



# Townhouse





# Townhouse





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

# Fourplex





# Multiplex: Small





# Important Characteristics of Missing Middle Housing

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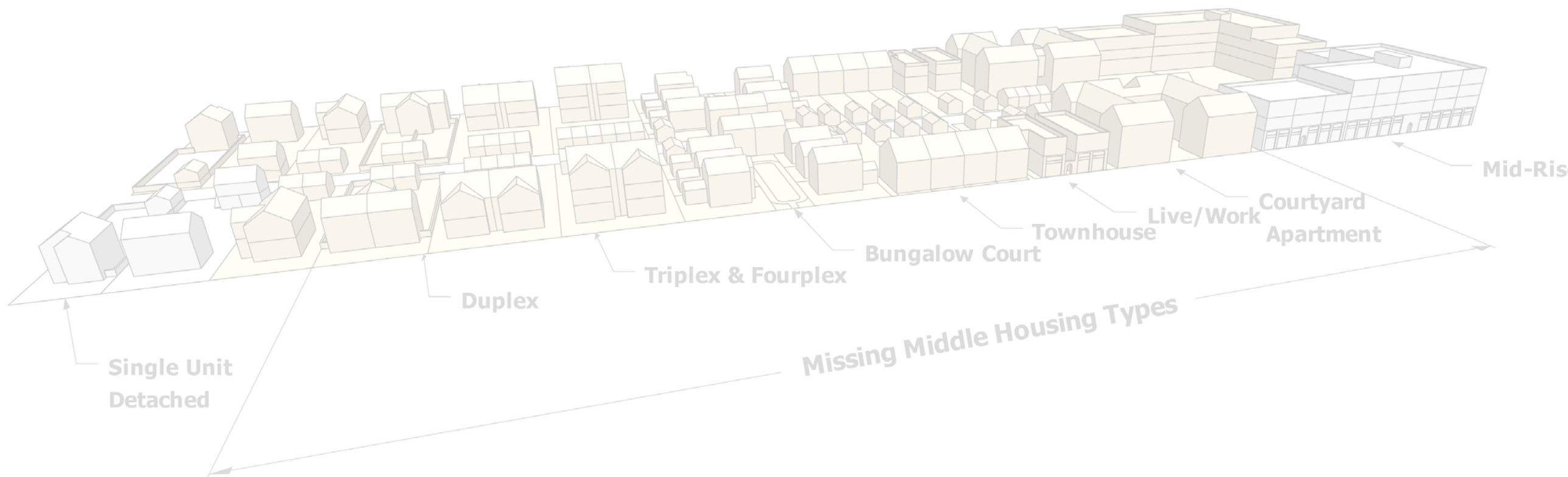
Getting it Right: Not Just Medium-Density Housing



# Characteristics of Missing Middle Housing



## I. Walkable Context





# Destinational Walking: Amenities Close By





# Characteristics of Missing Middle Housing



1. Walkable Context

2. Lower Perceived Density





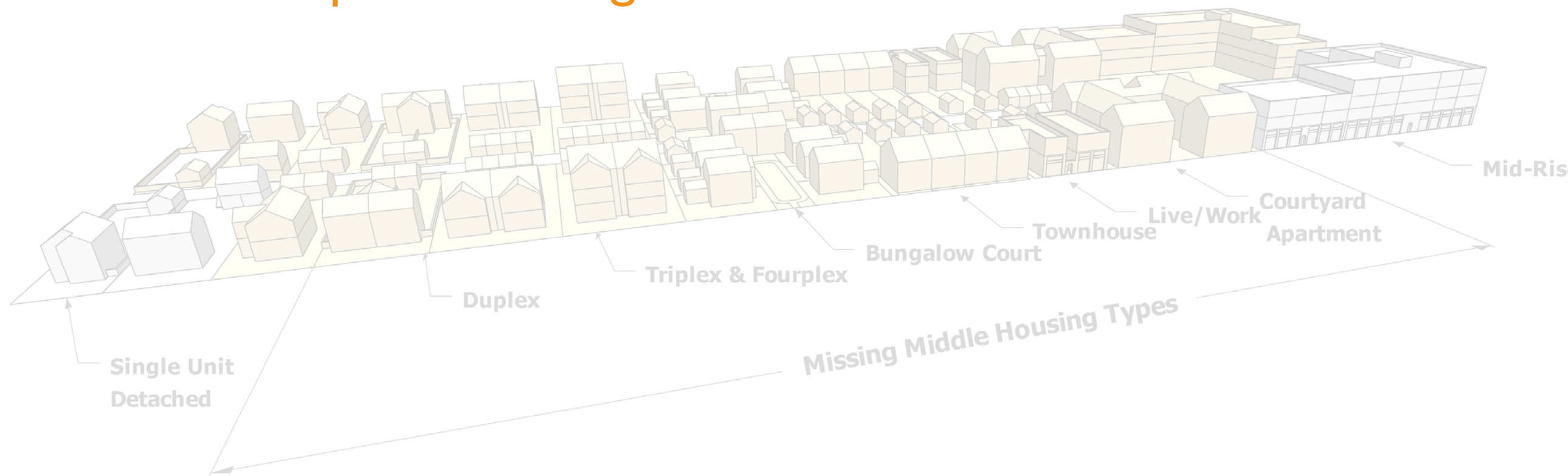




# Characteristics of Missing Middle Housing



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





# Width of Building Matters: Does This Building Ever Stop?





3

## Effective Zoning for Diverse Housing Choices

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Removing Barriers and Providing  
Clarity



