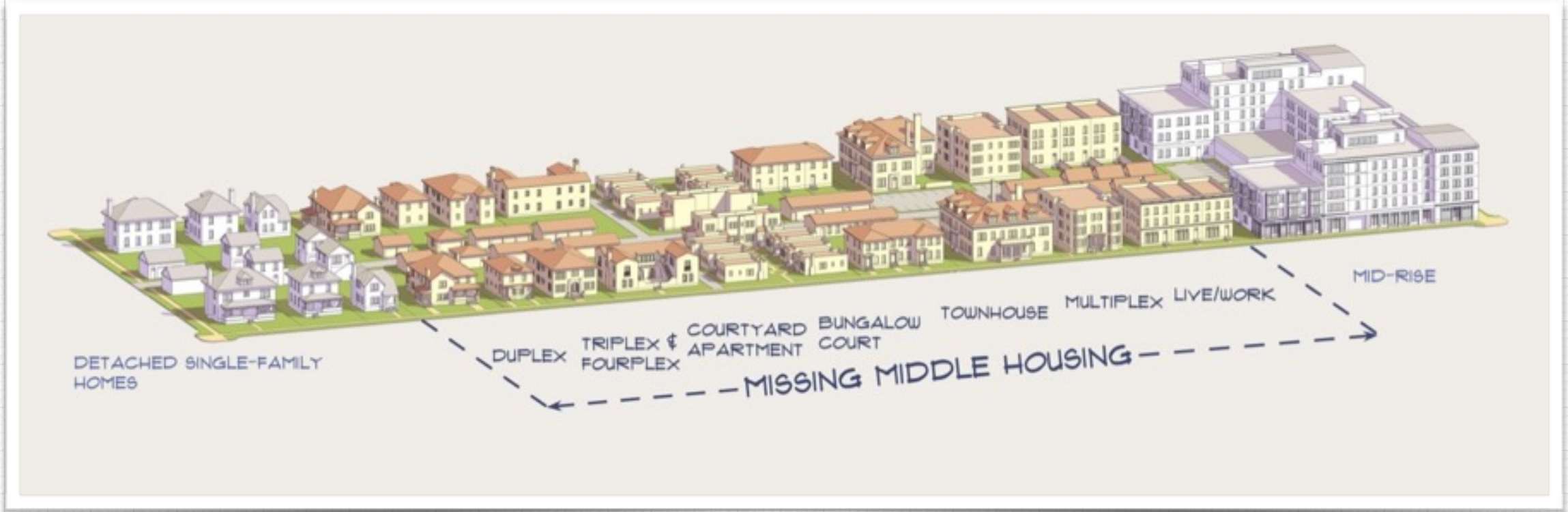
Missing Middle Housing

Responding to the Demand for Walkable Living



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We Need to Reframe the Discussion of Housing

