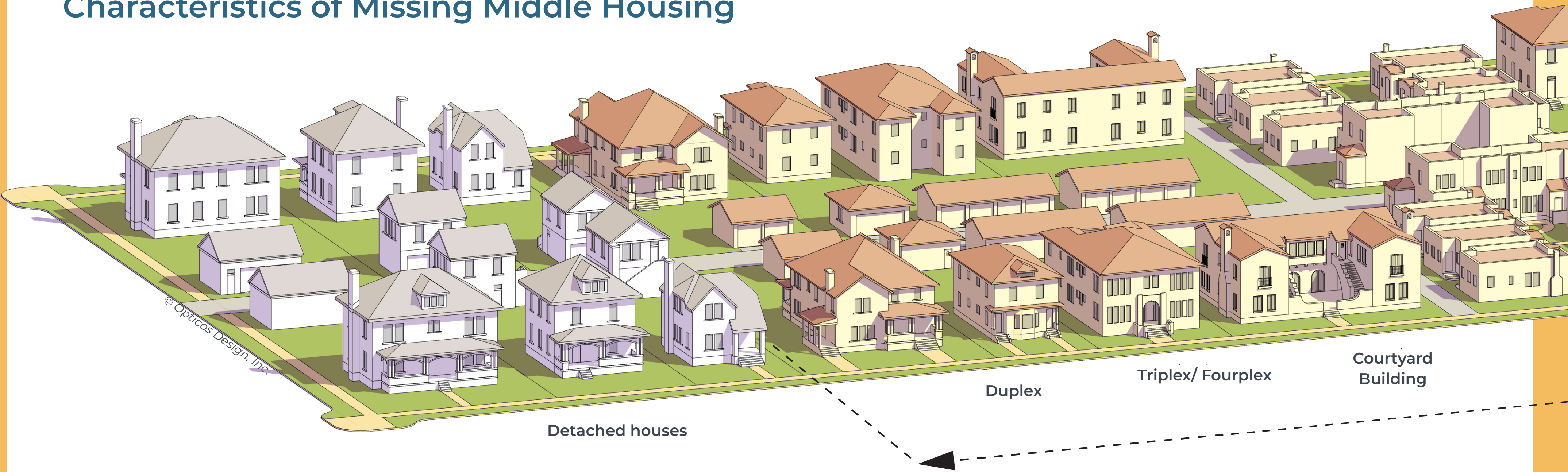


What is Missing Middle Housing?

Missing Middle Housing is a range of **house-scale building types** with **multiple units** that provide **housing diversity** and encourage **walkable neighborhoods**.

Characteristics of Missing Middle Housing



Small-Footprint "House-Scale" Buildings

Missing Middle types typically have small-to medium-sized footprints and are similar to detached houses, even though they contain multiple units. Without counting mailboxes or utility meters, it is often difficult to distinguish between a typical single-family home and a Missing Middle type.

Suitable for Different Household Types + Life Stages

Missing Middle provides housing choices for various demographic groups such as Millennials, downsizing "empty-nesters", seniors and others looking for walkable living options, as well as aging-in-place.