# If You Carefully Regulate a Form, Does # Units Matter?





# Euclidean Zoning is an Out-of-Date Operating System for Walkable Communities and Missing Middle Housing



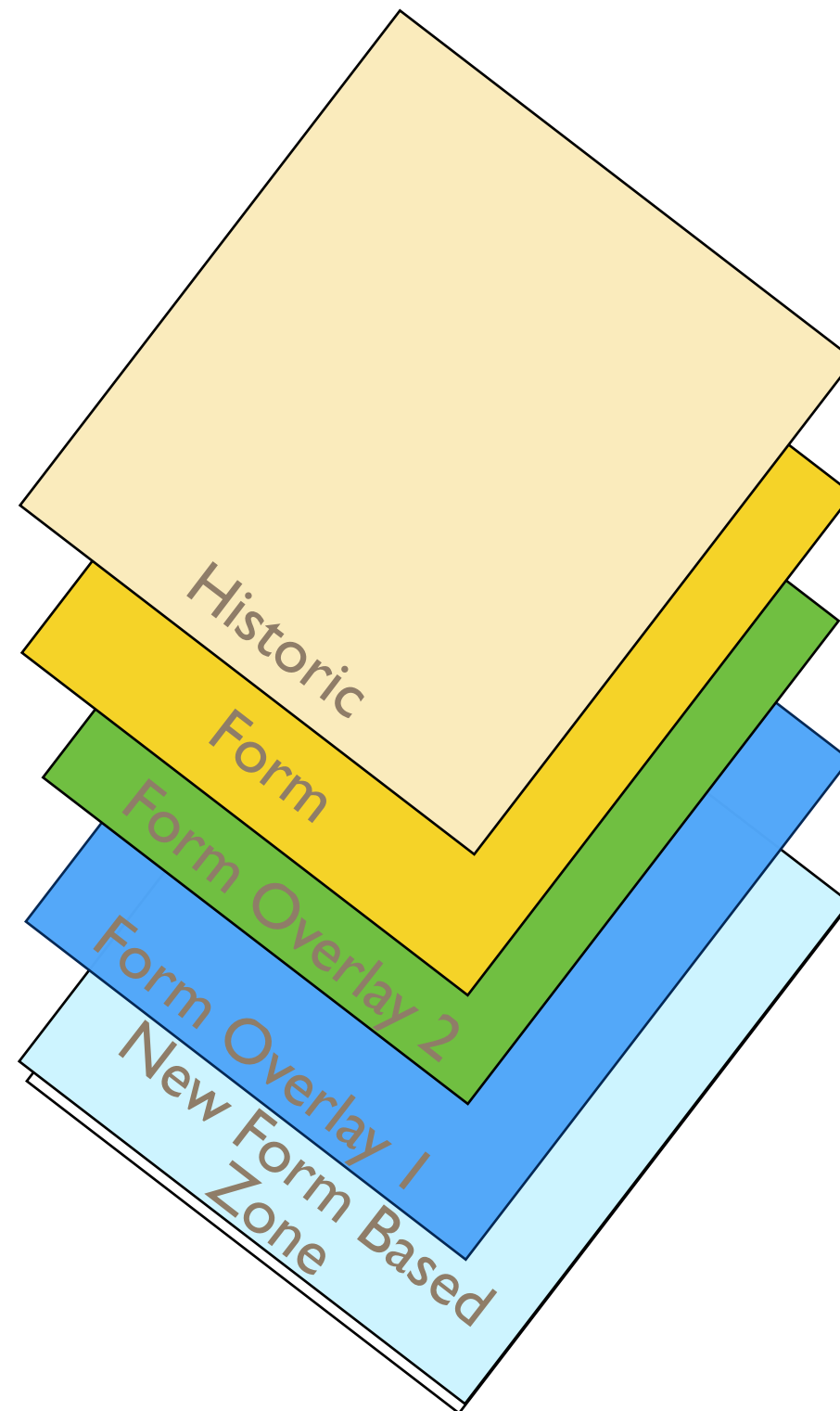


# Typically Not Hard to Find Obstacles for These Types

	R4	R5	RWRN	R6	R7
	High Density SF	Urban Family	Walkable Nhood	Low Density MF	Med. Density MF
Allowed Uses	SF D) SF (A)-CU TH-SU	SF (D,A) Duplex TH	Through MF	Through MF Density 20 du/acre	Through MF Density 40 du/acre
Lot Area (min)	5,000	5,000	5,000	5,000	5,000 for MF
Lot Width (min)	50'	50'	50'	50'	50'
Area/Unit (min)	5,000	3,000	2,500	2,000	By Type 1,000 for MF
Height	35'	35'	35', 60' MF	45	75'
B. Cov (max)	40%	45%	-	50%	60%
Imp Cov (max)	50%	55%	-	60%	70%
Front Setback	25'	25'	15'. F. Zone	35'	35'
FAR	-	-	-	.5 for MF	.5 for MF



# A More Direct and Effective System Based on Form










# 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><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> <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> <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: 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> <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><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> <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>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> <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											

Key

T# Allowed

T# Not Allowed

City of Cincinnati Form-Based Code






Public Review Draft: 9/21/12

1703-3-3

1703-3.30

## Specific to Building Types

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

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> <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>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> <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>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> <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> <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> <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											

