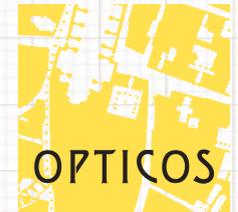
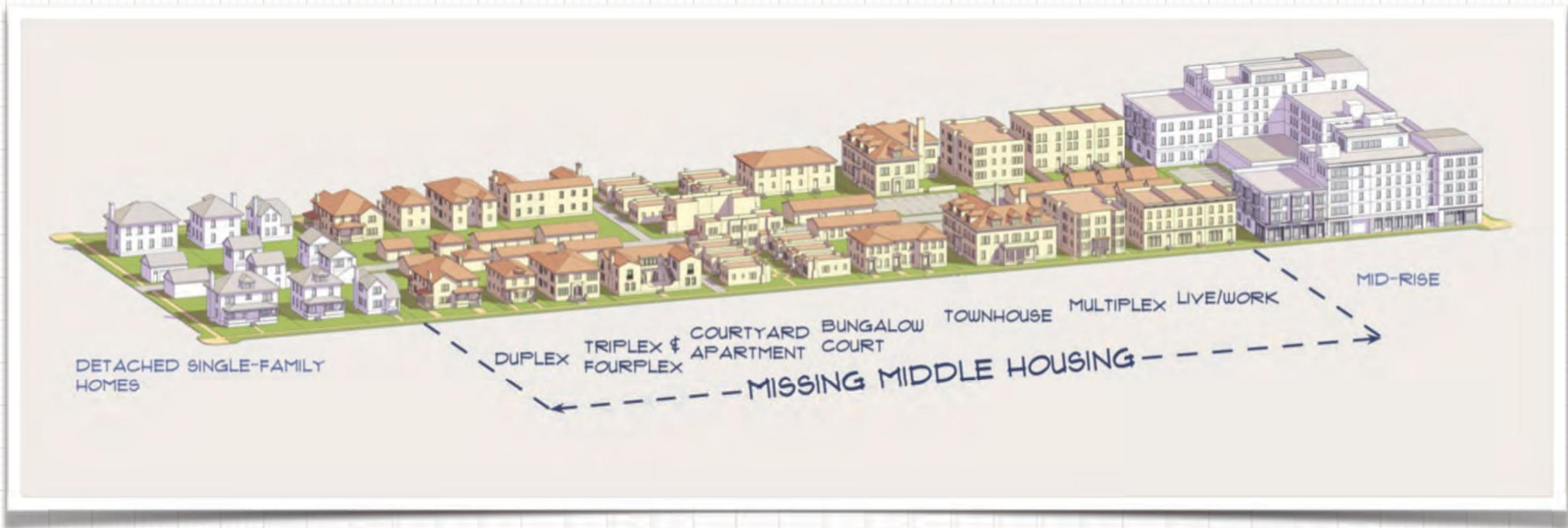


# Missing Middle Housing



Responding to the Demand for Walkable Living



Karen Parolek  
SV@Home at SPUR San Jose  
March 17, 2016

 KarenParolek  
karen.parolek@opticosdesign.com

# Walkable Cities are Thriving Cities



Photo courtesy of the Michigan Municipal League  
Icons by Freepik from [www.flaticon.com](http://www.flaticon.com)

20-35%  
Gap

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

75-85%

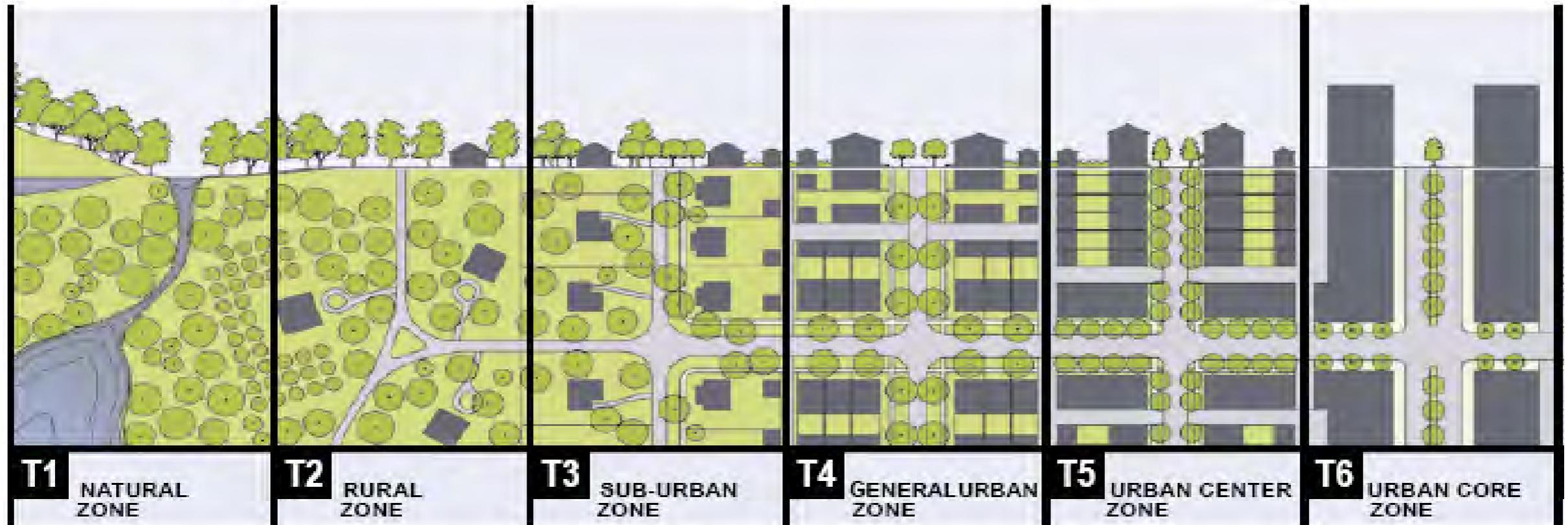
Households  
Without Children  
by 2025

# 3 Million Unit Shortage

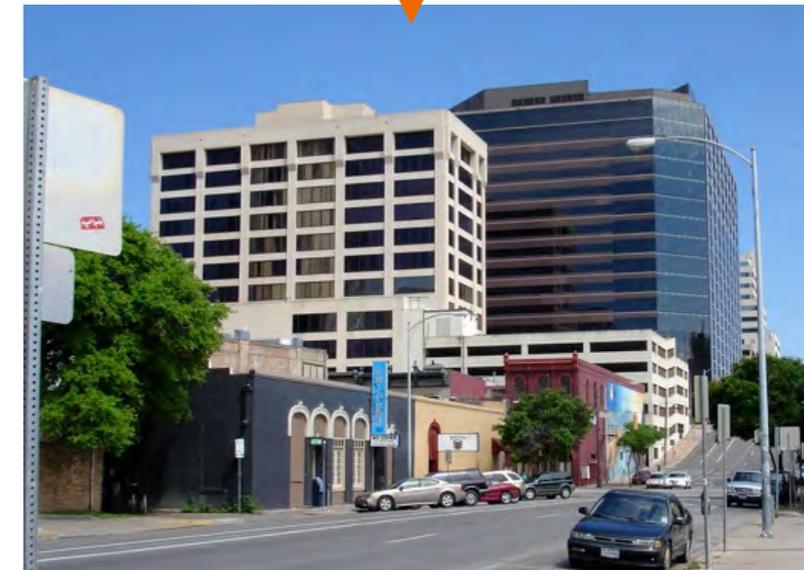
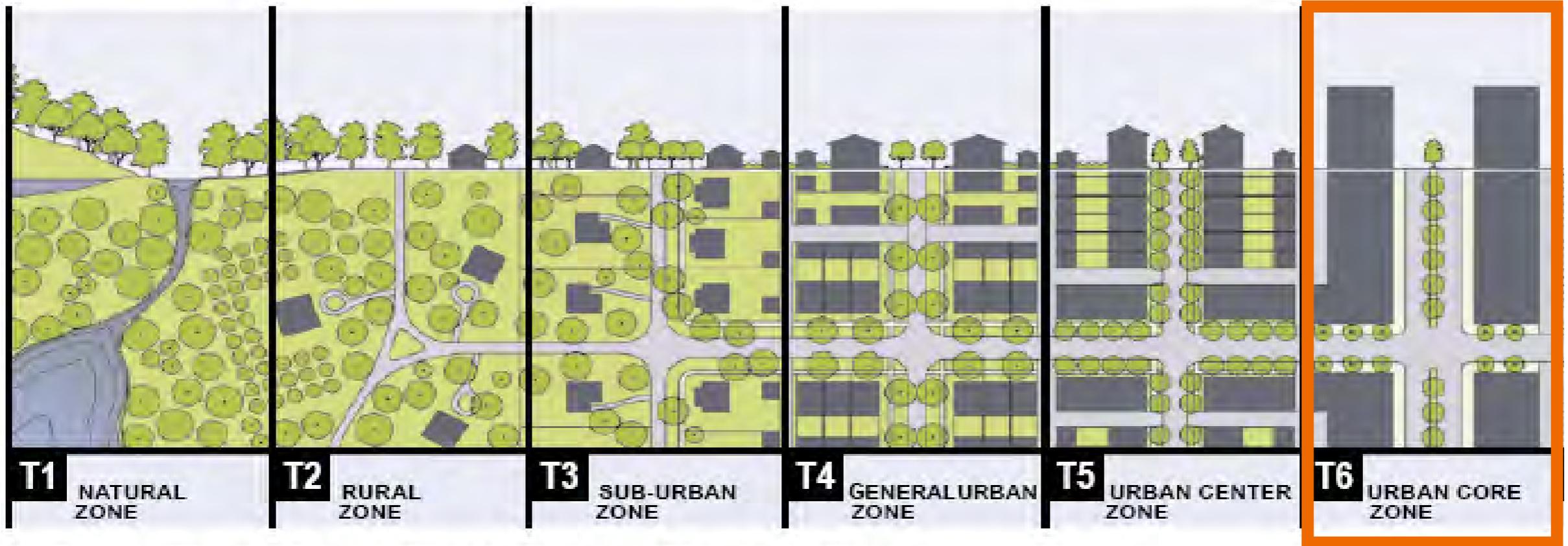
National Shortage of Small Lot  
and Attached Housing Units

~C. Nelson

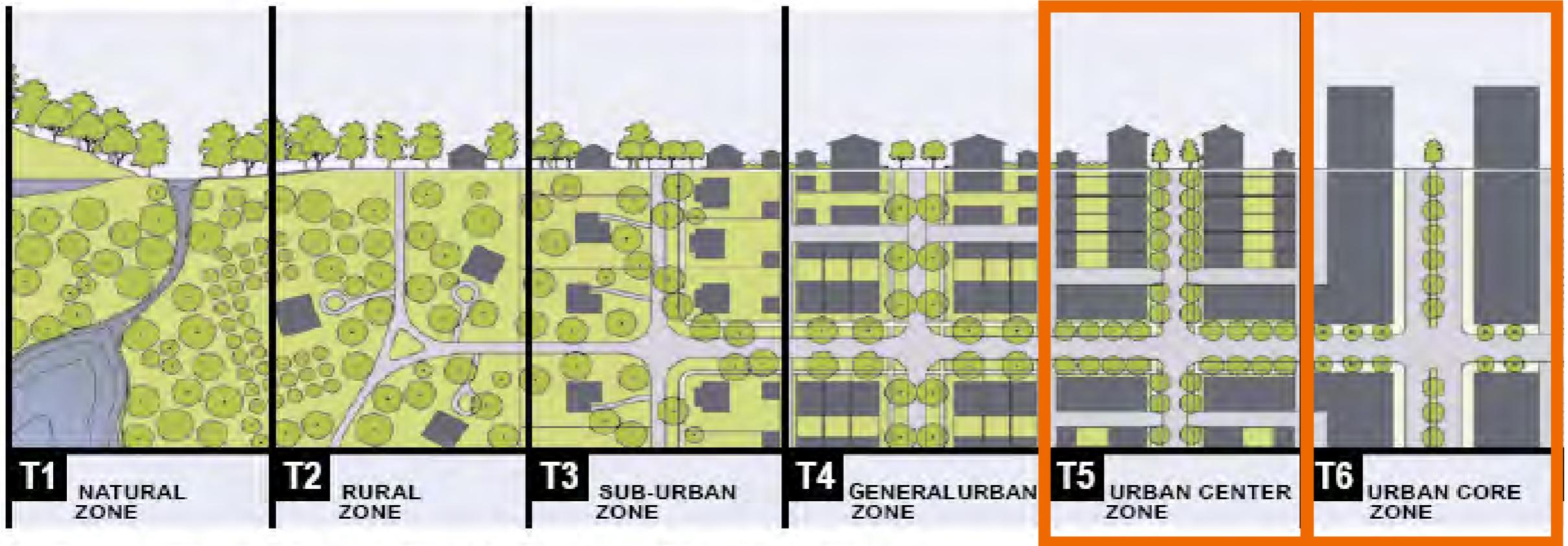
# Neighborhood Living is Different than City Living



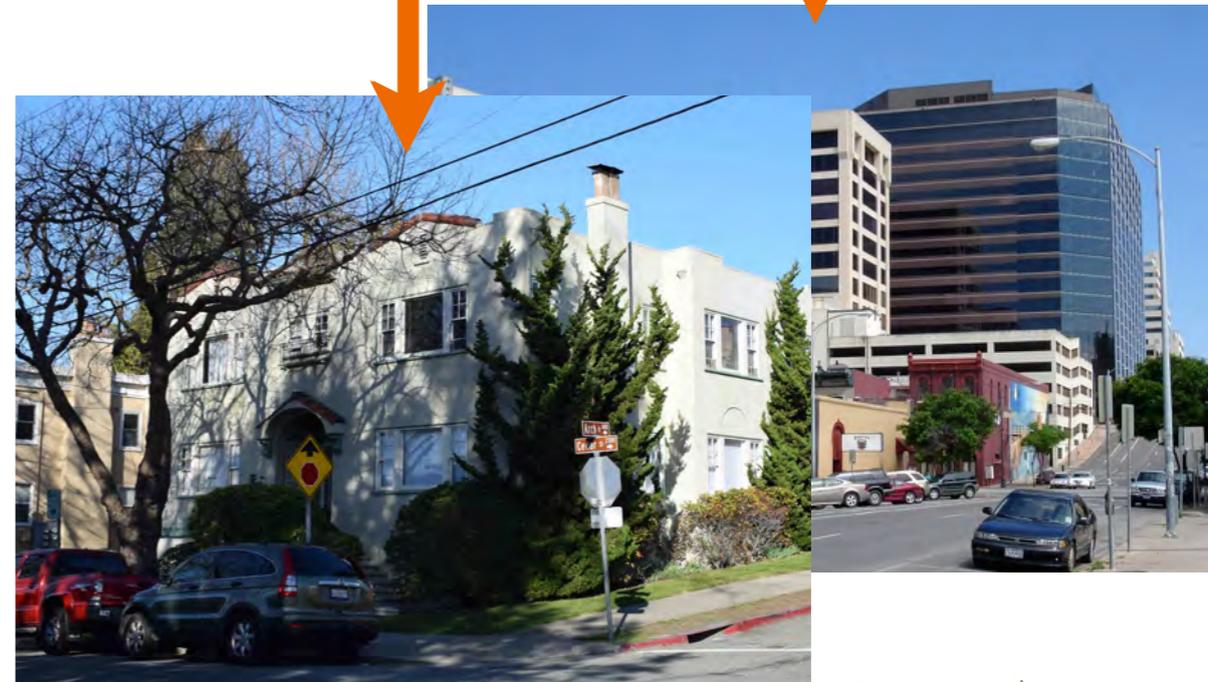
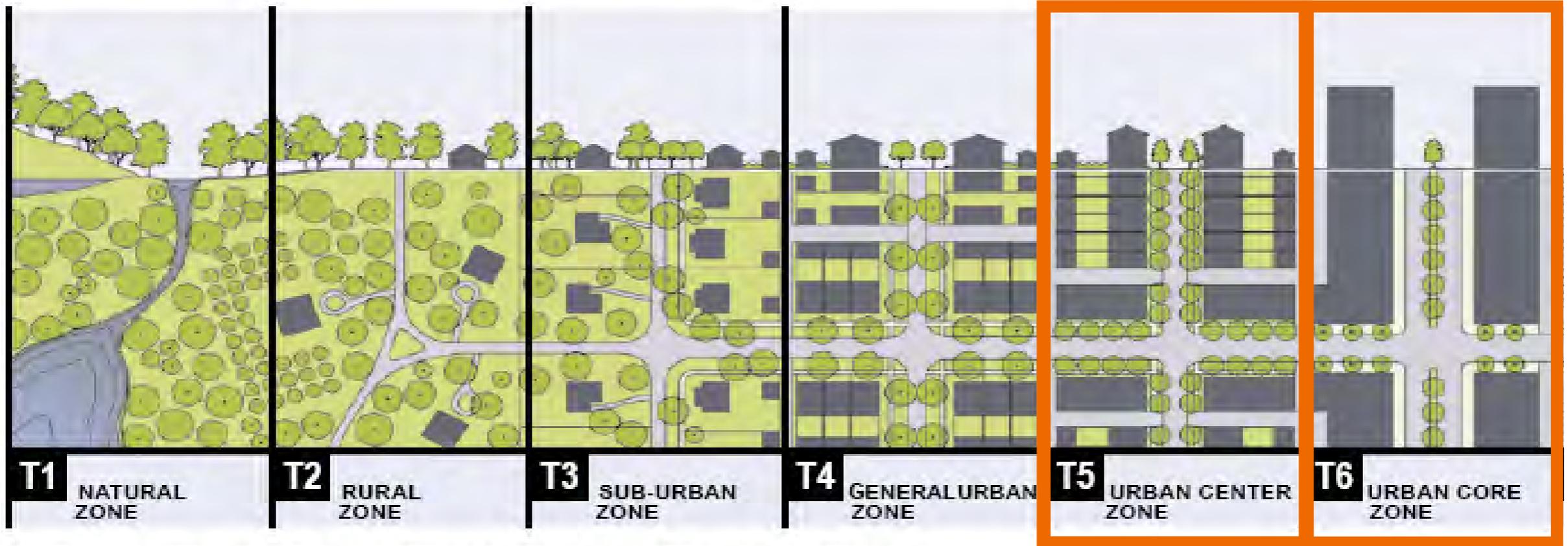
# Neighborhood Living is Different than City Living