Compatible with Detached Housing Neighborhoods

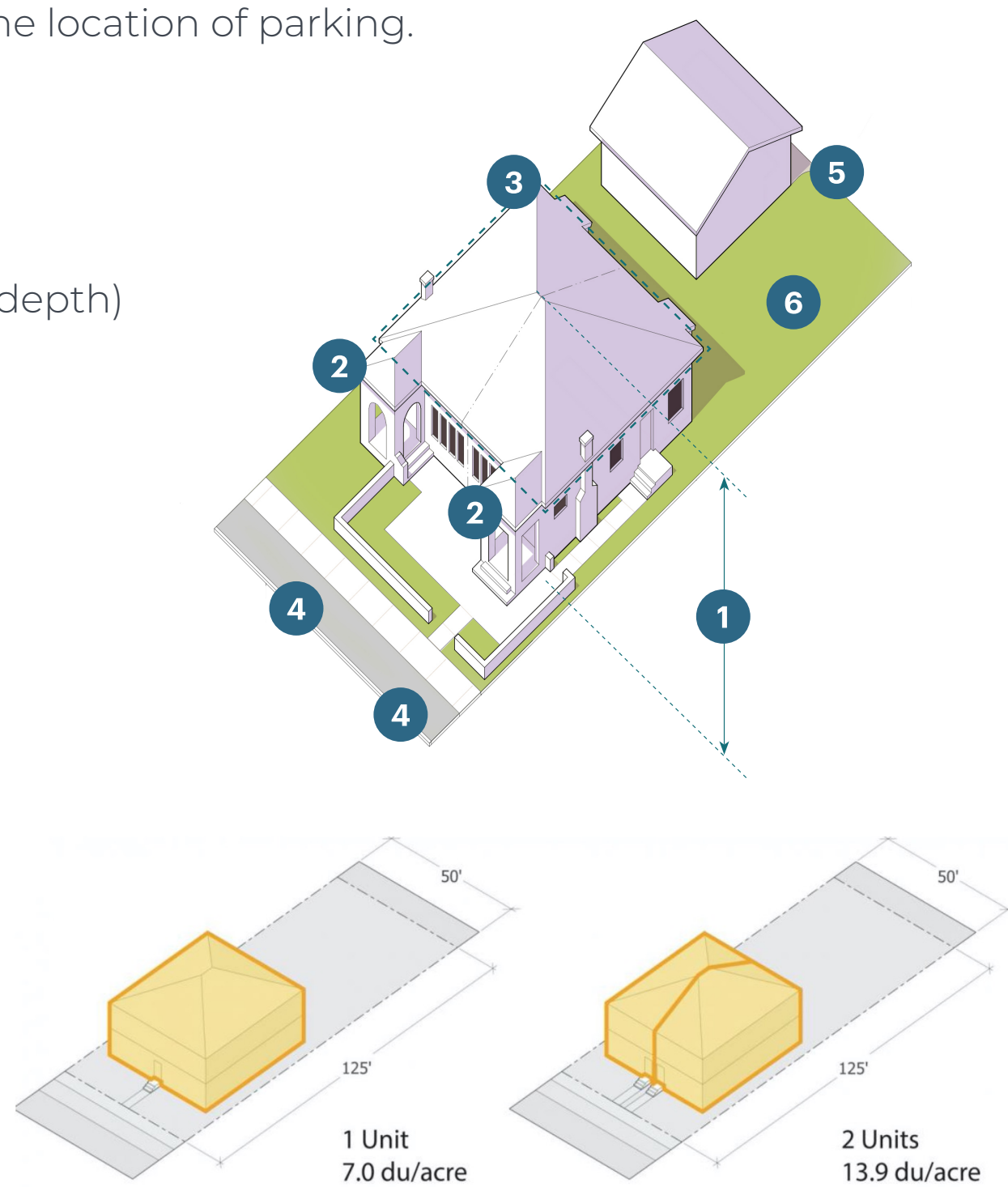
Missing Middle Housing types blend in well with detached housing (single-family) neighborhoods due to their small scale and size. They support different types of households and encourage an active lifestyle.

"House-Scale" and "Block-Scale"

Missing Middle Housing types are compatible with typical detached houses because of their house-scale character which is achieved by **limiting the building footprint and height**, the **placement and orientation** of the building on the lot, as well as the location of parking.

- 1 Maximum height
- 2 Number of units
- 3 Building footprint (width, depth)
- 4 Parking location
- 5 Driveway location (if any)
- 6 Usable open space

Regulating the maximum building footprint for Missing Middle types is important not just for compatibility in scale and form, but also for ensuring that individual Missing Middle housing units produced are **smaller, and thereby more attainable**, than comparable detached housing types.