Key

T# Allowed

T# 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:

- Detached or Attached
- Narrow-to-Medium Lot Width
- Small-to-Medium Footprint
- Building at or Close to ROW
- Small to No Side Setbacks
- Up to 2½ Stories
- Elevated Ground Floor
- Primarily with Stoops and Porches

### 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

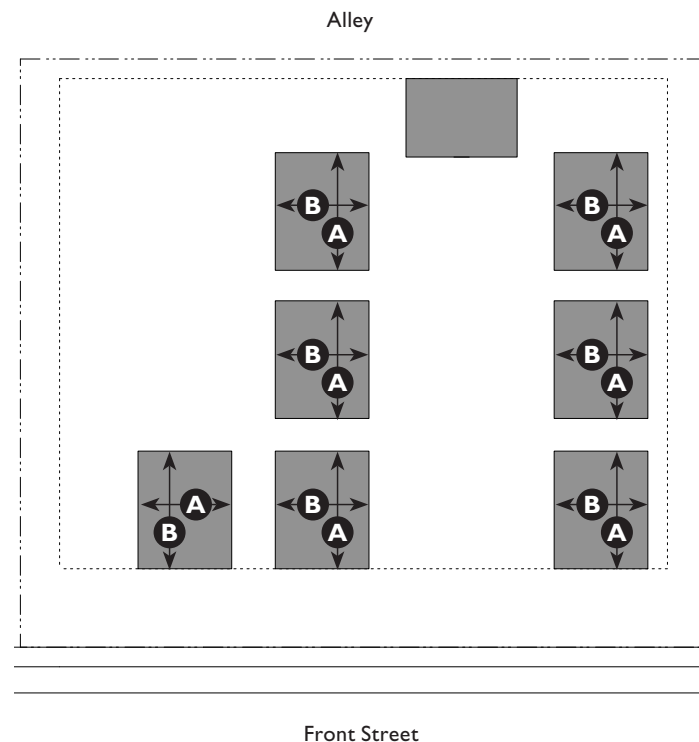
1703-2-23

## 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' max.	100' min.	1703-3.70
Duplex	40' min.; 75' max.	100' min.	1703-3.80
Rowhouse	18' min.; 35' max.	80' min.	1703-3.90
Multi-Plex: Small	50' min.; 100' max.	100' min.	1703-3.100
Live/Work	18' min.; 35' max.	80' min.	1703-3.130



# Each Type Has Supplemental Form Standards



## Key

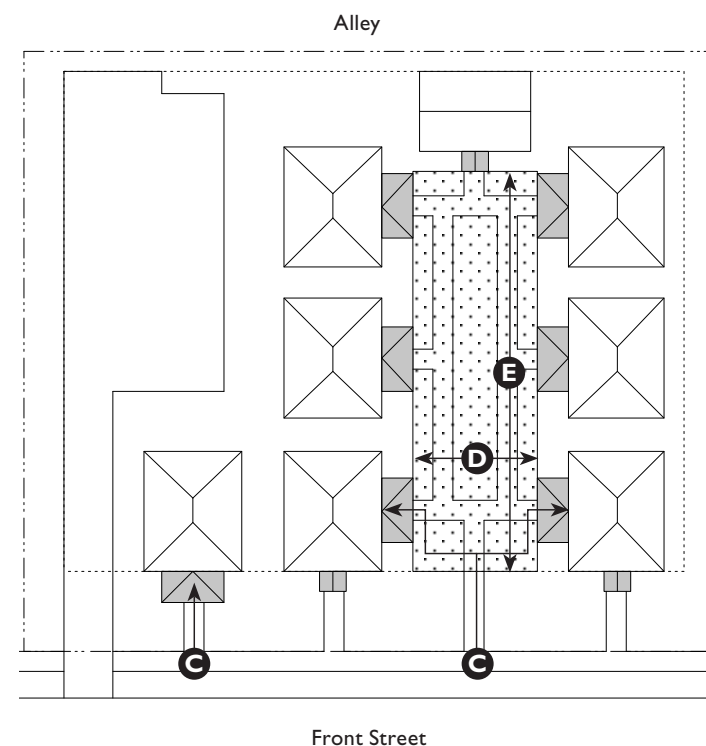
- ROW / Lot Line
- Setback Line
- Building