MISSING MIDDLE
Responding to the Demand for Walkable Urban Living

Similar Type in San Francisco:Smaller Setbacks, Smaller Forecourt

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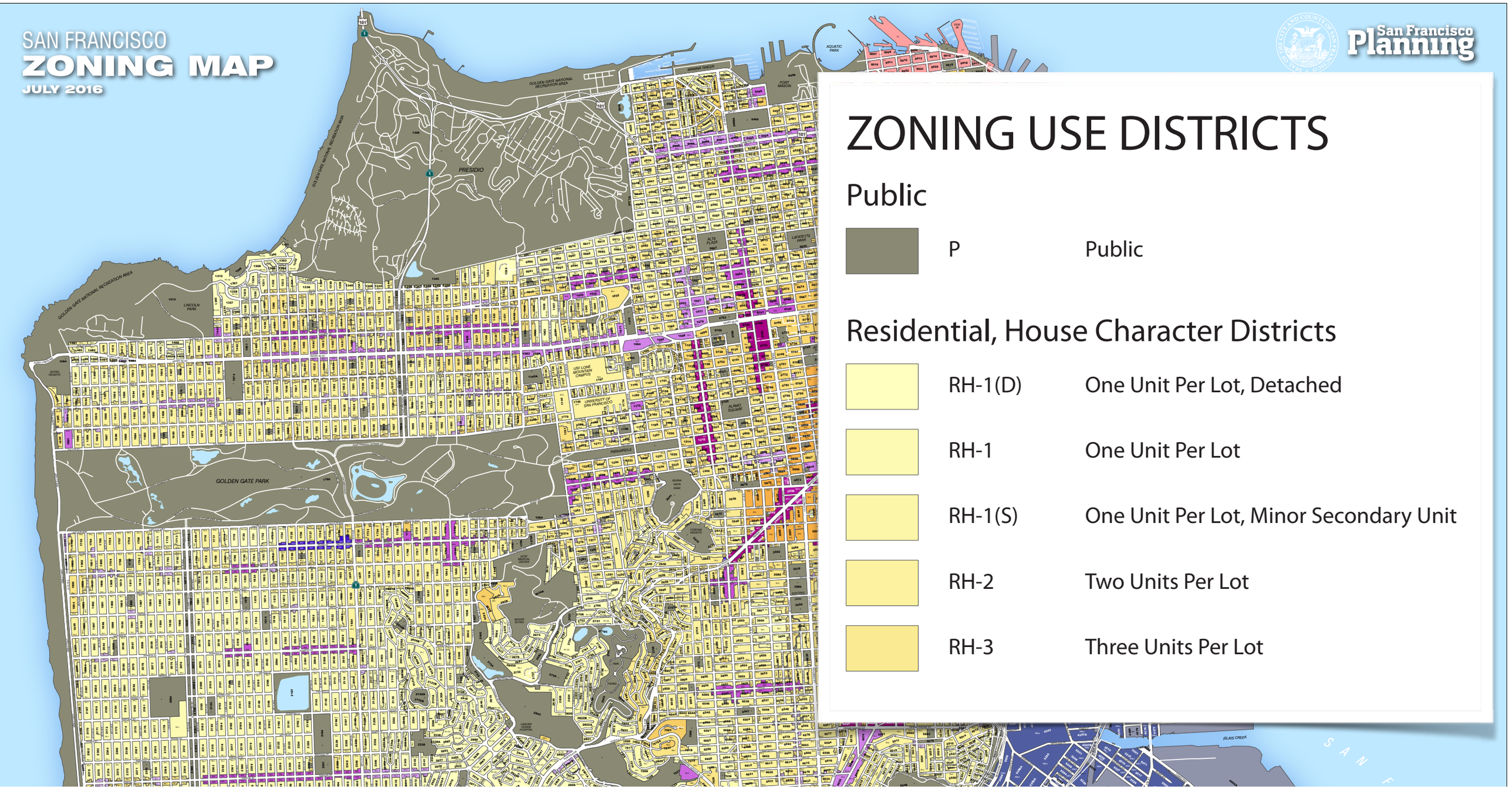
1 What Are the Issues?

Opportunities to Provide Housing Choices are Limited

75% of Land in San Francisco is RH-1, RH-2



Even in Desireable, Urban, and Transit-Rich Locations

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Downzoning: Many Good Examples are Non-Conforming

Irving & 39th (RH-2)

Bay & Leavenworth (RH-3)

Funston & Anza (RH-2)

Irving & 2nd (RH-2)