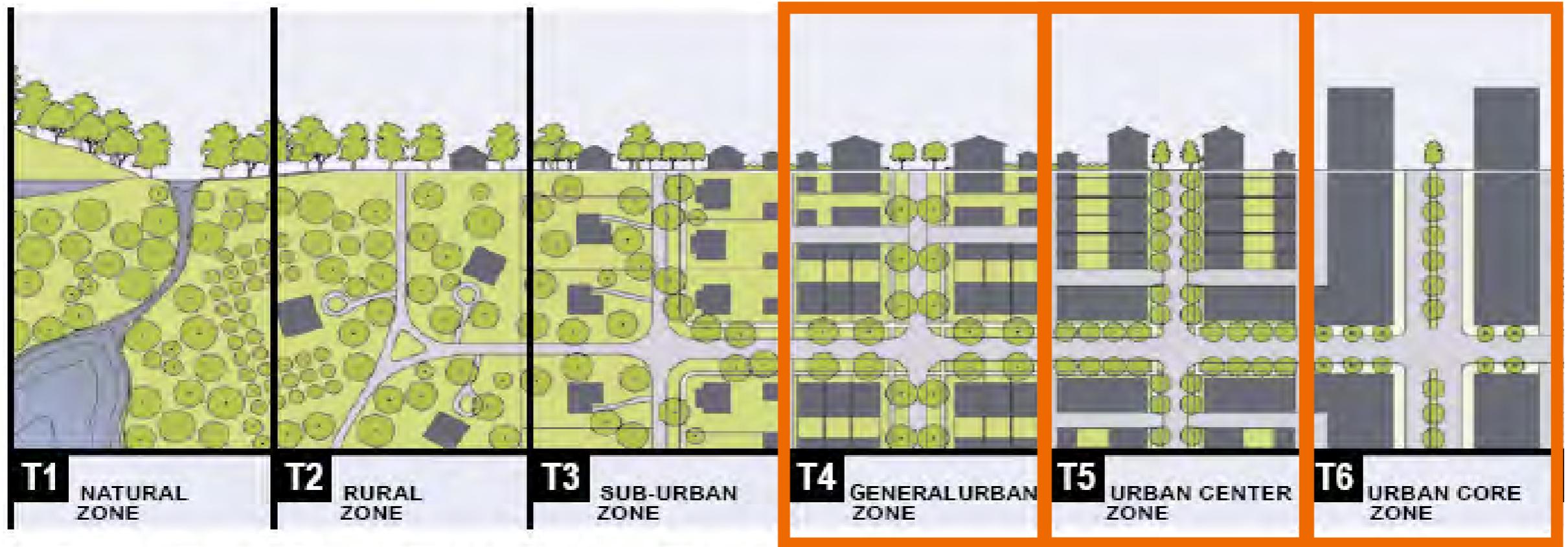
# Neighborhood Living is Different than City Living



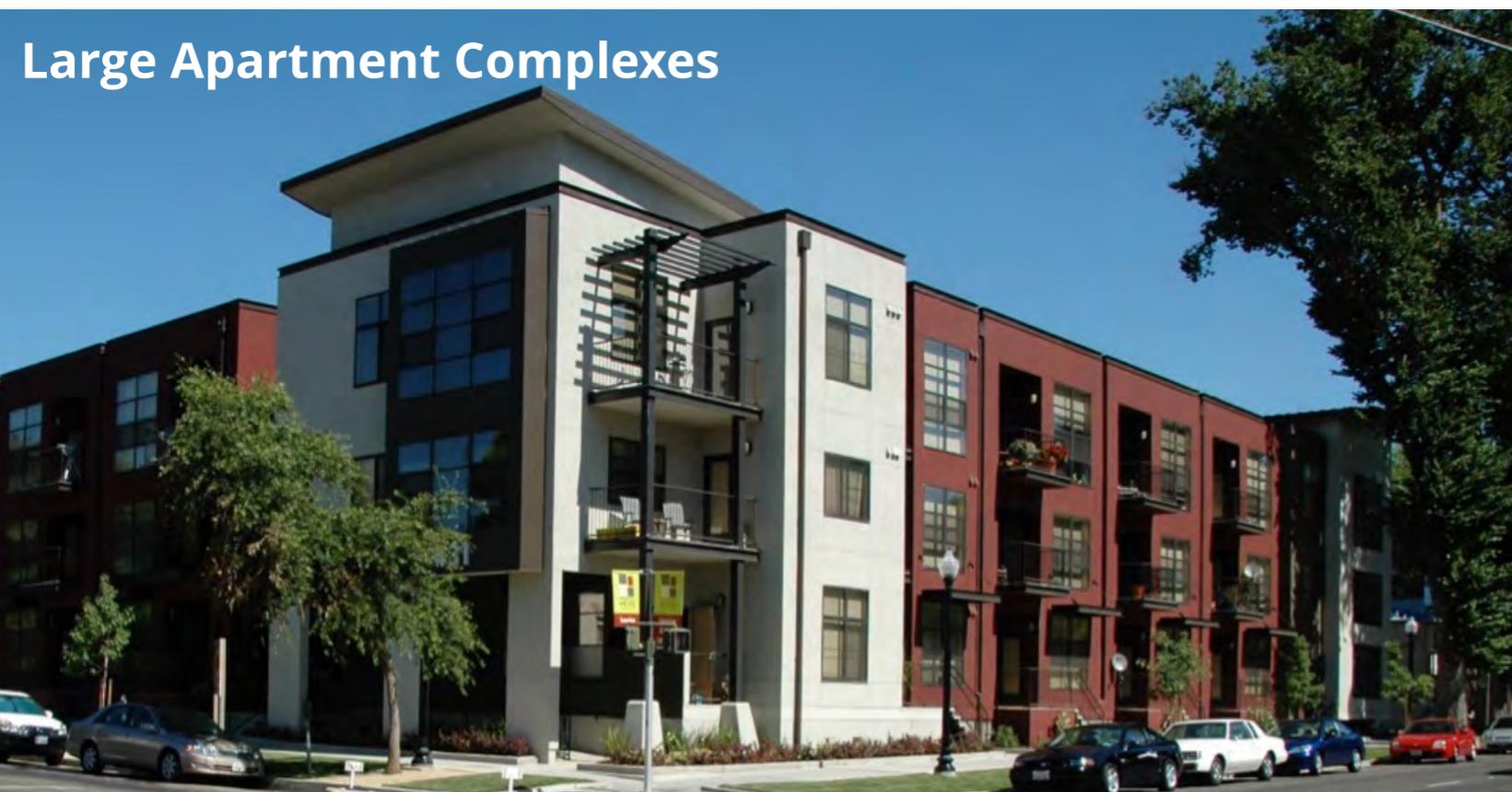
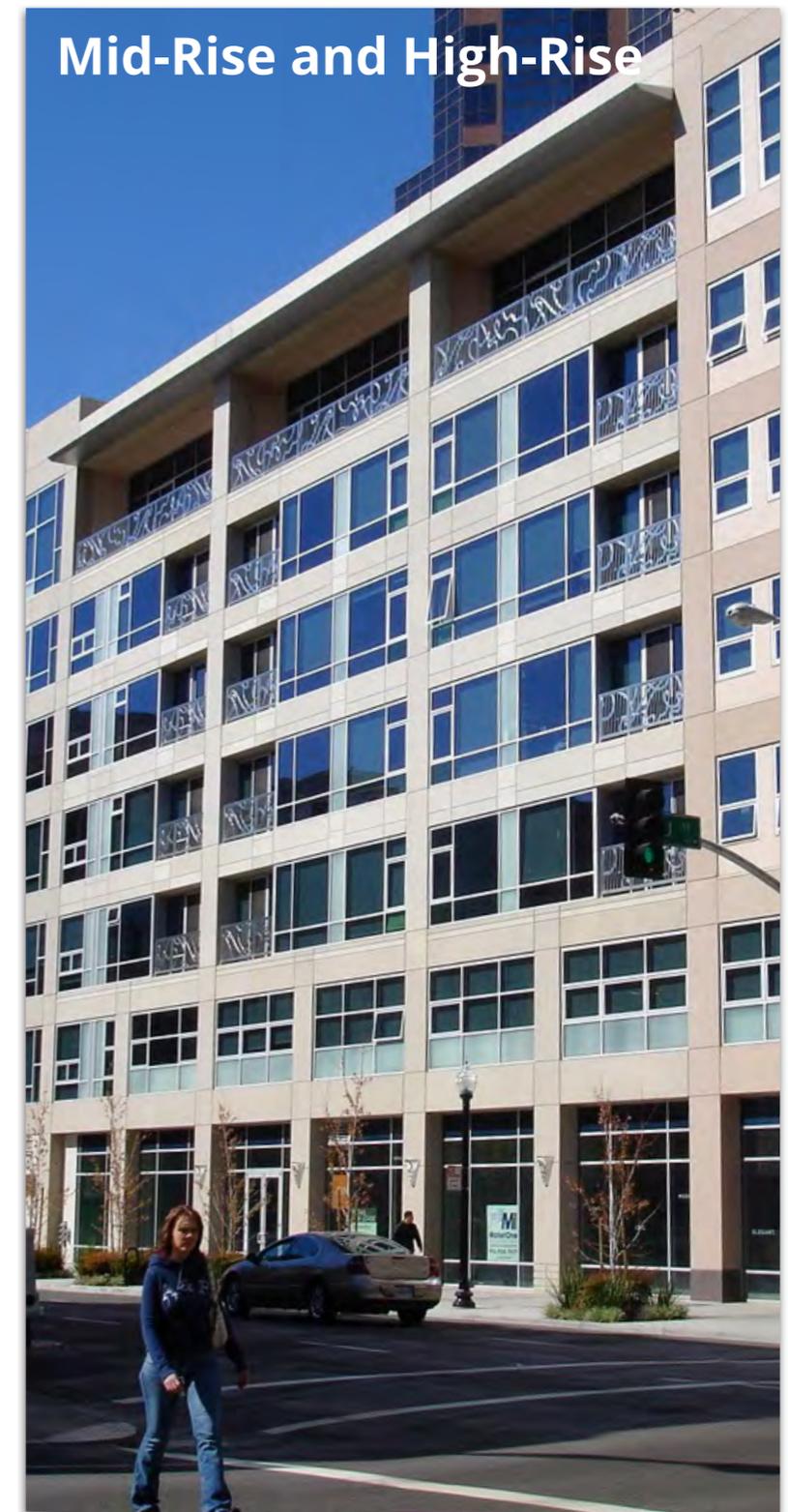
# Neighborhood Living is Different than City Living



