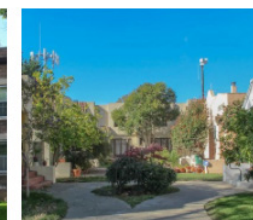
The Types



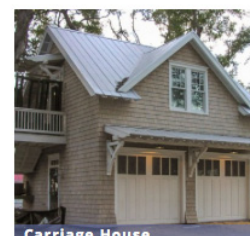
Duplex: Side-by-Side



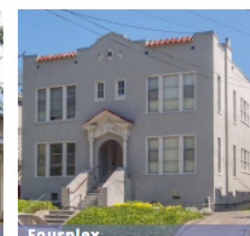
Duplex: Stacked



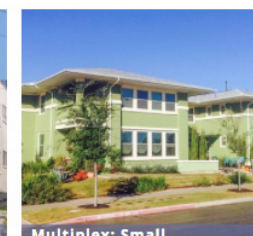
Bungalow Court



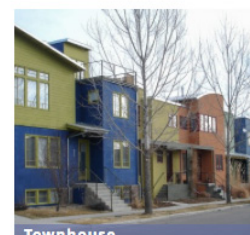
Carriage House



Fourplex



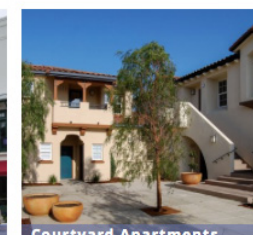
Multiplex: Small



Townhouse

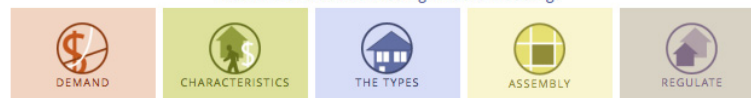


Live/Work



Courtyard Apartments

Learn more about Missing Middle Housing:





Duplex: Side-by-Side

[Back to The Types](#)

[OVERVIEW](#) [IDEALIZED](#) [DOCUMENTED](#) [UNIT PLANS](#)



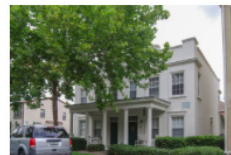
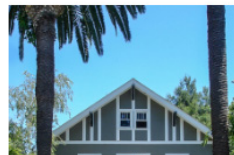
Description

A small- to medium-sized structure that consists of two dwelling units, one next to the other, both of which face and are entered from the street.

Typical Specifications

Lot	Front-loaded	Rear-Loaded
Width*	55–75 feet	40–70 feet
Depth*	100–150 feet	100–150 feet
Area*	5,000–11,250 sq. ft.	4,500–10,500 sq. ft.
	0.11–0.26 acres	0.10–0.24 acres
Units		
Number of Units	2 units	2 units
Typical Unit Size	600–2,400 sq. ft.	600–2,400 sq. ft.
Density		
Net Density	8–17 du/acre	8–19 du/acre
Gross Density	6–13 du/acre	7–14 du/acre
Parking		
Parking Ratio*		
On-street Spaces	2–3	2–3
Off-street	1 per unit max.	1 per unit max.

Gallery of Side-by-Side Duplexes

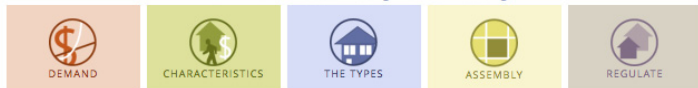




OVERVIEW IDEALIZED DOCUMENTED UNIT PLANS



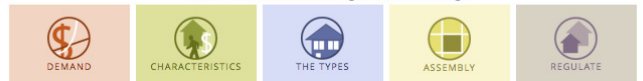
Learn more about Missing Middle Housing:



OVERVIEW IDEALIZED DOCUMENTED UNIT PLANS



Learn more about Missing Middle Housing:





Demand: Market

Leveraging the needs of the market

Singles, childless couples, and empty nesters have two things in common: They are growing in number, and they want a unique type of home. Single-family homes located in conventional suburbs make up 90% of the current housing stock available in the United States, yet more and more, consumers are seeking non-single-family housing options that offer a walkable lifestyle.

This adds up to a 35 million unit shortage in multifamily housing across the country. So what is it consumers like about walkable communities? They offer a mix of single-family and multifamily housing types; shopping, cultural amenities, and jobs within walking distance; and good access to public transportation.

Millenials

Young, highly educated, technology-driven members of the population desire mobile, walkable lifestyles.



90% of available housing in the U.S. is located in a conventional neighborhood of single-family homes, adding up to a 35 million unit housing shortage. Source: Dr. Chris Nelson, "Missing Middle: Demand and Benefits," Utah Land Use Institute conference, October 21, 2014.



Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.

Explore [The Types](#) of Missing Middle Housing.



"Well-designed 'Missing Middle' buildings unify the walkable streetscape as they greatly diversify the choices available for households of different age,

Resources

["Missing Middle Housing, Responding to the Demand for Walkable Urban Living"](#) by Daniel Parolek

["Ten things planners need to know about demographics"](#) by Kaid Benfield

[Diagram of Missing Middle Housing Types](#)

Find more resources [here](#).



Sign up for our newsletter!