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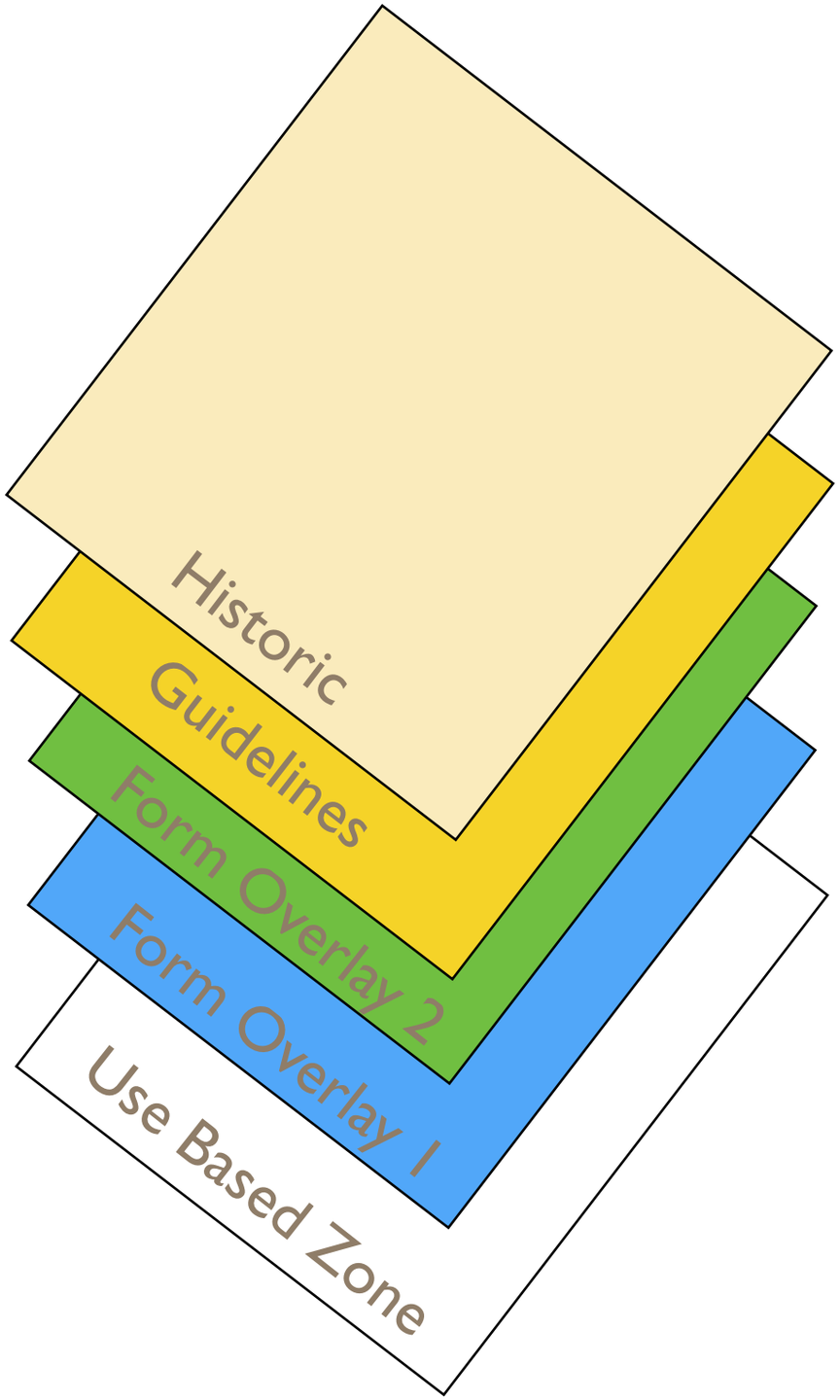
Conventional Zoning is Overly-Complex and is Providing Barriers for Housing Choices the Market Wants

Base Zoning Standards Ineffective (Use Based)
The Response: Add Layers of Form Regulations



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: 2 1/2 stories max., Scale of House (Width and Depth)