# Neighborhood Living is Different than City Living



# What the Market is Delivering

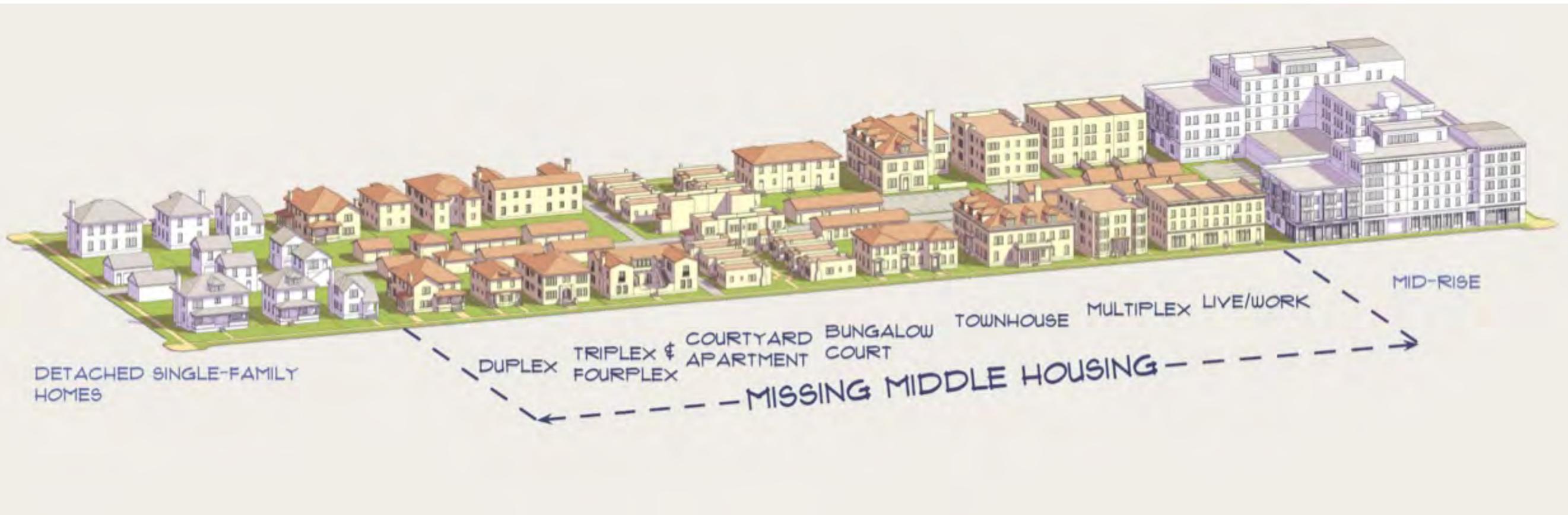


1

# What is Missing Middle 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



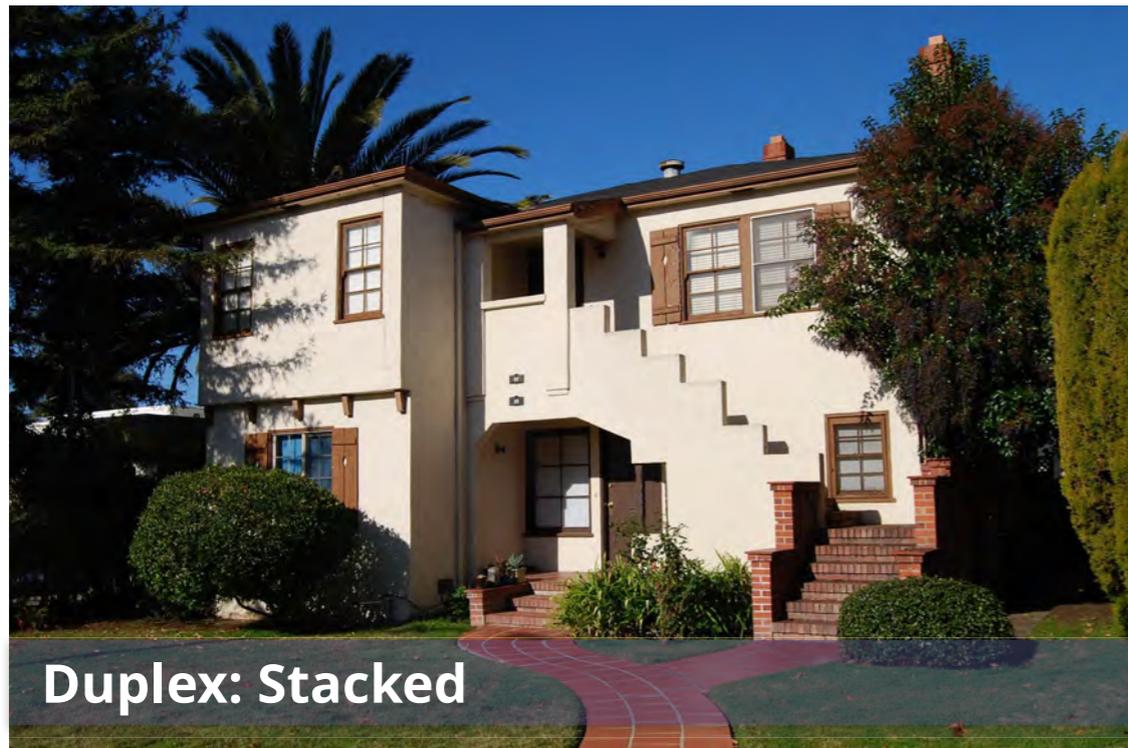
Meets Demand for More Diverse Housing Options

Addresses the Need for Affordable Homes



Provides the Households Needed to Support Locally-Serving Business and Amenities, like Transit

# Missing Middle Housing: San Jose



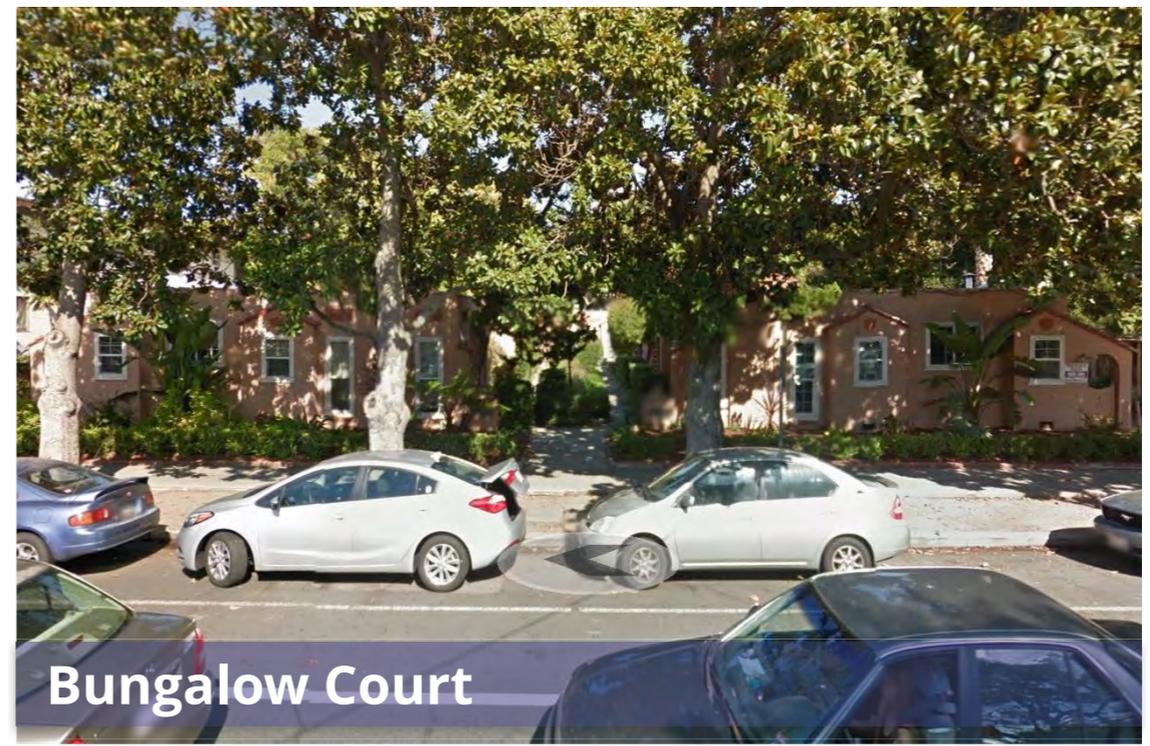
**Duplex: Stacked**



**Townhouse**



**Multiplex: Small**



**Bungalow Court**

# Missing Middle Housing: Oakland



# Missing Middle Housing: Denver



Duplex: Side-by-Side



Townhouse

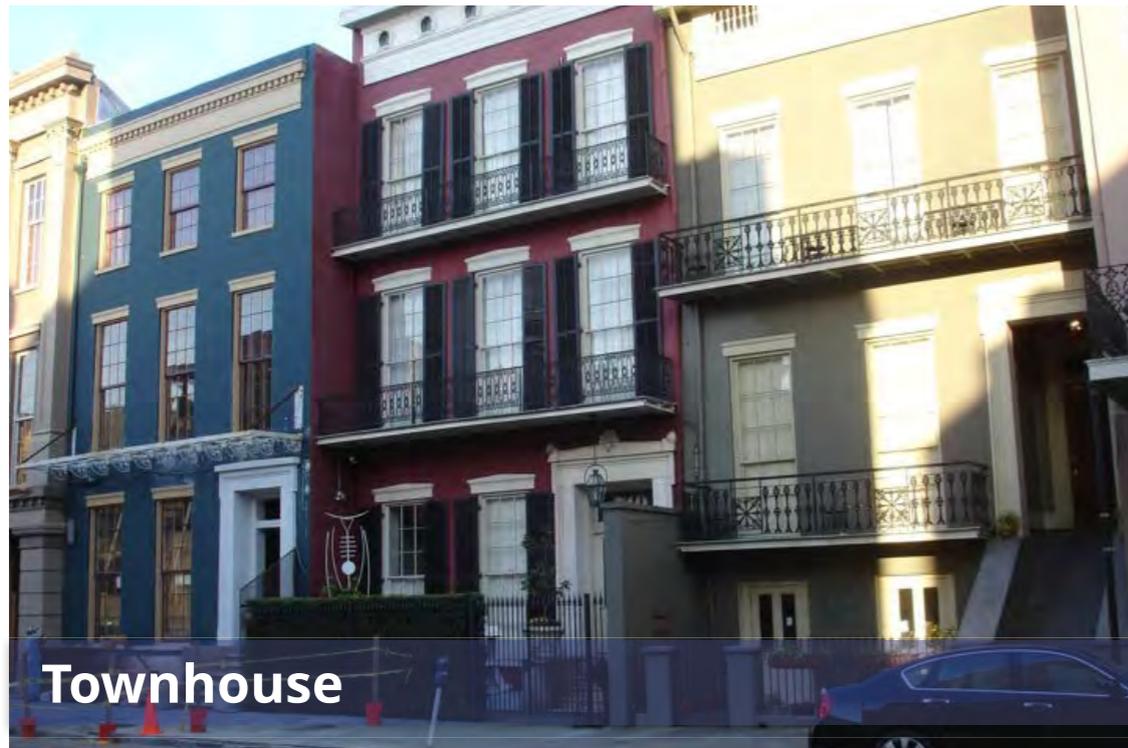


Fourplex

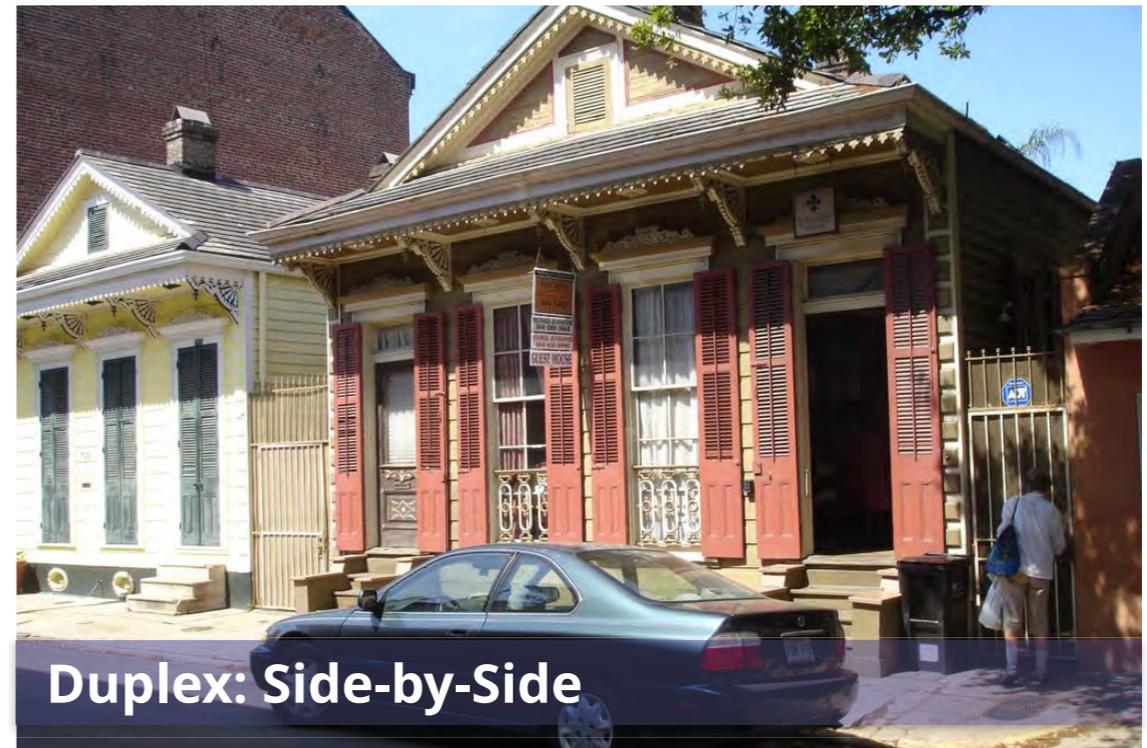


Multiplex: Small

# Missing Middle Housing: New Orleans



**Townhouse**



**Duplex: Side-by-Side**



**Fourplex**



**Small Lot Single-Family Detached**



# The Types

---



# Duplex: Side-by-Side



# Duplex: Stacked



# Bungalow Court



# Carriage House



# Fourplex



# Multiplex: Small



# Townhouse



Live/Work



# Courtyard Apartments



# Important Characteristics of Missing Middle Housing

---

Getting it Right: Not Just Medium-Density Housing

# Characteristics of Missing Middle Housing



## I. Walkable Context



# Destinational Walking: Amenities Close By



# Street Design: Is Walking Comfortable and Safe?





# Characteristics of Missing Middle Housing

1. Walkable Context

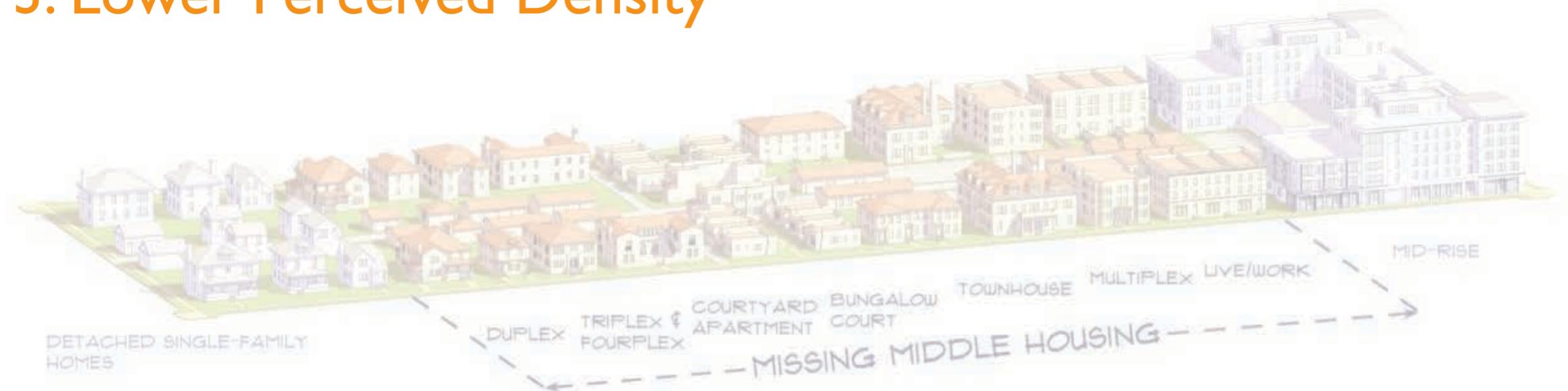
2. Small Footprint Buildings





# Characteristics of Missing Middle Housing

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



# Scary Density



# Scary Density





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



# Courtyard Apartments



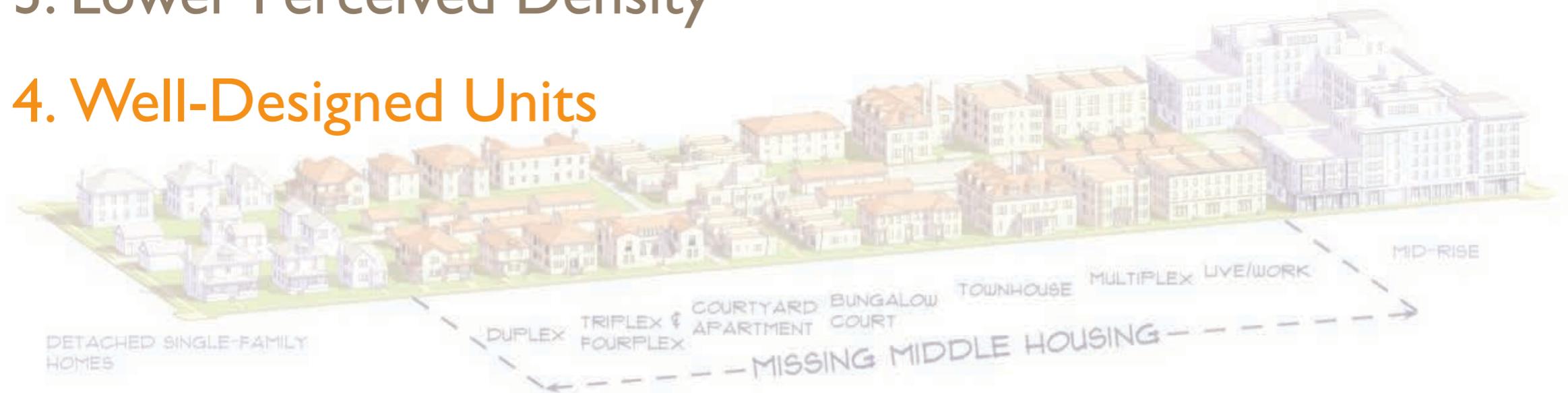
Typical Lot Size	Density (8 units/lot)	Density (14 units/lot)
120' x 135'	22 du/acre	38 du/acre
110' x 125'	25 du/acre	44 du/acre
110' x 110'	29 du/acre	50 du/acre

# Courtyard Apartments



# Characteristics of Missing Middle Housing

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



# Smaller Does Not Necessarily Mean This Small



# Smaller Does Not Mean Lowest End of the Market



Market is Choosing Quality Over Quantity



# Characteristics of Missing Middle Housing

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





# Characteristics of Missing Middle Housing

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





# Characteristics of Missing Middle Housing

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



# Creates Community: Within a Project Like This or The Larger Context



*Conover Commons: Redmond, WA*

# Affordable Housing Tool



Richmond Livable Corridors  
Richmond, CA



Only \$23,000  
Household Income  
Needed to Qualify

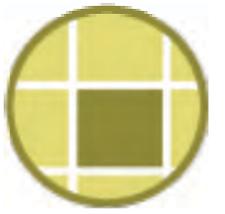
© 2016 OpTECS Design, Inc. **20 du/acre**



# 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





# Not a Mono-Culture of One Type



2

Why is it “Missing?”