## 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.



# Operating System Based on Form: Think Simple



Small

Medium

Large

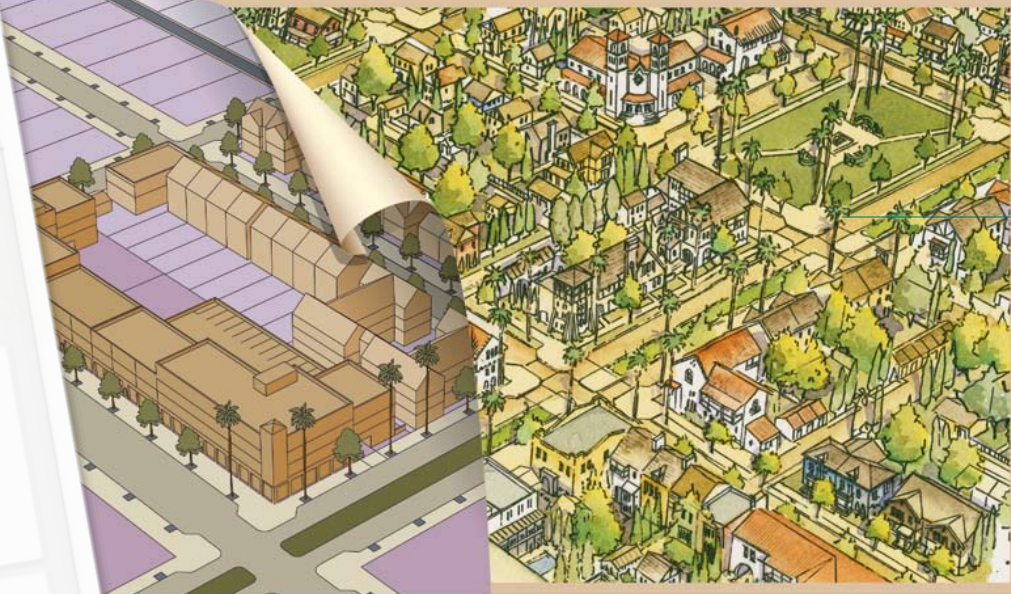
Overall Scale  
Setbacks  
Size of Uses



# Resources for Form-Based Codes

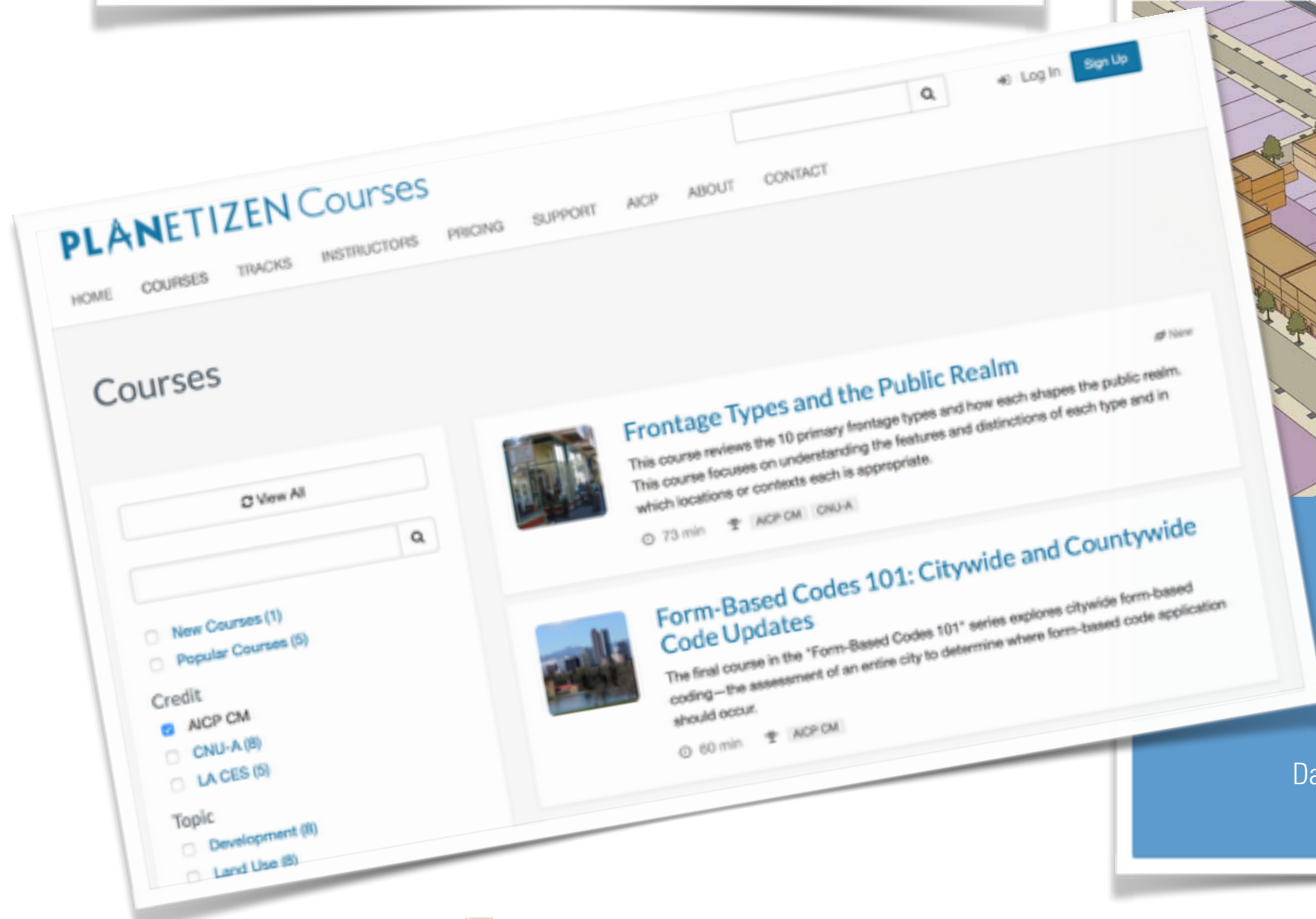


## Form-Based Codes



A Guide for Planners, Urban Designers, Municipalities, and Developers

Daniel G. Parolek, AIA • Karen Parolek • Paul C. Crawford, FAICP  
Forewords by Elizabeth Plater-Zyberk and Stefanos Polyzoides