1. From A Zoning Perspective:
   - Deeper Buildings Not Allowed. Max. Depth Regulated
   - Generates Low Lot Coverage

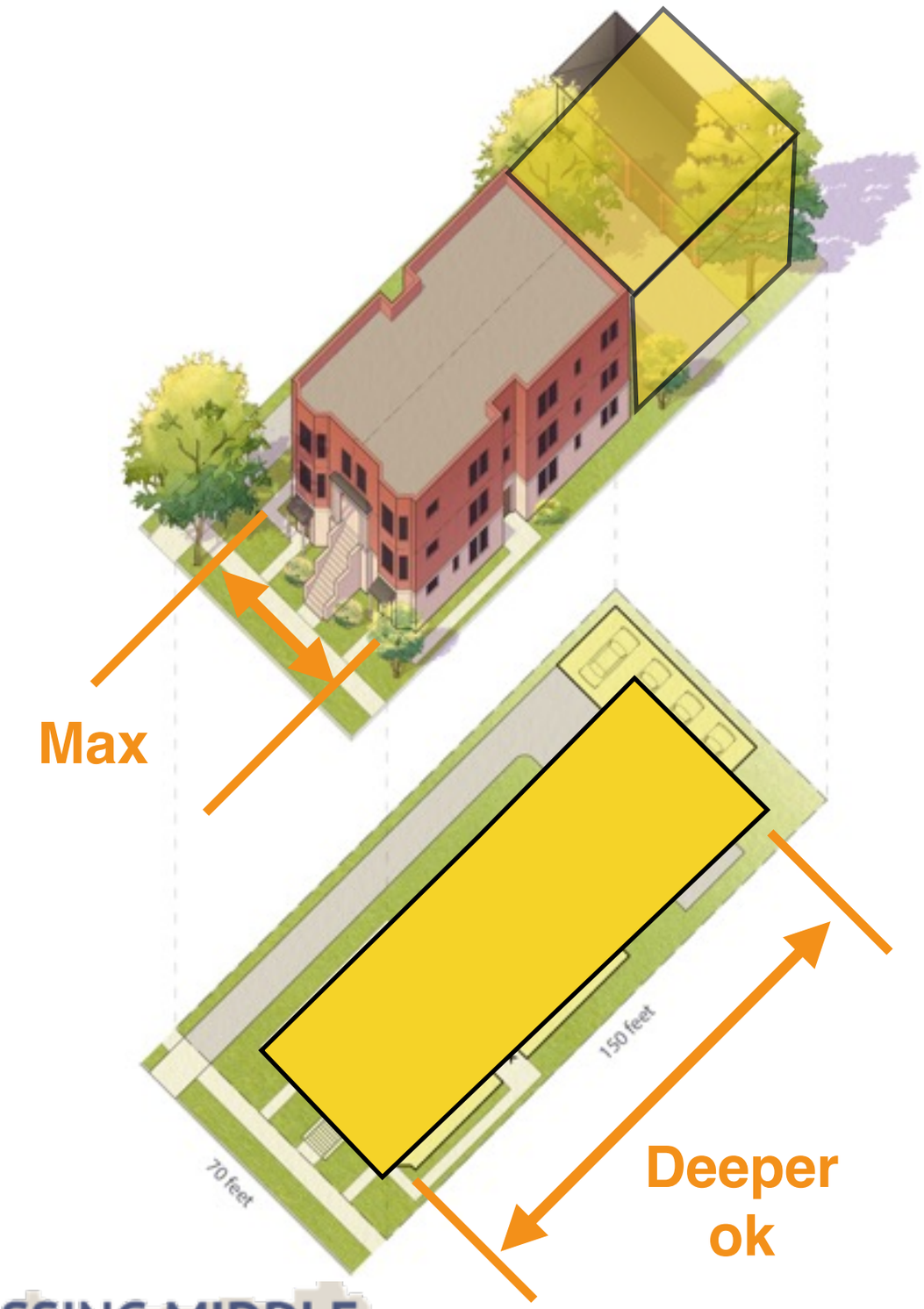
Not as compatible with Single Family: Use In Area Where Evolve Or Transform Degree of

MISSING MIDDLE
Responding to the Demand for Walkable Urban Living

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.

Upper Missing Middle: 3-4 Stories, Deeper Buildings OK.



1. From A Zoning Perspective:
   - Deeper Buildings Are Allowed
   - Generates Higher Lot Coverage
   - Still Regulate Max. Width Regardless of Lot Width

Not as compatible with Single Family: Use In Area Where Evolve Or Transform Degree of Change Has Been Determined in Visioning

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Missing Middle Housing: Denver, CO