---

# Unfortunately, Missing Middle Housing is Illegal in Most Cities



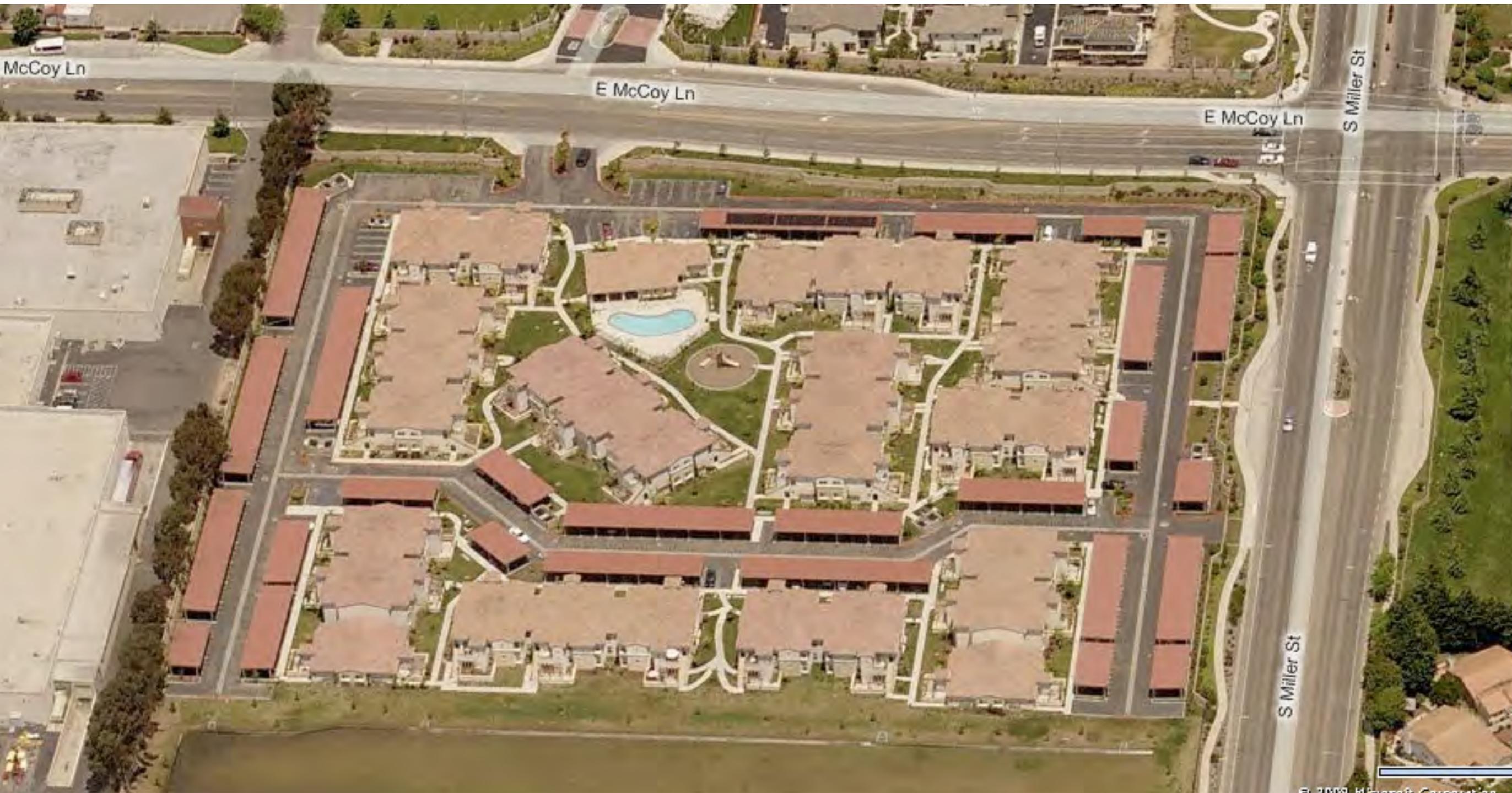
# At Some Point We Forgot How to Plan and Regulate Non-Single Family Buildings



---

Poorly located and designed density

# Location and Design of New Density is Wrong



# Ineffective Regulations Have Produced Incompatible Infill



3

## Removing Barriers for Diverse Housing Choices

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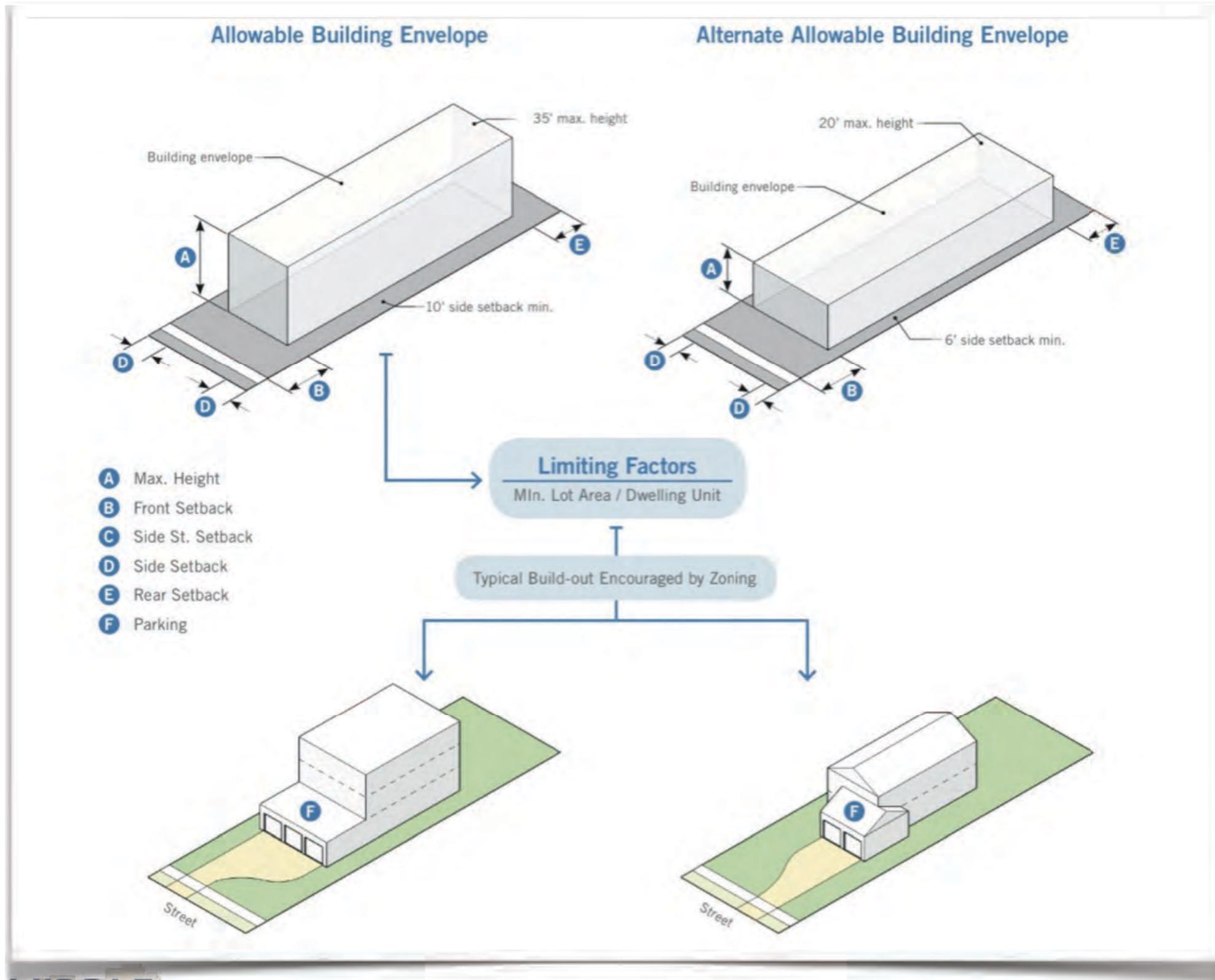
What Tools Can You Take Back  
to Your Community?



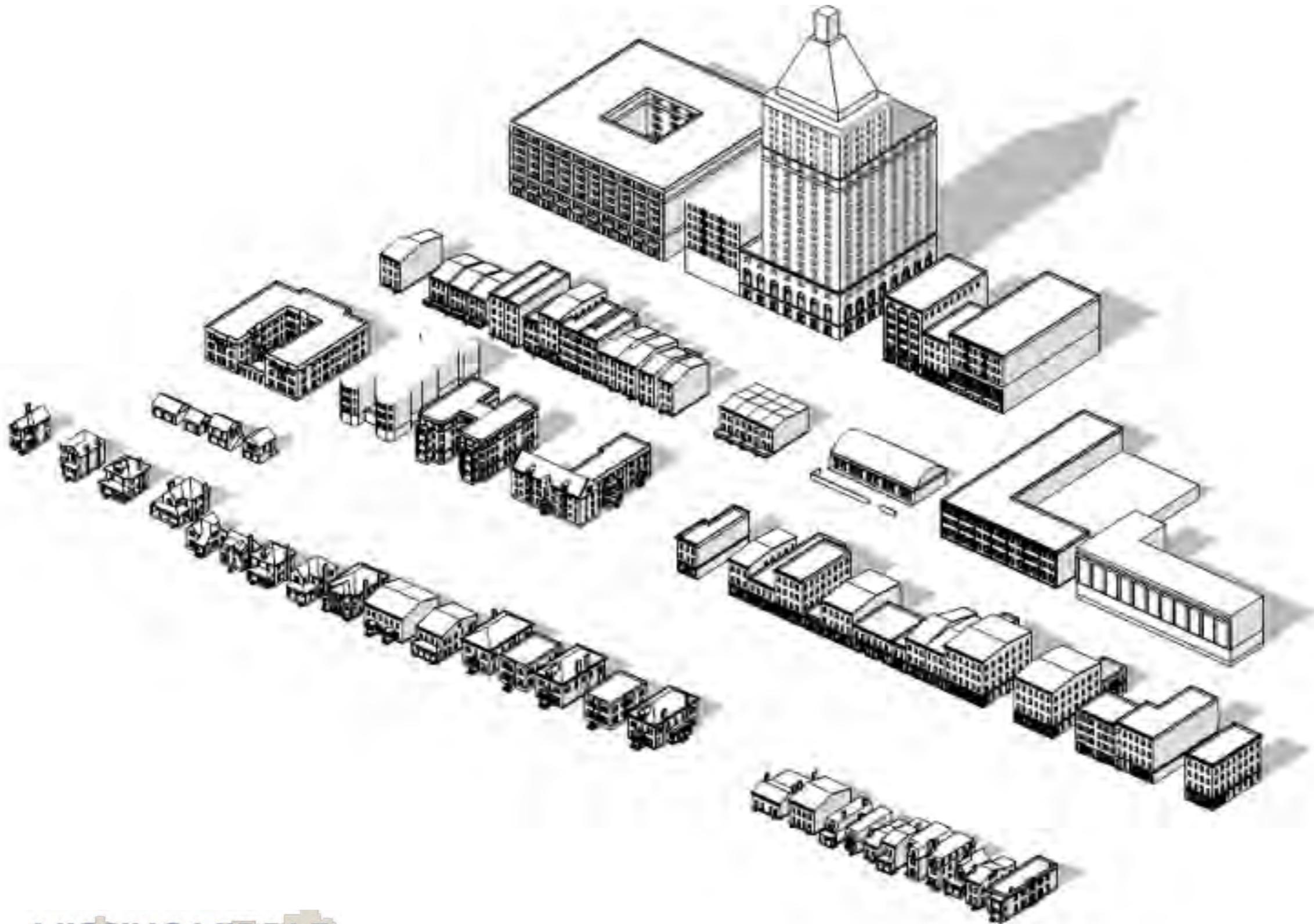
# Enable Missing Middle Housing In Your Zoning

---

# What Does Your Code Actually Encourage?



# Cincinnati's Building Types



# Group of Building Types Calibrated for the City



Specific to Building Types		1703-3.30										
<b>Table 1703-3.30.A: Building Types General</b>												
Building Type	Transect Zones											
 <p><b>Carriage House.</b> 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 border="1"> <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><b>Detached House: Medium.</b> 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, potentially near a neighborhood main street.</p>	<table border="1"> <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><b>Detached House: Compact.</b> 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, potentially 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 border="1"> <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><b>Cottage Court.</b> This Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and becomes an important community-enhancing element of this Type. This Type is appropriately-scaled to fit 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 border="1"> <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><b>Duplex.</b> 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 to fit 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 border="1"> <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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T5N.2	T5F											
T6C												
<b>Key</b>	<b>T#</b> Allowed	<b>T#</b> Not Allowed										
City of Cincinnati Form-Based Code	Public Review Draft: 9/21/12	1703-3-3										

1703-3.30	Specific to Building Types											
<b>Table 1703-3.30.A: Building Types General (continued)</b>												
Building Type	Transect Zones											
 <p><b>Rowhouse.</b> This Building Type is a small- to medium-sized typically attached structure that consists of 2–8 Rowhouses placed side-by-side. In a feature unique to Cincinnati, this Type may also occasionally be detached with minimal separations between the buildings. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into 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. Syn: <b>Townhouse</b></p>	<table border="1"> <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><b>Multi-plex: Small.</b> This Building Type is a medium structure that consists of 3–6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a medium-sized family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods or into 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 border="1"> <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><b>Multi-plex: Large.</b> This Building Type is a medium- to large-sized structure that consists of 7–18 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in within medium-density neighborhoods or sparingly within large lot predominantly single-family 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 border="1"> <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><b>Stacked Flats.</b> This Building Type is a medium- to large-sized structure that consists of multiple dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or may share a common entry. This Type is appropriately scaled to fit adjacent to neighborhood serving main streets and walkable urban 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 border="1"> <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><b>Live/Work.</b> This Building Type is a small to medium-sized attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a neighborhood main street. It is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands.</p>	<table border="1"> <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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<b>Key</b>	<b>T#</b> Allowed	<b>T#</b> Not Allowed										
1703-3-4	Public Review Draft: 9/21/12	City of Cincinnati Form-Based Code										

# A Range of Types are Allowed Within Each Zone



**Specific to Transect 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 housing choices, 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 Zone (T4N.2-O)

The 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 Transect Zone and is illustrative only.*