# Visualizing the Benefits

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How to Frame the Discussion



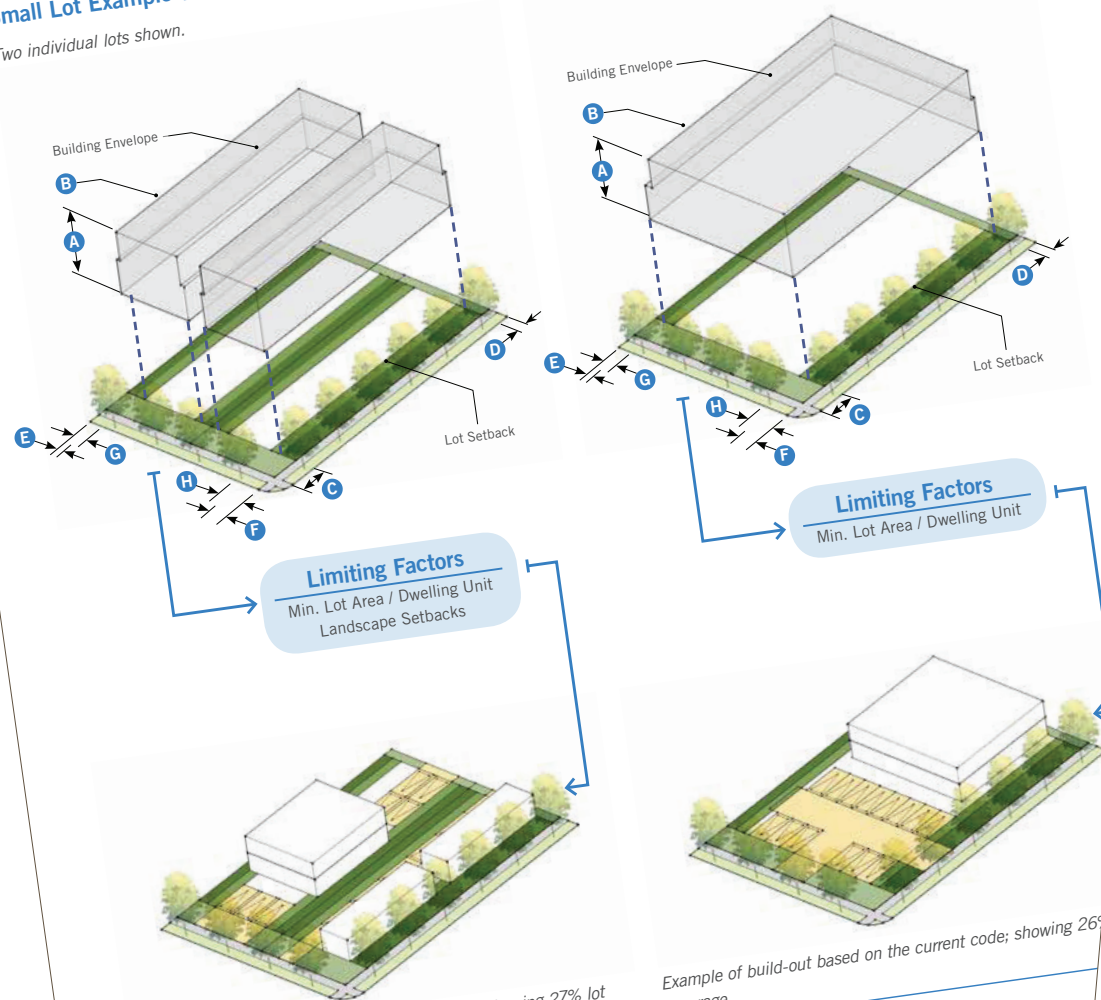
# Start with Graphic Diagnosis of Existing Zoning Districts

## Medium Density Residential

### Large Lot Example (100' Wide Lot)

### Small Lot Example (50' Wide Lot)

Two individual lots shown.