Duplex: Side-by-Side

Townhouse

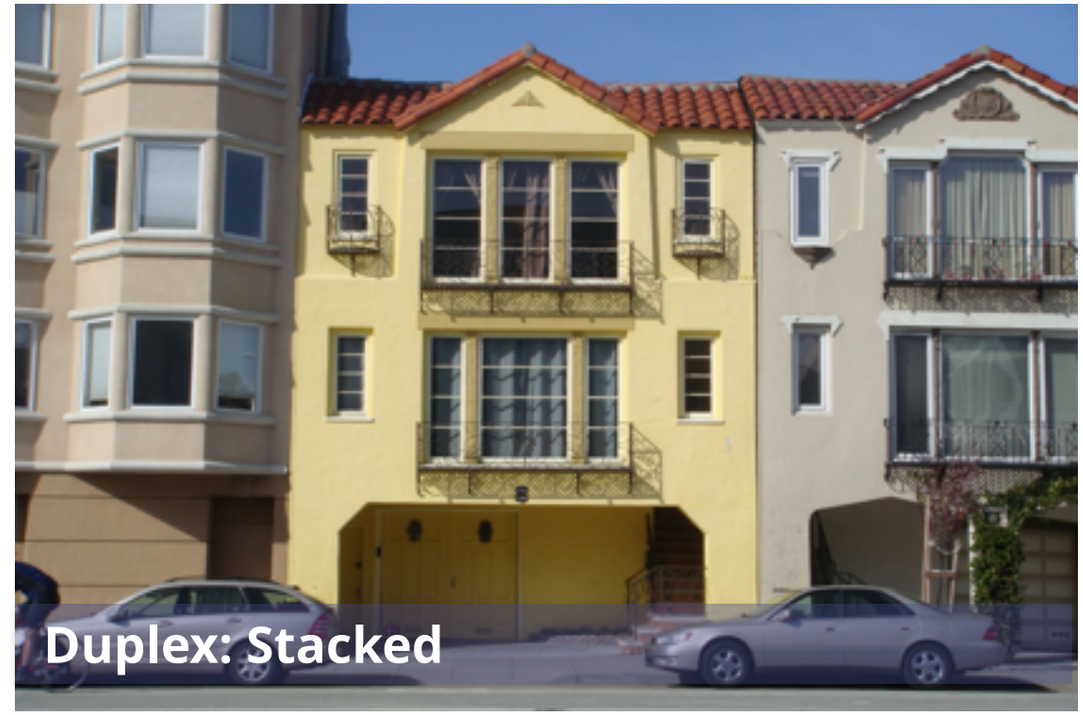
Fourplex

Multiplex: Small

Missing Middle Housing: Salt Lake City, UT

Missing Middle Housing: San Francisco, CA

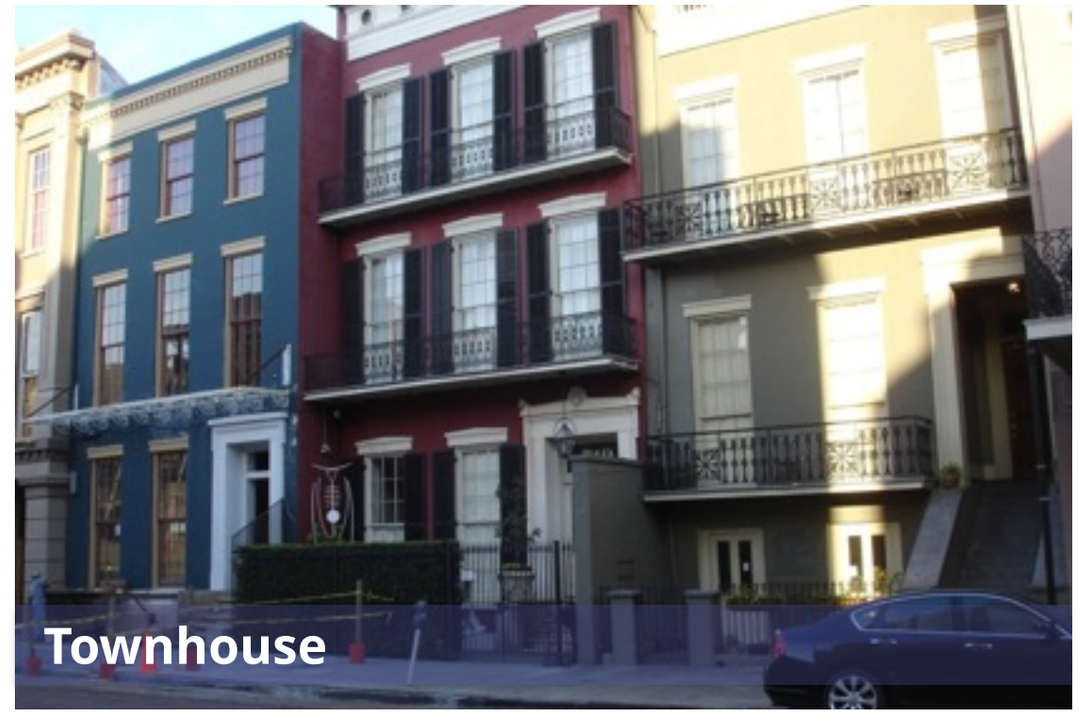
Duplex: Side-by-Side


Duplex: Stacked

Multiplex: Small

Courtyard Apartment

Missing Middle Housing: New Orleans



The Types

Adapted for San Francisco

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

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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

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Typical Lot Size	Density
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Duplex: Stacked

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Ancillary Units

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Bungalow Court

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

Courtyard Apartment

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

Courtyard Apartment