City of Cincinnati Form-Based Code

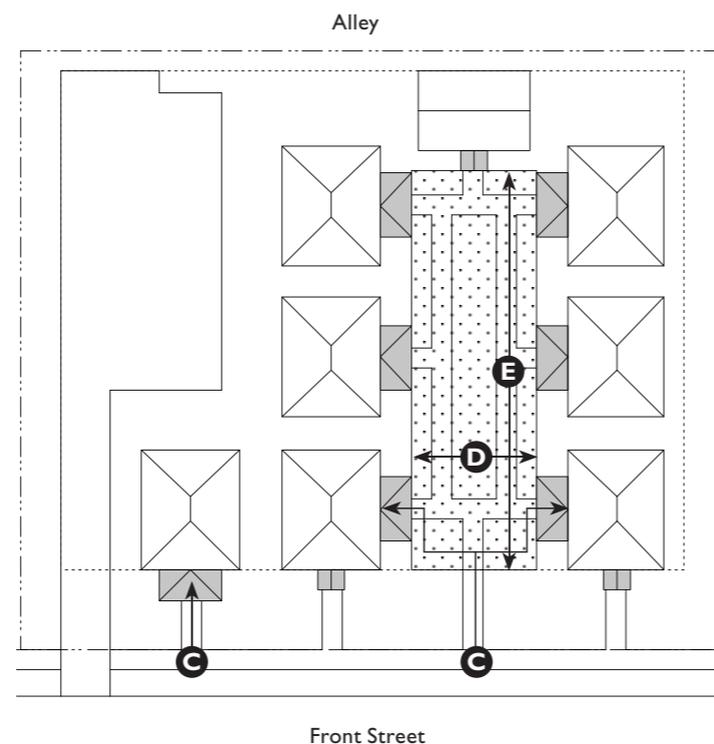
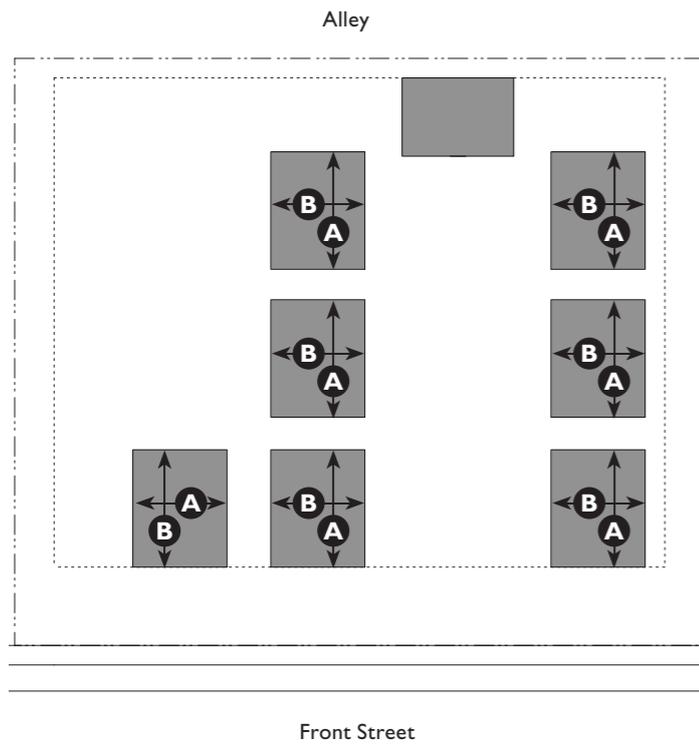
Public Review Draft: 9/21/12

1703-2-23

## C. Allowed Building Types

Building Type	Lot		Standards
	Width <b>A</b>	Depth <b>B</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' min. 100' max.	1703-3.70
Duplex	40' min.;	100' min. 75' max.	1703-3.80
Rowhouse	18' min.;	80' min. 35' max.	1703-3.90
Multi-Plex: Small	50' min.;	100' min. 100' max.	1703-3.100
Live/Work	18' min.;	80' min. 35' max.	1703-3.130

# Must Regulate Form Differently for Each Building Type



## Key

- ROW / Lot Line
- Setback Line
- Building

## B. Number of Units

Units per Building 1 max.

Cottage Buildings per Lot 3 min.; 9 max.

## C. Building Size and Massing

### Height

Height 1½ stories max.

### Main Body

Width 32' max. **(A)**

Depth 24' max. **(B)**

### Secondary Wing(s)

Width 24' max.

Depth 12' max.

## Key

- ROW / Lot Line
- Setback Line
- Frontage
- ▨ Private Open Space

## D. Allowed Frontage Types

Porch: Projecting 1703-4.50

Stoop 1703-4.70

## E. Pedestrian Access

Main Entrance Location Front Street **(C)**

## F. Common Open Space

Width 20' min. **(D)**

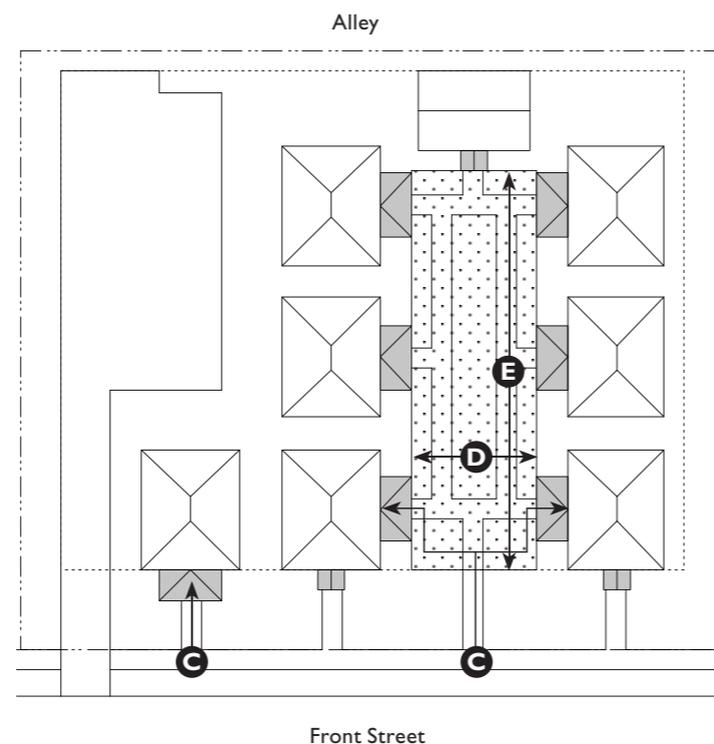
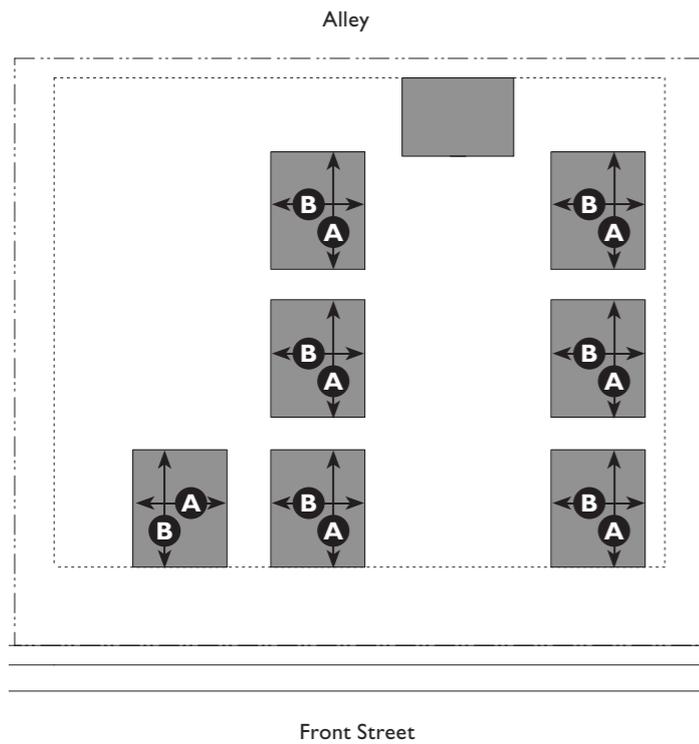
Depth 20' min. **(E)**

Area 400 sf per unit min.

Required street setbacks and driveways shall not be included in the private open space area calculation.



# Must Regulate Form Differently for Each Building Type



## Key

- ROW / Lot Line
- Setback Line
- Building

### B. Number of Units

Units per Building 1 max.

Cottage Buildings per Lot 3 min.; 9 max.

### C. Building Size and Massing

#### Height

Height 1½ stories max.

#### Main Body

Width 32' max. **(A)**

Depth 24' max. **(B)**

#### Secondary Wing(s)

Width 24' max.

Depth 12' max.

## Key

- ROW / Lot Line
- Setback Line
- Frontage
- ▨ Private Open Space

### D. Allowed Frontage Types

Porch: Projecting 1703-4.50

Stoop 1703-4.70

### E. Pedestrian Access

Main Entrance Location Front Street **(C)**

### F. Common Open Space

Width 20' min. **(D)**

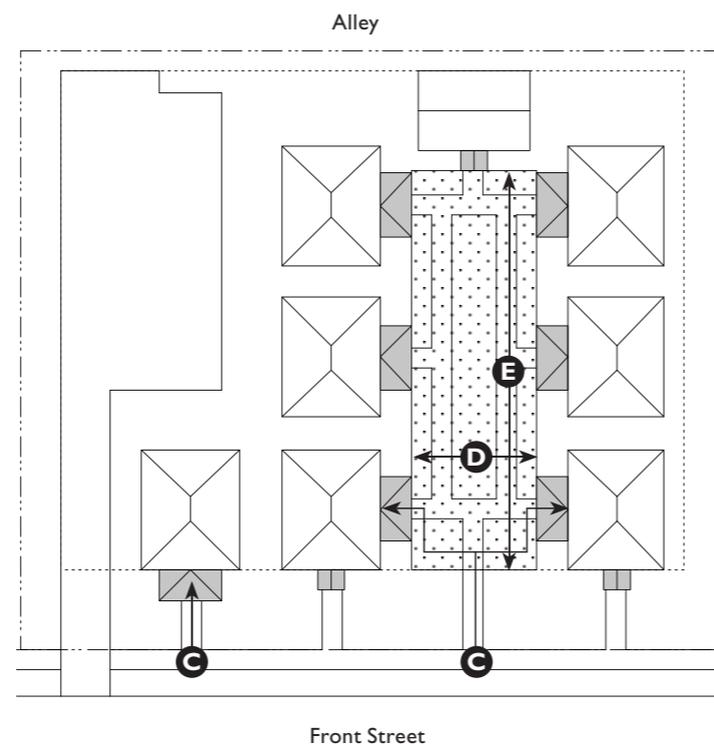
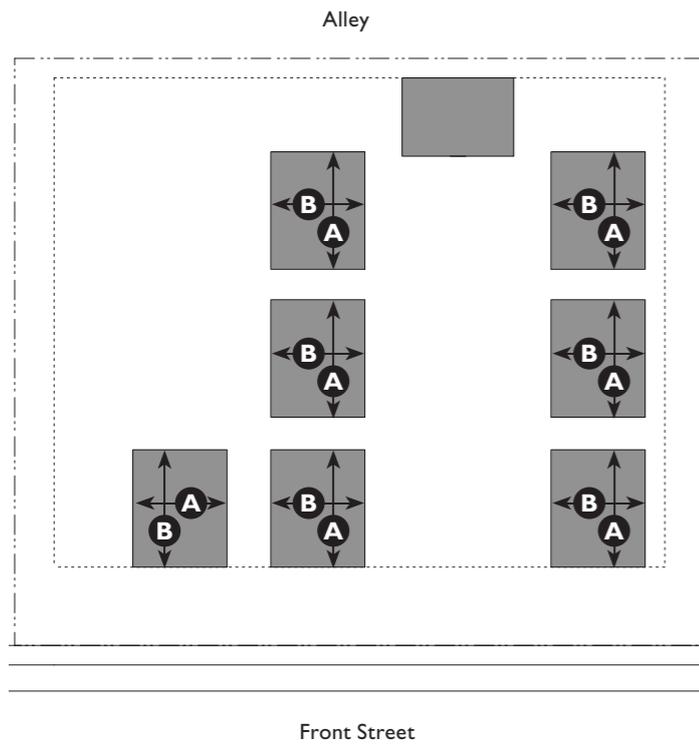
Depth 20' min. **(E)**

Area 400 sf per unit min.

Required street setbacks and driveways shall not be included in the private open space area calculation.



# Must Regulate Form Differently for Each Building Type



## Key

- ROW / Lot Line
- Setback Line
- Building

## B. Number of Units

Units per Building	1 max.
Cottage Buildings per Lot	3 min.; 9 max.

## C. Building Size and Massing

### Height

Height	1½ stories max
--------	----------------

### Main Body

Width	32' max.	<b>A</b>
Depth	24' max.	<b>B</b>

### Secondary Wing(s)

Width	24' max.
Depth	12' max.

## Key

- ROW / Lot Line
- Setback Line
- Frontage
- ▨ Private Open Space

## D. Allowed Frontage Types

Porch: Projecting	1703-4.50
Stoop	1703-4.70

## E. Pedestrian Access

Main Entrance Location	Front Street	<b>C</b>
------------------------	--------------	----------

## F. Common Open Space

Width	20' min.	<b>D</b>
Depth	20' min.	<b>E</b>
Area	400 sf per unit min.	

Required street setbacks and driveways shall not be included in the private open space area calculation.



# Zoning Tips for Missing Middle Housing



# Zoning Tips for Missing Middle Housing



## A. Enable small footprint density



# Zoning Tips for Missing Middle Housing



- A. Enable small footprint density
  - I. Directly allow building types





# Zoning Tips for Missing Middle Housing

- A. Enable small footprint density
  - 1. Directly allow building types
  - 2. Regulate max. building footprint





# Zoning Tips for Missing Middle Housing

- A. Enable small footprint density
  - 1. Directly allow building types
  - 2. Regulate max. building footprint
  - 3. Do not cap density





# Zoning Tips for Missing Middle Housing

- A. Enable small footprint density
  - 1. Directly allow building types
  - 2. Regulate max. building footprint
  - 3. Do not cap density
- B. Do not treat all unit sizes equally