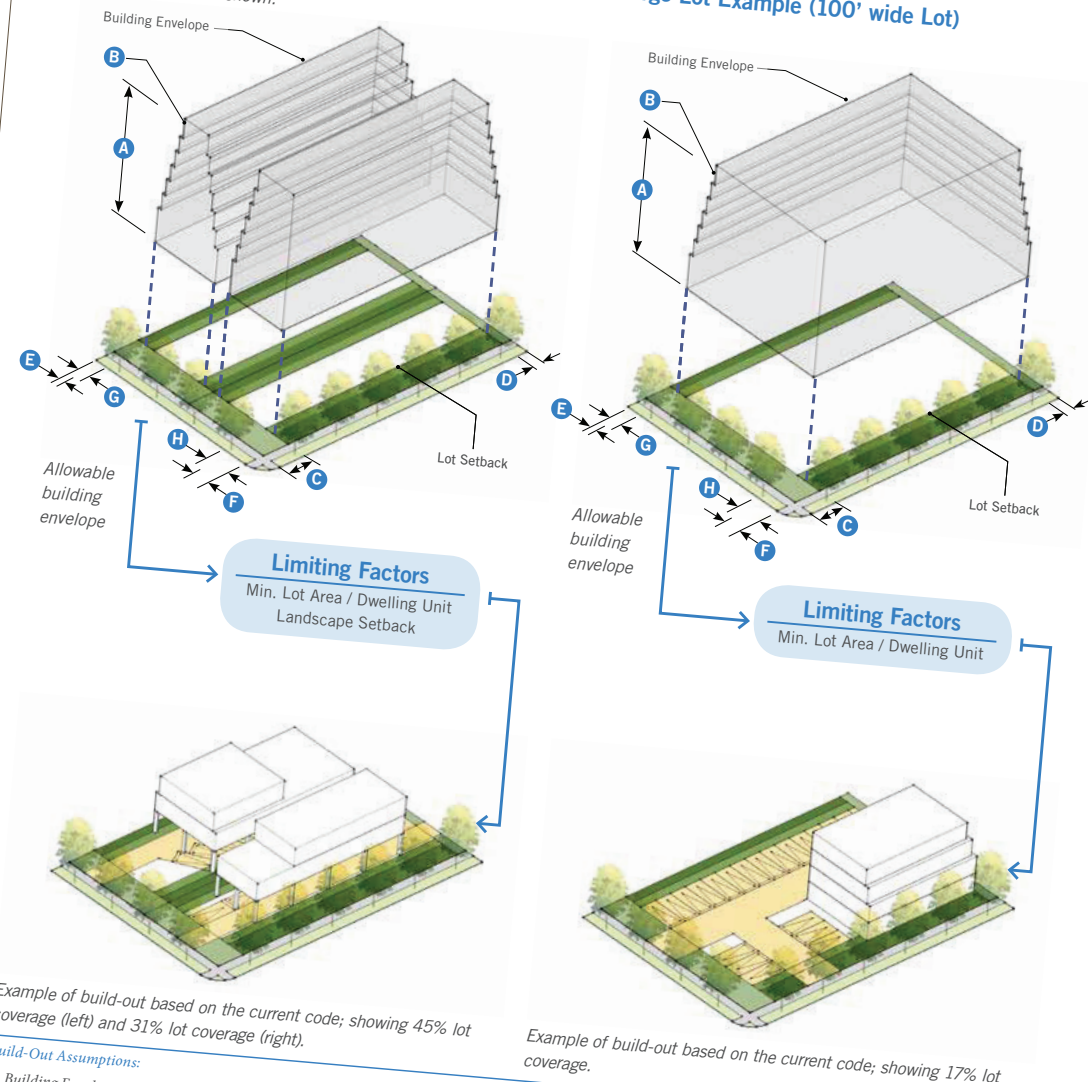
- Build-Out Assumptions:**
- Building Envelope: Building can be located anywhere within this shape.
  - Because there is a discrepancy in the differing setbacks (the landscape setback is deeper than the building setback), it was assumed that the building can occupy any space outside of the building setback; however, if the building does not occupy the remaining landscape setback, this space must be landscaped.
  - Parking cannot occupy the building or landscape setback.
  - The building setback is stepped back per additional story, as compared to the sloped setback in the Low Density Residential district.
- July 2015 | ©2015 Opticos Design, Inc.

## High Density Residential

### Large Lot Example (100' wide Lot)

### Small Lot Example (50' wide Lot)

Two individual lots shown.



- Build-Out Assumptions:**
- Building Envelope: Building can be located anywhere within this shape.
  - Because there is a discrepancy in the differing setbacks (the landscape setback is deeper than the building setback), it was assumed that the building can occupy any space outside of the building setback; however, if the building does not occupy the remaining landscape setback, this space must be landscaped.
  - Parking cannot occupy the building or landscape setback.
  - The building setback is stepped back per additional story, as compared to the sloped setback in the Low Density Residential district.
- July 2015 | ©2015 Opticos Design, Inc.



# Illustrate Desired Intent in Existing Conditions





# Illustrate Desired Intent in Existing Conditions





# Illustrate Desired Intent in Existing Conditions





# Illustrate Desired Intent in Existing Conditions





4

How Else is the Concept of  
Missing Middle Being Used  
Across the Country?

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# State of Michigan: Statewide Place-Based Economic Development Strategy

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# MiPlace: Michigan Statewide Economic Dev't. Strategy

The screenshot displays the MiPlace website interface. At the top, the logo "mi place" is accompanied by the tagline "Communities to invest in. Communities to grow in.™". Social media icons for Facebook and Twitter, along with the "PURE MICHIGAN" logo, are in the upper right. A search bar with the text "Have Questions?" and a "Site Map" link are also present. A "Get Started" button is located in the top right corner. The main navigation bar includes links for Home, Placemaking, Placemaking in Action, Resources, News, Events, and About Miplace. Below this, a large banner image shows a group of people sitting on the ground in a park-like setting. To the right of the banner, a vertical menu lists "Research", "Documents", "Toolkit", and "Case Studies". The "Documents" section is highlighted, showing a list of document thumbnails. Each thumbnail includes a title and a brief description. The thumbnails are: "Michigan Main Street Center 2013 - 2014 Annual Report" by the Michigan State Housing Development Authority; "Communities With the Biggest Opportunities for Success with Strategic Placemaking" by the MSU Land Policy Institute; "Crowdfunding The Cutting-Edge Future of Local Development" by The Review; "2014 Michigan Main Street Economic Study Ten Years of Excellence"; and "Talkin' 'bout My Generation: CHANGING DEMOGRAPHICS".