* Email

First Name



Resources and links to help you better understand Missing Middle Housing

All logos and images must be attributed to Opticos Design, Inc, unless otherwise indicated.

Downloads

- [Logo: Missing Middle Housing \[JPG\]](#)
- [Diagram of Missing Middle Housing Types \[JPG\]](#)
For a high resolution file appropriate for print use, please email marketing@opticosdesign.com
- [Article: "Missing Middle Housing, Responding to the Demand for Walkable Urban Living" by Daniel Parolek \[PDF\]](#)
- [Missing Middle Research Template \[PDF\]](#)
- [Missing Middle Keynote Presentation Slides \[KEY\]](#)
- [Missing Middle Powerpoint Presentation Slides \[PPTX\]](#)
- [Missing Middle Presentation Slides \[PDF\]](#)
- [Missing Middle Promotional Handout \[PDF\]](#)

Online

- ["Ten things planners need to know about demographics" Kaid Benfield, Switchboard, January 30, 2014](#)
- ["The Demographic Trends That Will Change Planning," James Brasuelli, Planetizen, January 31, 2014](#)
- ["Car-Free in America?" Christopher Leinberger, New York Times, May 12, 2009](#)
- ["The Next Slum?" Christopher Leinberger, The Atlantic, March 1, 2008](#)





Conclusion

Let's Stop Using the Term Multi-Family

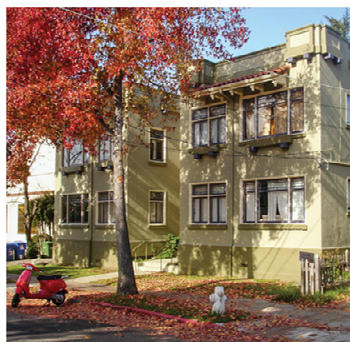
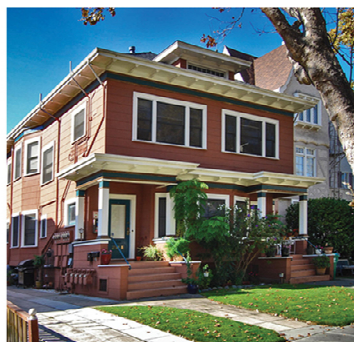


Our Planning and Regulatory Instruments are Too Blunt Time to Sharpen Our Planning and Regulatory Tools



Document Missing Middle Housing Types in Your Community





“It’s time to
rethink and
evolve,
reinvent and
renew.”

~What’s Next,
Urban Land Institute

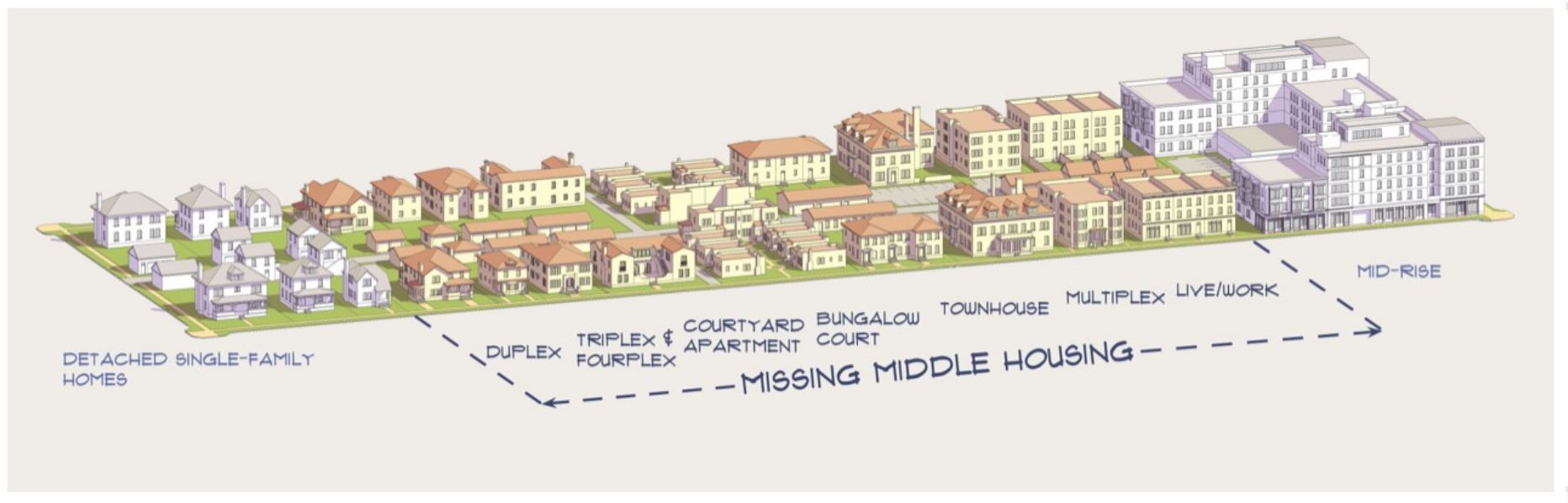


MissingMiddleHousing.com

Missing Middle Housing

Responding to the Demand for Walkable

MISSING MIDDLE
Responding to the Demand for Walkable Urban Living



Daniel Parolek

Portland Planning and Sustainability Commission

February 8, 2016



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