# Zoning Tips for Missing Middle Housing

## A. Enable small footprint density

1. Directly allow building types
2. Regulate max. building footprint
3. Do not cap density

## B. Do not treat all unit sizes equally

1. Allow more smaller units inside same building form





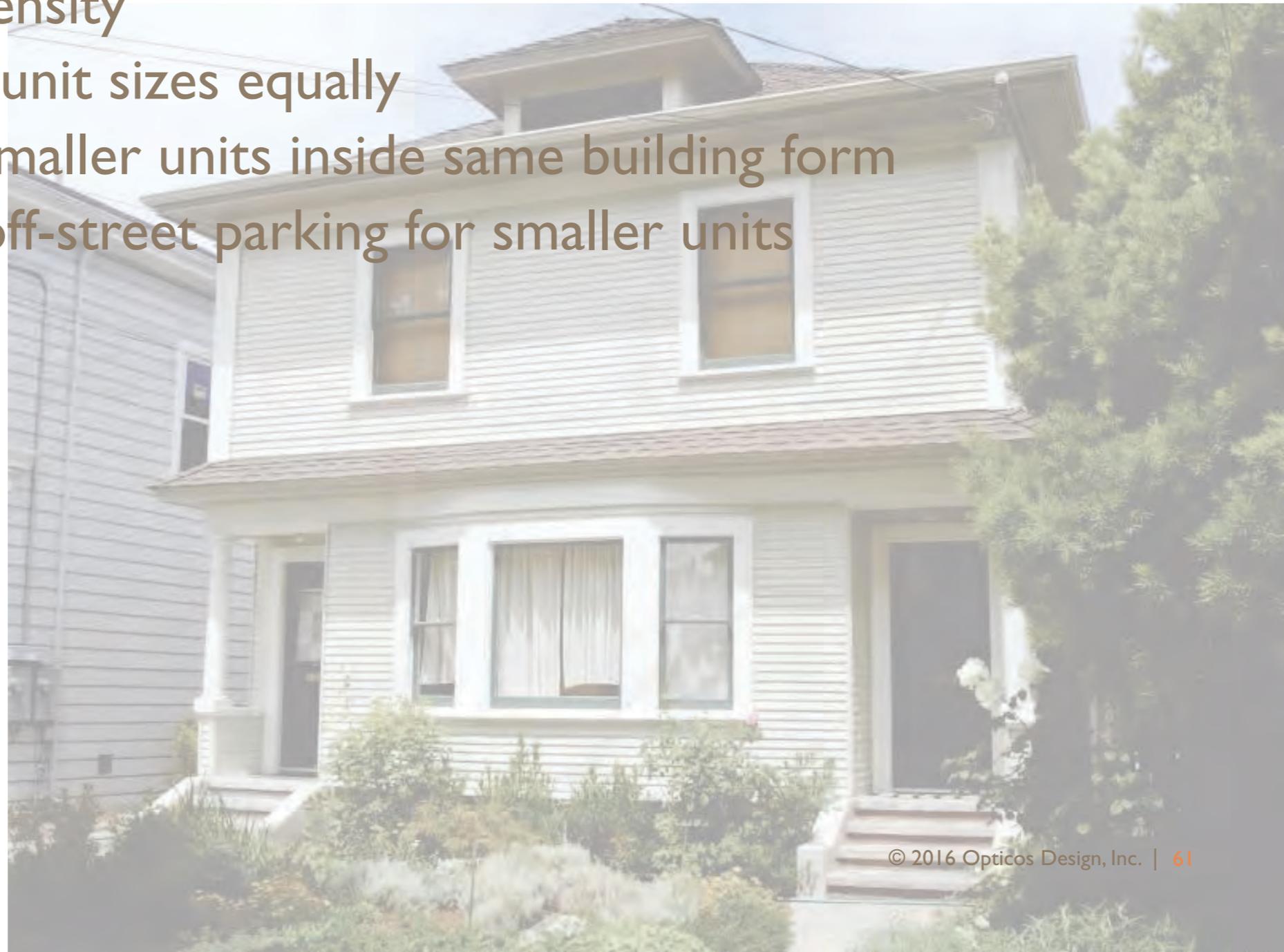
# Zoning Tips for Missing Middle Housing

## A. Enable small footprint density

1. Directly allow building types
2. Regulate max. building footprint
3. 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





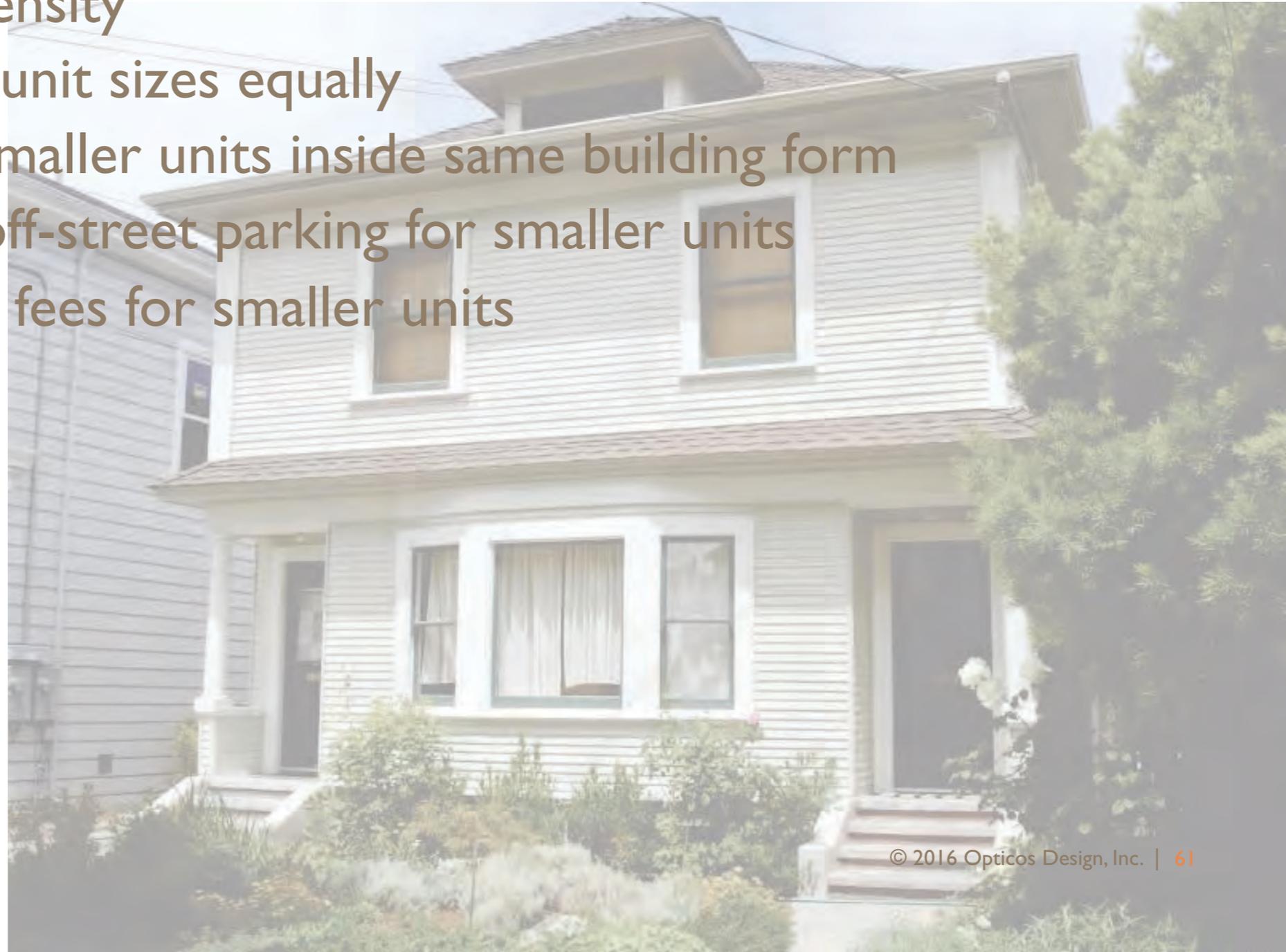
# Zoning Tips for Missing Middle Housing

## A. Enable small footprint density

1. Directly allow building types
2. Regulate max. building footprint
3. 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





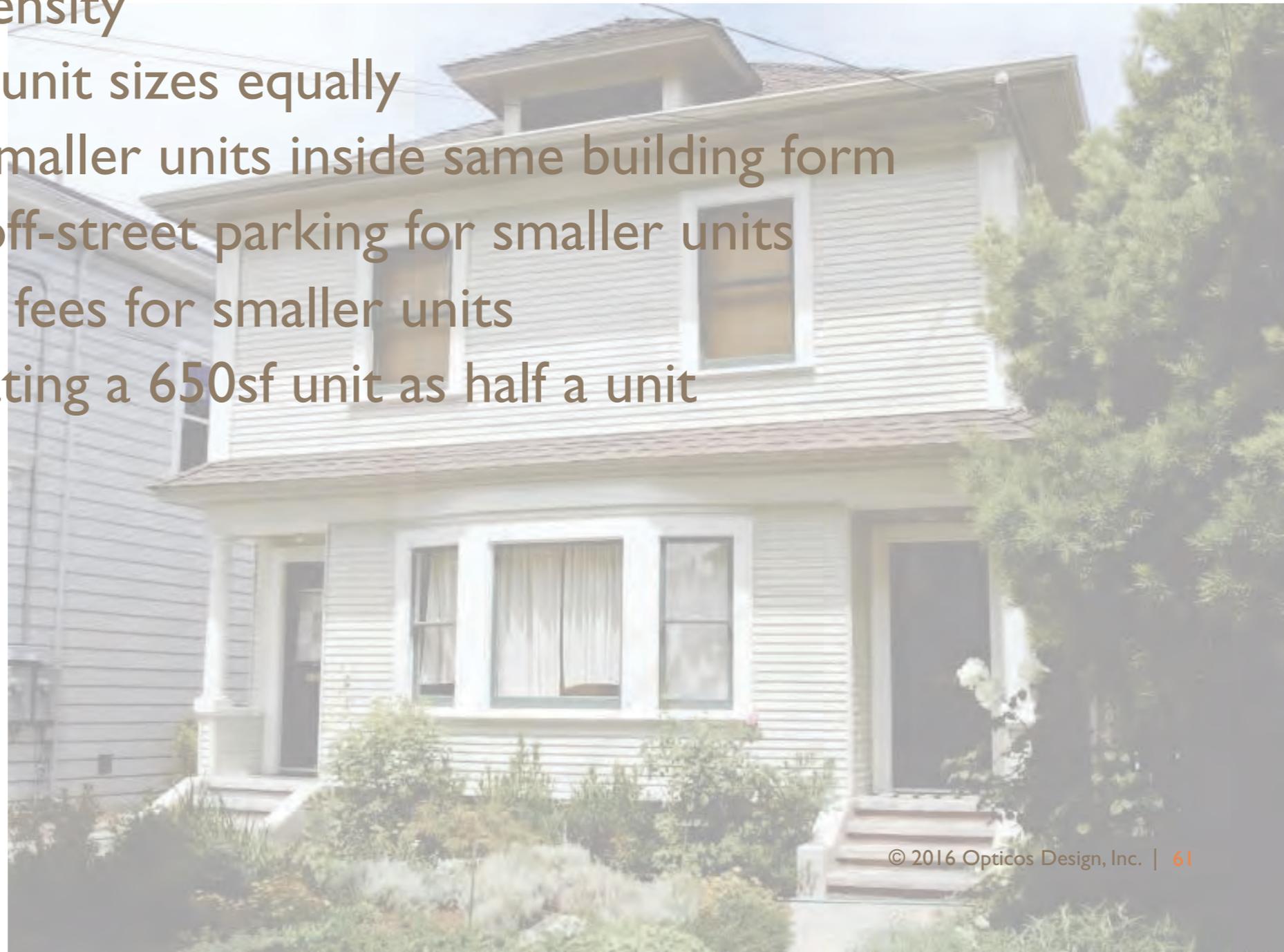
# Zoning Tips for Missing Middle Housing

## A. Enable small footprint density

1. Directly allow building types
2. Regulate max. building footprint
3. 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





# Zoning Tips for Missing Middle Housing

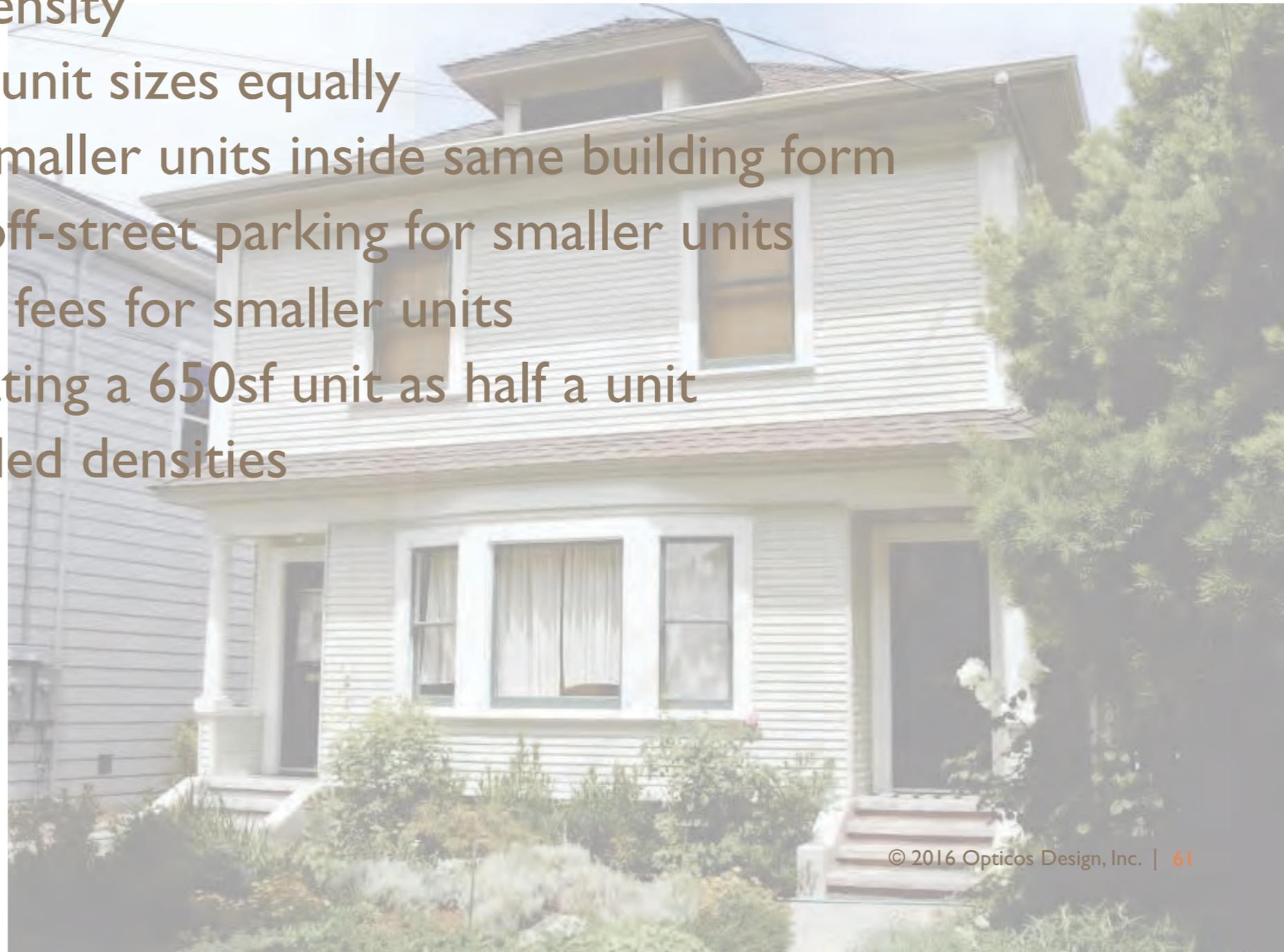
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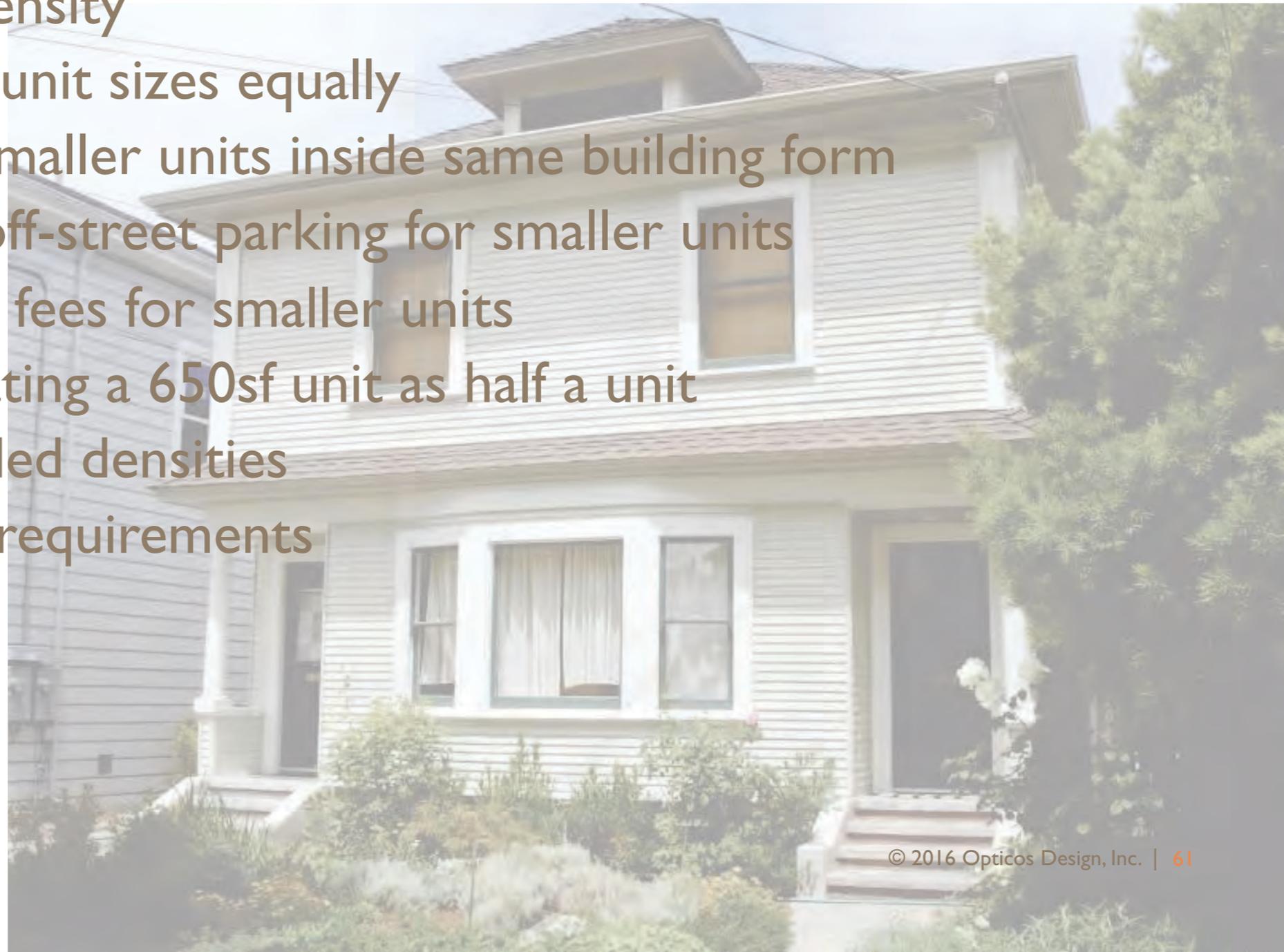
## C. Encourage blended densities