**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:  
- Any - Apply

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

**Communities With the Biggest Opportunities for Success with Strategic Placemaking**  
MSU Land Policy Institute

**Crowdfunding The Cutting-Edge Future of Local Development**  
The Review

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

**Talkin' 'bout My Generation: CHANGING DEMOGRAPHICS**





# Zoning Reform in Big Cities

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# Informing Comprehensive and General Plans

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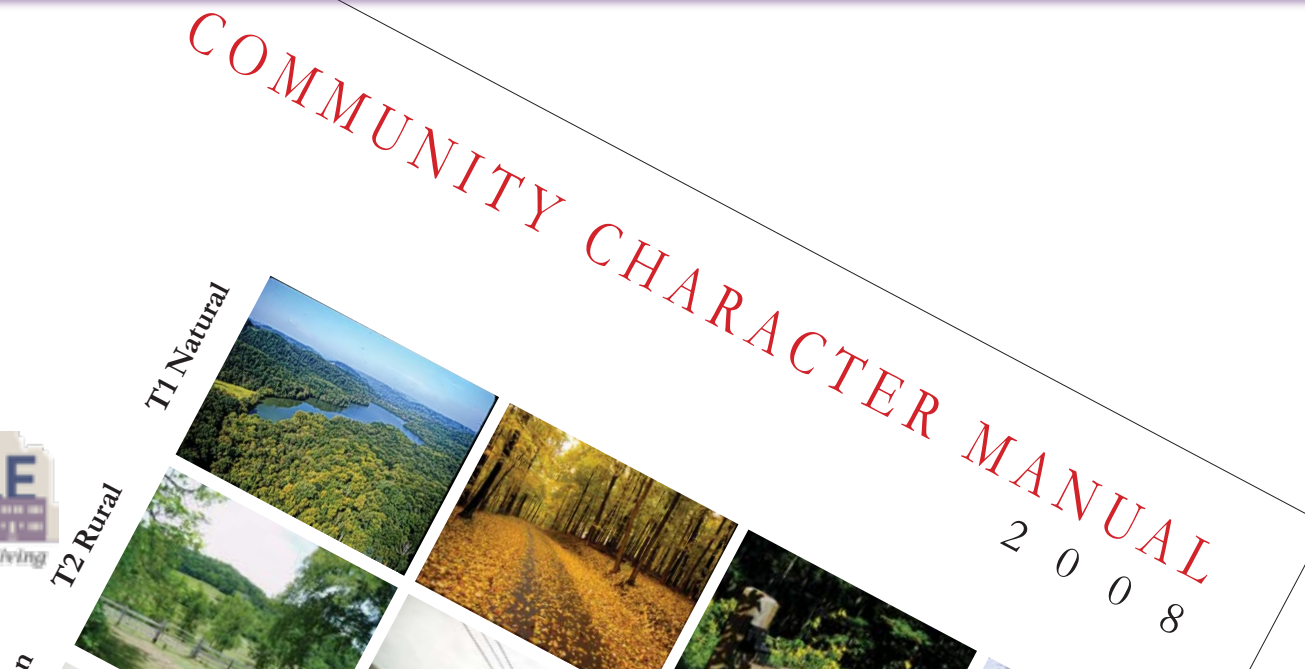




# Nashville, TN Comprehensive Plan

“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







# Cities Adding it to Their Affordable Housing Toolbox

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# Missing Middle Affordable Housing Density Bonus



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



# AARP Using Missing Middle Housing to Discuss Needs of Their Constituents

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## Livable Communities

Great Places for All Ages™



[ABOUT US](#) | [LIVABLE IN ACTION](#) | [HOUSING](#) | [GETTING AROUND](#) | [TOOL KITS & RESOURCES](#) | [A-Z ARCHIVES](#) | [MORE FROM AARP](#) ▼

An illustrated streetscape showing Missing Middle Housing

[AARP Home](#) » [Livable Communities - AARP](#) » [Livable Communities - ...](#) » 5 Questions for Archi...

### Livable Communities Interview

## 5 Questions for Architect Daniel Parolek About 'Missing Middle Housing'

Between costly, cramped city apartments and oversized suburban McMansions, there's ... what? Here's why mid-sized, walkable new housing disappeared and how we can get it back

by [Sally Abrahms](#), AARP Livable Communities

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The range of Missing Middle Housing includes a variety of building types: duplexes, triplexes, courtyard apartments, bungalow courts, townhouses and more. — Illustration from Opticos Design, Inc.

## Livable Communities

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# Conclusion

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You've heard about the  
Missing Middle...



Now learn more about it at



A new online resource



-  Examples & Analysis
-  How to Regulate
-  Market Demand

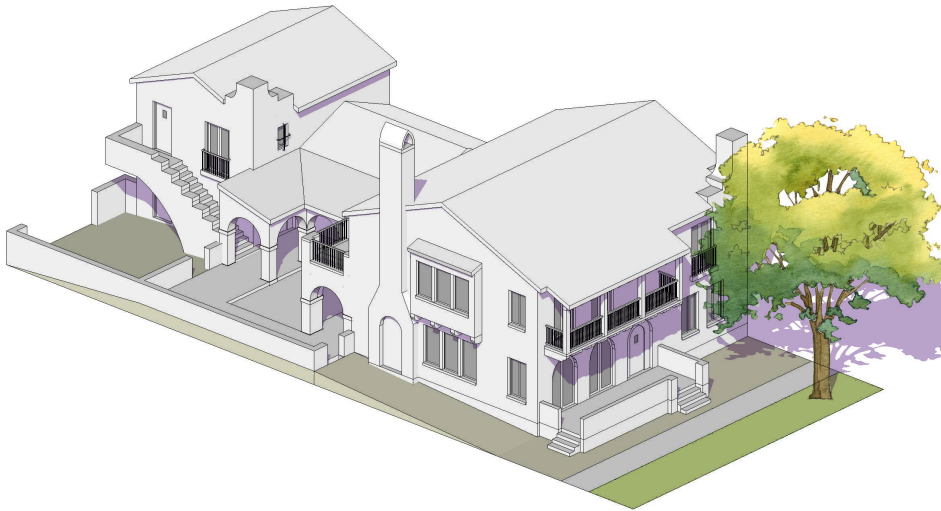
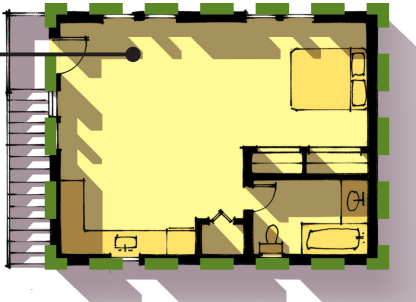
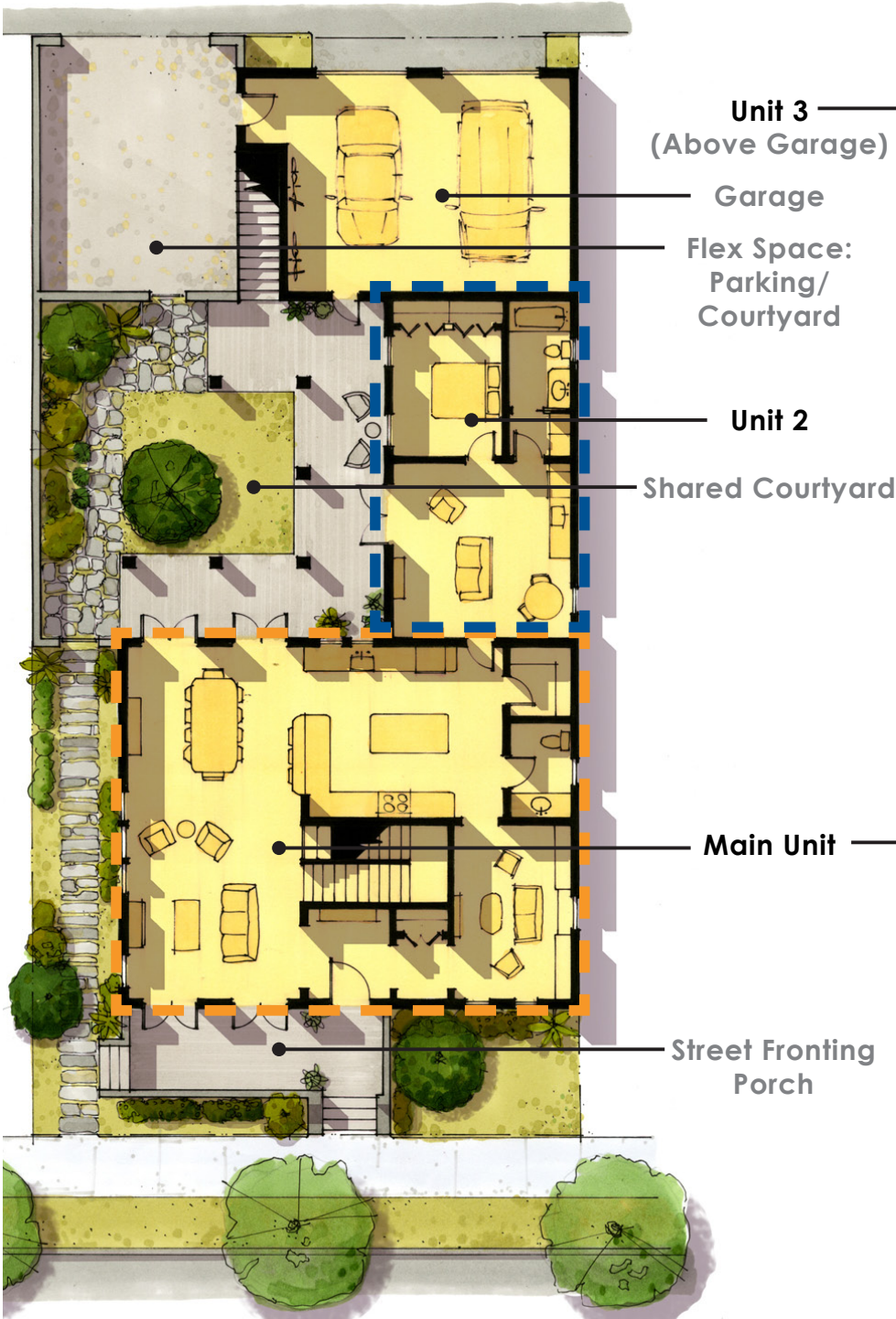


# Let's Reframe the Discussion about Housing Choices





# Don't Forget About Multi-Generational Housing





# Time to Sharpen Our Planning and Regulatory Tools







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

~*What’s Next*,  
Urban Land Institute



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



The Market is  
Waiting. Will You  
Respond?



*Responding to the Demand for Walkable Urban Living*