# Zoning Tips for Missing Middle Housing

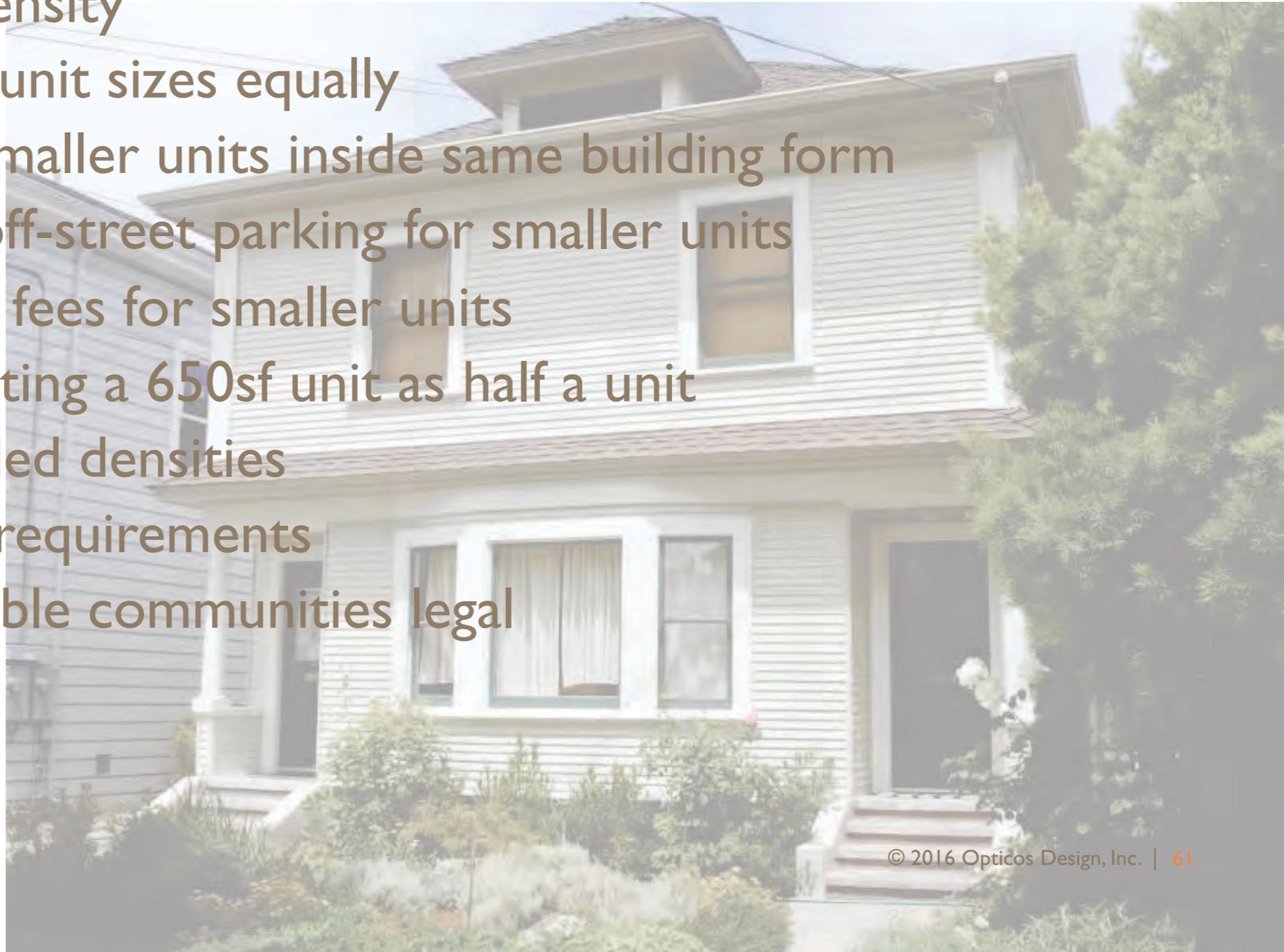
- A. Enable small footprint density
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  - 4. Consider treating a 650sf unit as half a unit
- C. Encourage blended densities
- D. Reduce parking requirements





# Zoning Tips for Missing Middle Housing

- A. Enable small footprint density
  1. Directly allow building types
  2. Regulate max. building footprint
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- 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





## Enable Missing Middle Housing In Your Comprehensive Plans

---

Set up the system to allow appropriate zoning tools  
for walkable areas

# Important to Have Different Rules for Different Contexts



2 | Types of Places



## Types of Places: Walkable Urban

Walkable Urban\* denotes those places in which a person can (easily) walk or bike to home, work, and to fulfill most daily needs, including shopping and recreation. The compact form readily supports public transit, thereby affording flexibility and multimodal access throughout the area. This was the standard model of development prior to the 1940s. These environments allow for the use of automobiles but do not require the use of a vehicle to accommodate most daily needs.

\*Leinberger, Christopher. *The Option of Urbanism: Investing in a New American Dream*, 2008. Island Press, Washington D.C.



Development patterns in Walkable Urban neighborhoods make walking and biking convenient and support robust public transit.

Characteristics	
Land Use Organization	Highly mixed, often vertically
Transportation Options:	
Walking	Supported
Biking	Supported
Transit	Supported
Automobile	Supported

2-6 | Community Character Manual

First Edition: May 2014

2 | Types of Places



## Types of Places: Drivable Suburban

Drivable Suburban\* areas are those in which a person is mostly dependent on the automobile to travel to home, work, or other destinations (such as shopping or recreation). The built environment is designed to accommodate a vehicle and therefore has fewer, but larger, roads and fewer transit options, and often a separation of uses further requiring an automobile to complete daily functions. These environments may have areas where it is sometimes possible to walk or ride a bike for recreational purposes, but due to the lack of connectivity or nearby amenities, are not favorable for walking or biking as a primary mode of transportation on a day-to-day basis.

\*Leinberger, Christopher. *The Option of Urbanism: Investing in a New American Dream*, 2008. Island Press, Washington D.C.



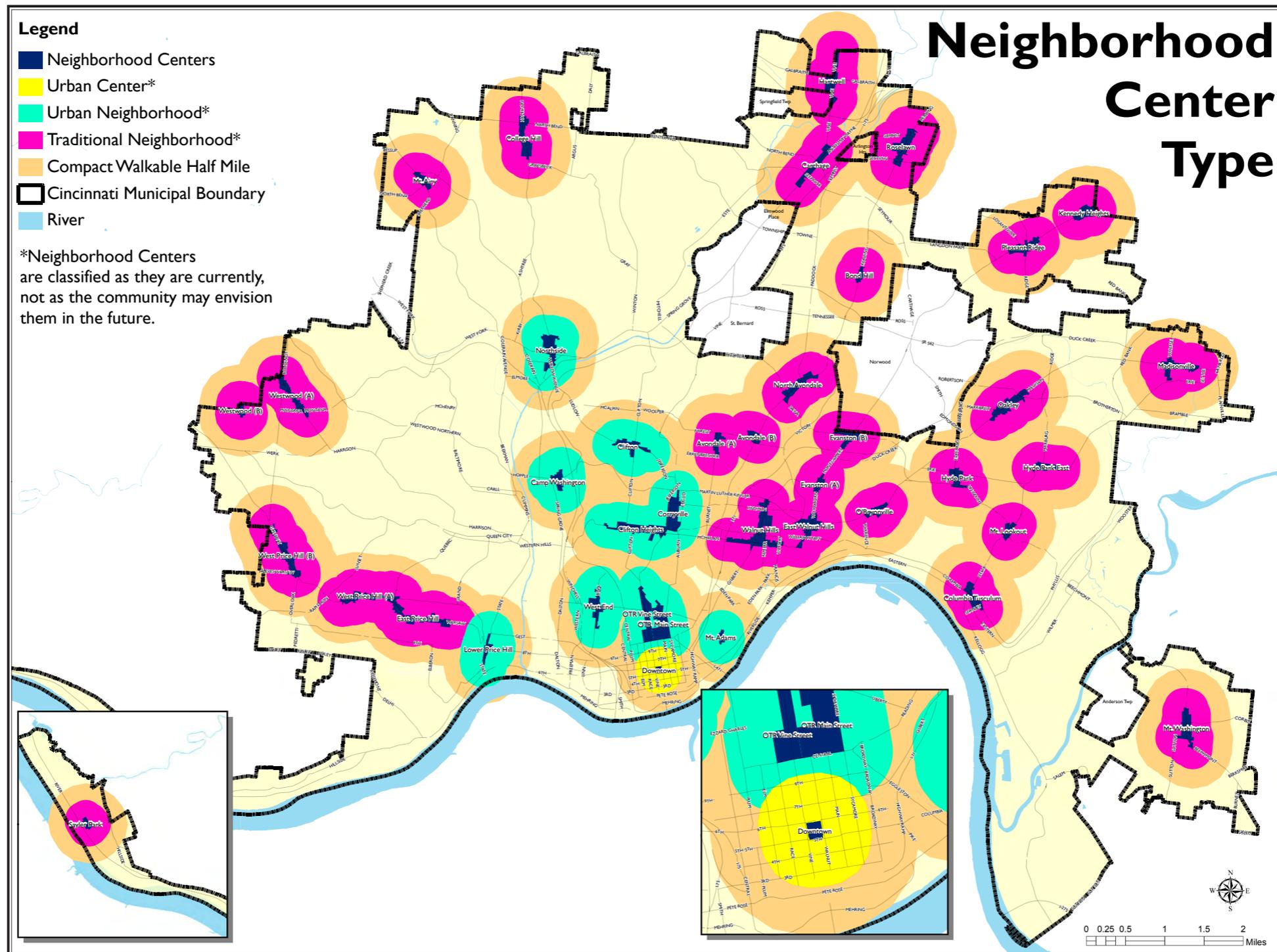
Development patterns in Drivable Suburban neighborhoods do not support transit and make walking and biking inconvenient, necessitating the use of a car for almost all trips.

Characteristics	
Land Use Organization	Highly segregated, no mixed use
Transportation Options:	
Walking	Not Supported
Biking	Not Supported
Transit	Not Supported
Automobile	Supported

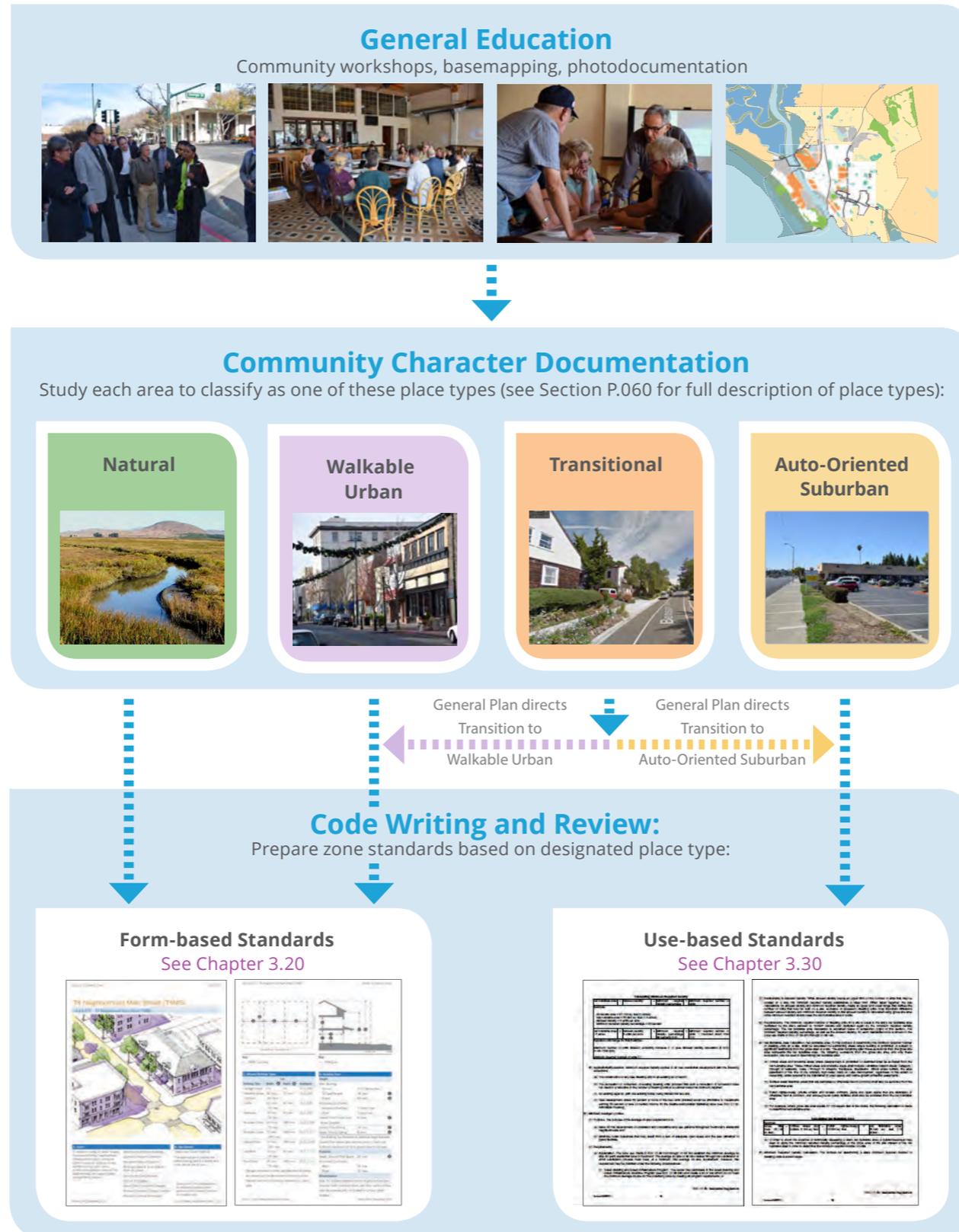
2-10 | Community Character Manual

First Edition: May 2014

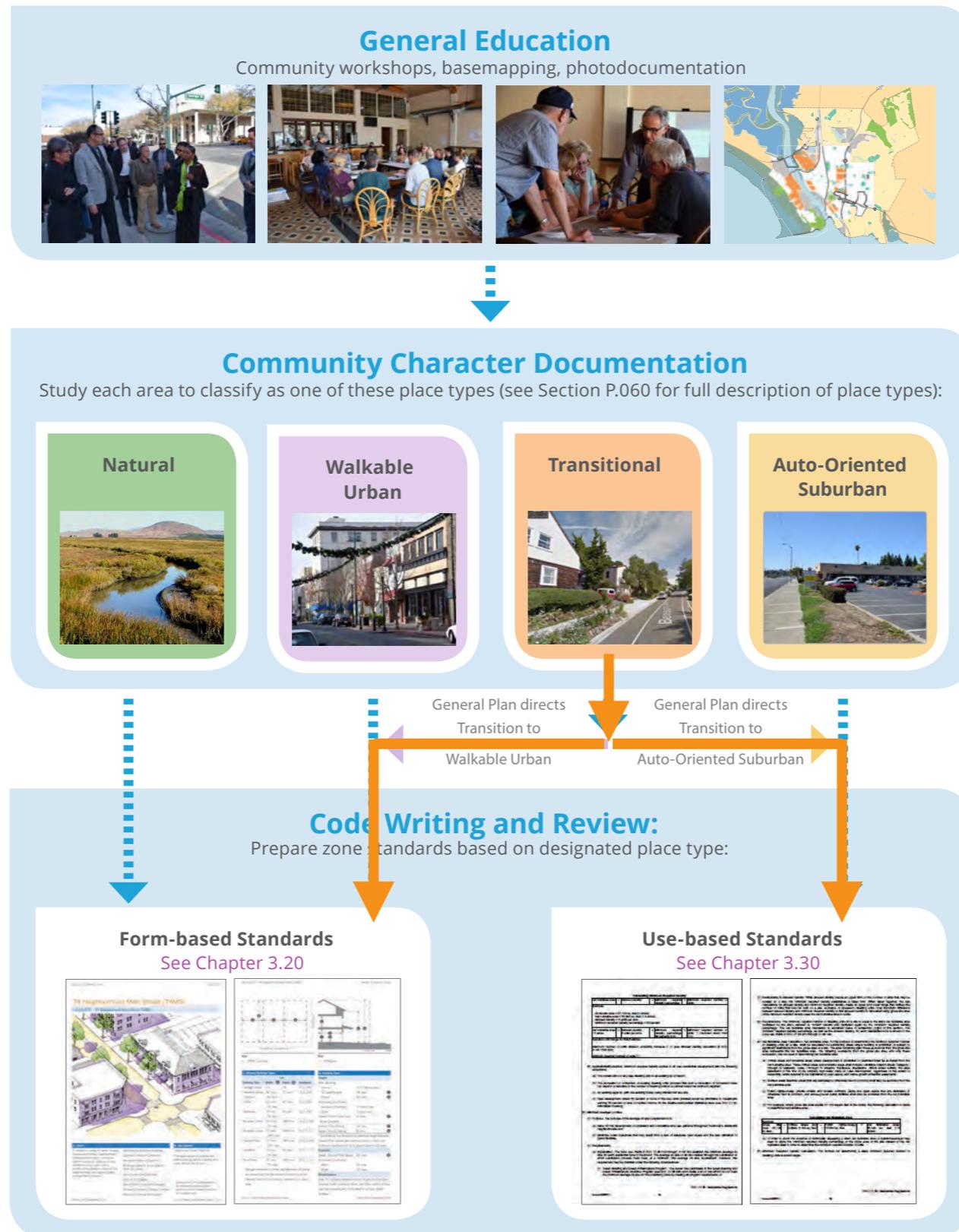
# Identify Context Type in Your Comprehensive Plan



# Then Create Regulations Based on Context Type



# Then Create Regulations Based on Context Type



# Other Tools to Promote Missing Middle Housing

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# Austin, TX: Integral Part of Land Development Code



Chapter 3: Content-Specific Findings



## AUSTIN, TEXAS LAND DEVELOPMENT CODE DIAGNOSIS

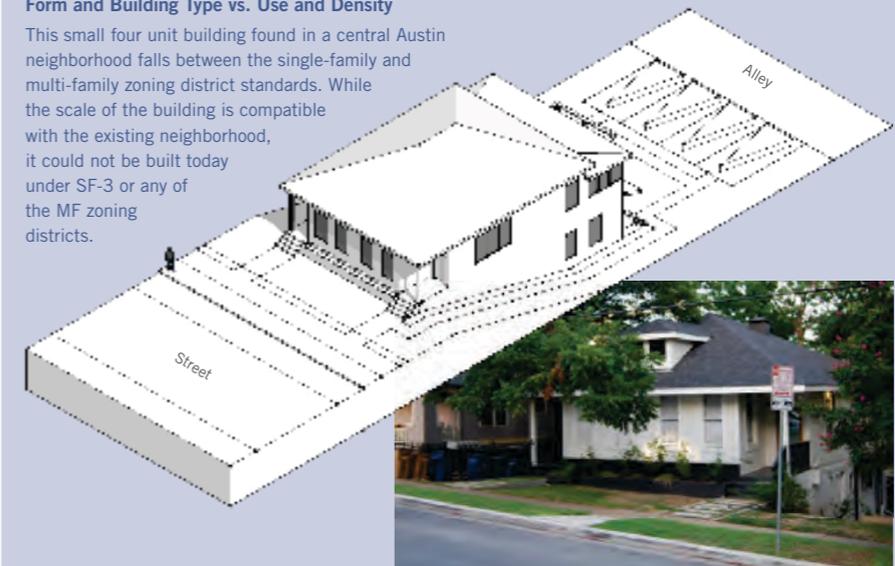
Public Draft: May 5, 2014



### 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.			

46 | 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



# MiPlace: Michigan Statewide Economic Dev't. Strategy

**mi place**  
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:

**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 IMPACT OF MAIN STREET IN MICHIGAN

**2014 Michigan Main Street Economic Study**  
Ten Years of Excellence

Talkin' 'bout My Generation:  
CHANGING DEMOGRAPHICS

MISSING  
Responding to the Demand for

# Conduct a Target Market Analysis



## Potential: Downtown Lansing

Annually Thru 2018	Proactive Scenario	Aggressive Scenario	Maximum Scenario	Share of Total
TENURE				
Renter Units	5	43	113	62%
Owner Units	<u>9</u>	<u>33</u>	<u>68</u>	<u>38%</u>
Total Units	14	76	181	100%
UNIT MIX				
Mid-Rise	--	48	115	64%
Flex Mixed-Use	--	14	33	18%
Main Street Mix	--	<u>14</u>	<u>33</u>	<u>18%</u>
Total Units	--	76	181	100%

Sector A



Note: The allocation by product mix assumes that 100% of the units are developed in the City of Lansing's downtown core. If some units are shifted to surrounding neighborhoods, then alternatives may include stacked flats, multiplexes, row houses, and/or duplexes.



T6 – Opticos Design, Inc.

T6 Core & T5MS Main St.



T5MS – Opticos Design, Inc.



## 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





# Conclusion





## New Online Resource

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[www.missingmiddlehousing.com](http://www.missingmiddlehousing.com)

Responding to the Demand for Walkable Urban Living



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.

Responding to the Demand for Walkable Urban Living



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



Ideal Specifications

Lot	
Width	50 feet
Depth	130 feet
Area	6,500 sq. ft.
	0.15 acres
Units	
Number of Units	2 units
Typical Unit Size	612 sq. ft.
Density	
Net Density	13.4 du/acre
Gross Density	10.3 du/acre
Parking	
Parking Ratio	2 per unit
On-street Spaces	2
Off-street Spaces	2
Setbacks	
Front	30 feet
Side	10 feet
Rear (main building)	
Between Main and Accessory Buildings	
Building	
Building Size	1,224 sq. ft.
Width	36 feet
Depth	34 feet
Height (to eave)	14 feet

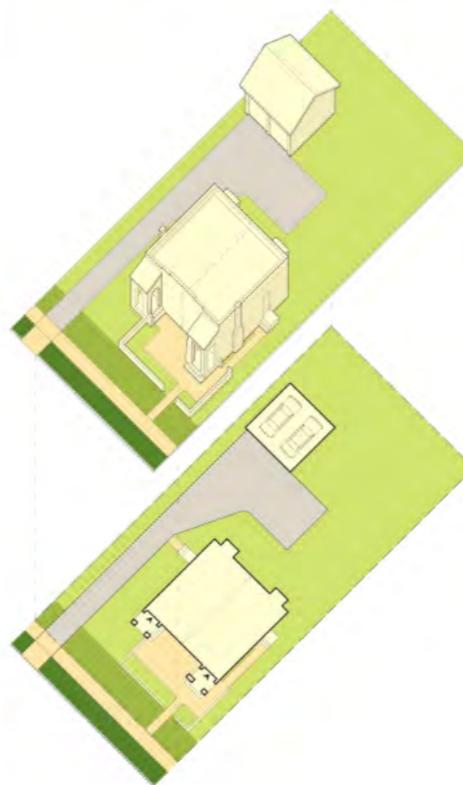
Learn more about Missing Middle Housing:



Duplex: Side-by-Side

Back to The Types

OVERVIEW IDEALIZED DOCUMENTED UNIT PLANS



Documented Specifications

Lot	
Width	70 feet
Depth	145 feet
Area	10,150 sq. ft.
	0.23 acres
Units	
Number of Units	2 units
Typical Unit Size	612 sq. ft.
Density	
Net Density	8.6 du/acre
Gross Density	7.1 du/acre
Parking	
Parking Ratio	2.5 per unit
On-street Spaces	3
Off-street Spaces	2
Setbacks	
Front	30 feet
Side	10 feet
Rear (main building)	
Between Main and Accessory Buildings	
Building	
Building Size	1,224 sq. ft.
Width	36 feet
Depth	34 feet
Height (to eave)	14 feet

Learn more about Missing Middle Housing:





## Resources and links to help you better understand Missing Middle Housing

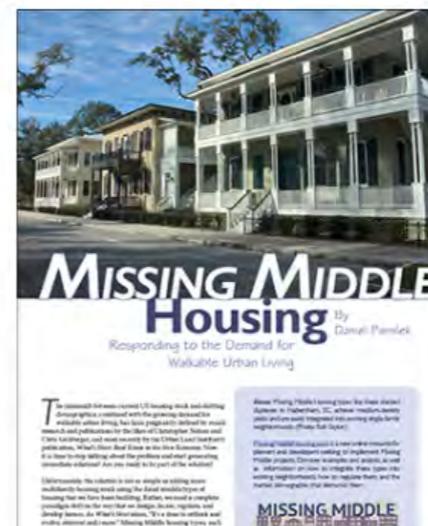
All logos and images must be attributed to Opticos Design, Inc, unless otherwise indicated.

### Downloads

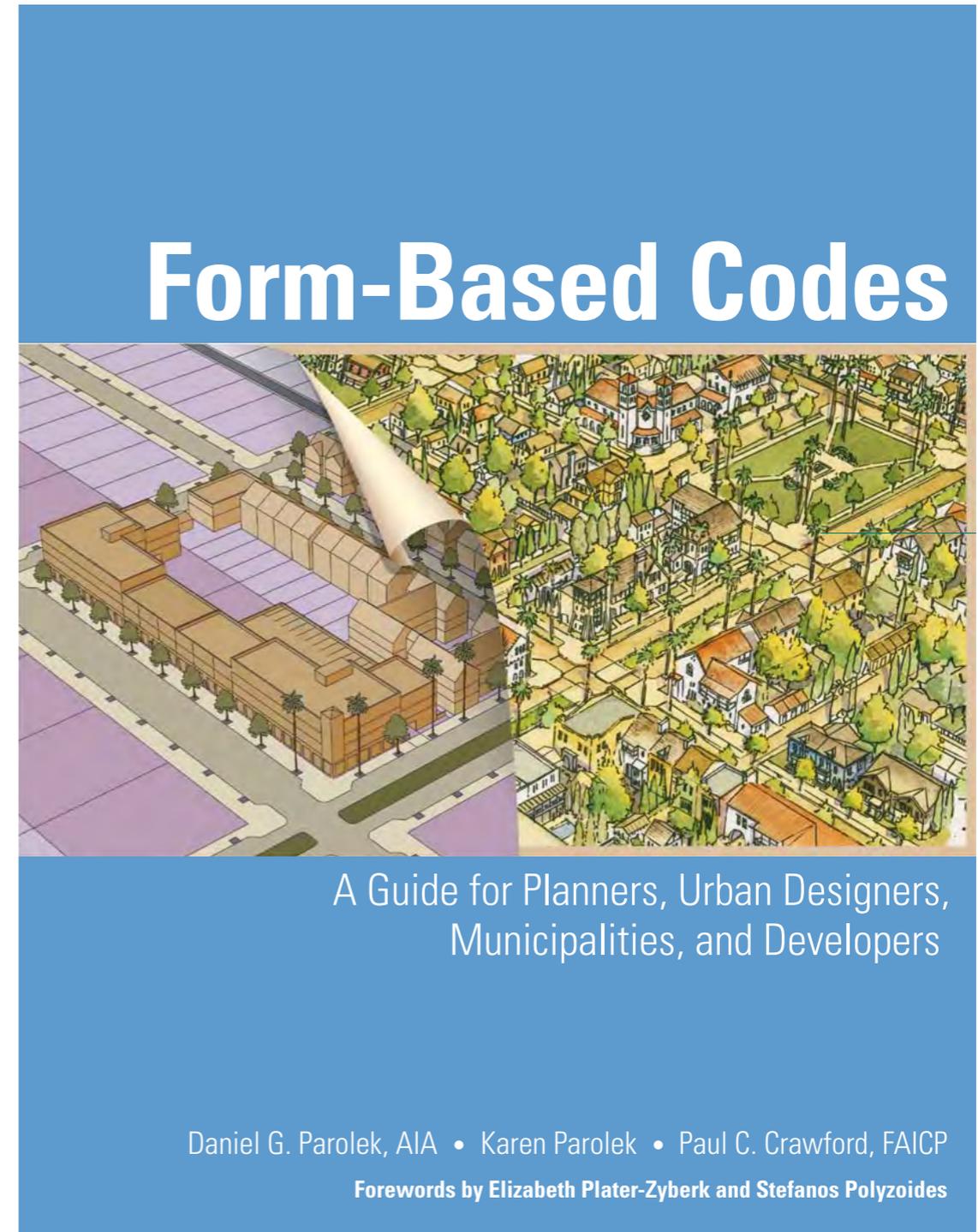
- [Logo: Missing Middle Housing \[JPG\]](#)
- [Diagram of Missing Middle Housing Types \[JPG\]](#)  
*For a high resolution file appropriate for print use, please email [marketing@opticosdesign.com](mailto:marketing@opticosdesign.com)*
- [Article: "Missing Middle Housing, Responding to the Demand for 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 Brasuell, 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



# Resources for Form-Based Codes



# Time to Sharpen Our Planning and Regulatory Tools



# Document Missing Middle Housing Types in Your Community





“Its time to rethink and evolve, reinvent and renew.”

~What's Next,  
Urban Land Institute

 [MissingMiddleHousing.com](http://MissingMiddleHousing.com)

 KarenParolek  
karen.parolek@opticosdesign.com