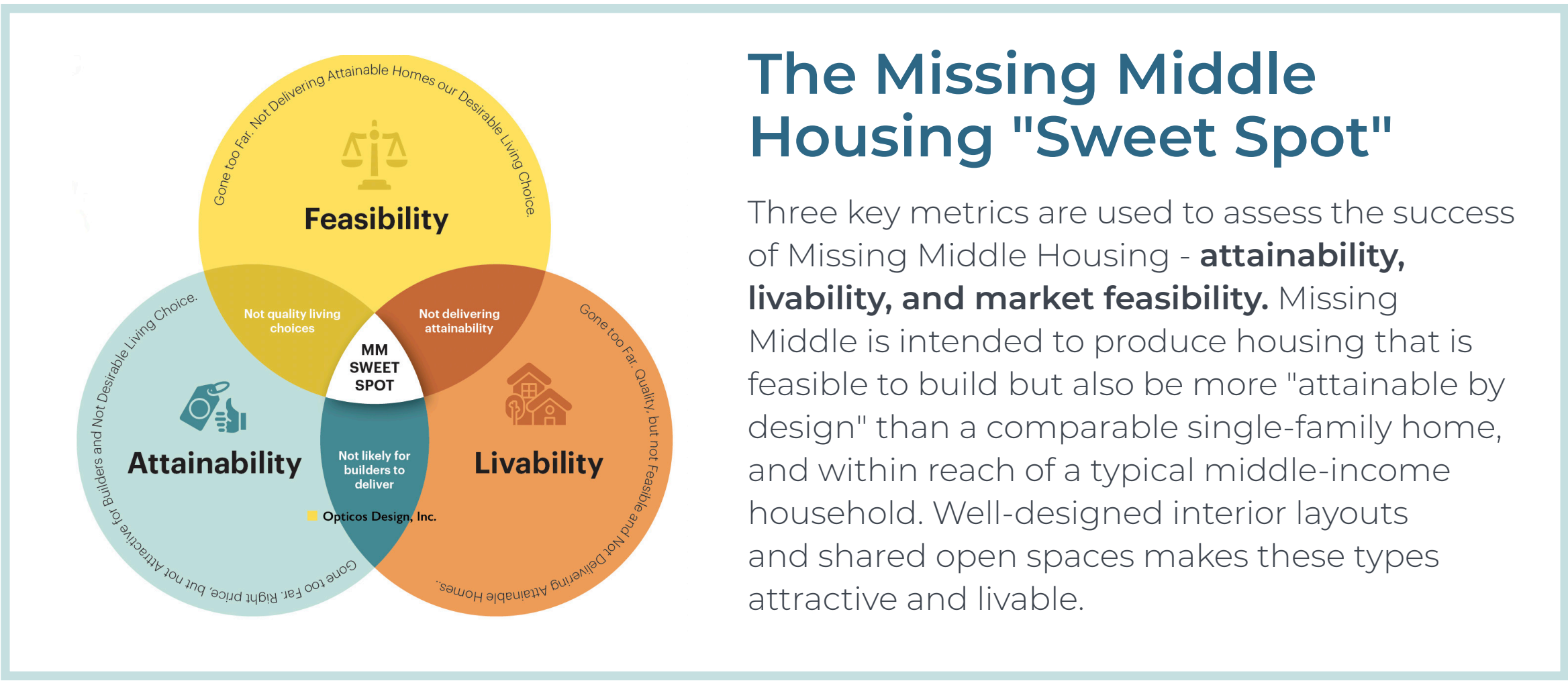


Why are these types "missing"?

Missing Middle is not a new concept - duplexes, fourplexes, cottage courts, etc. were commonly seen in cities up until the 1940s. They are "missing" because very few of these housing types have been built in the past thirty to forty years. Restrictive zoning and covenants, along with financial incentives for suburban single-family homes, have played a key role in removing Missing Middle types from the housing stock of most cities.

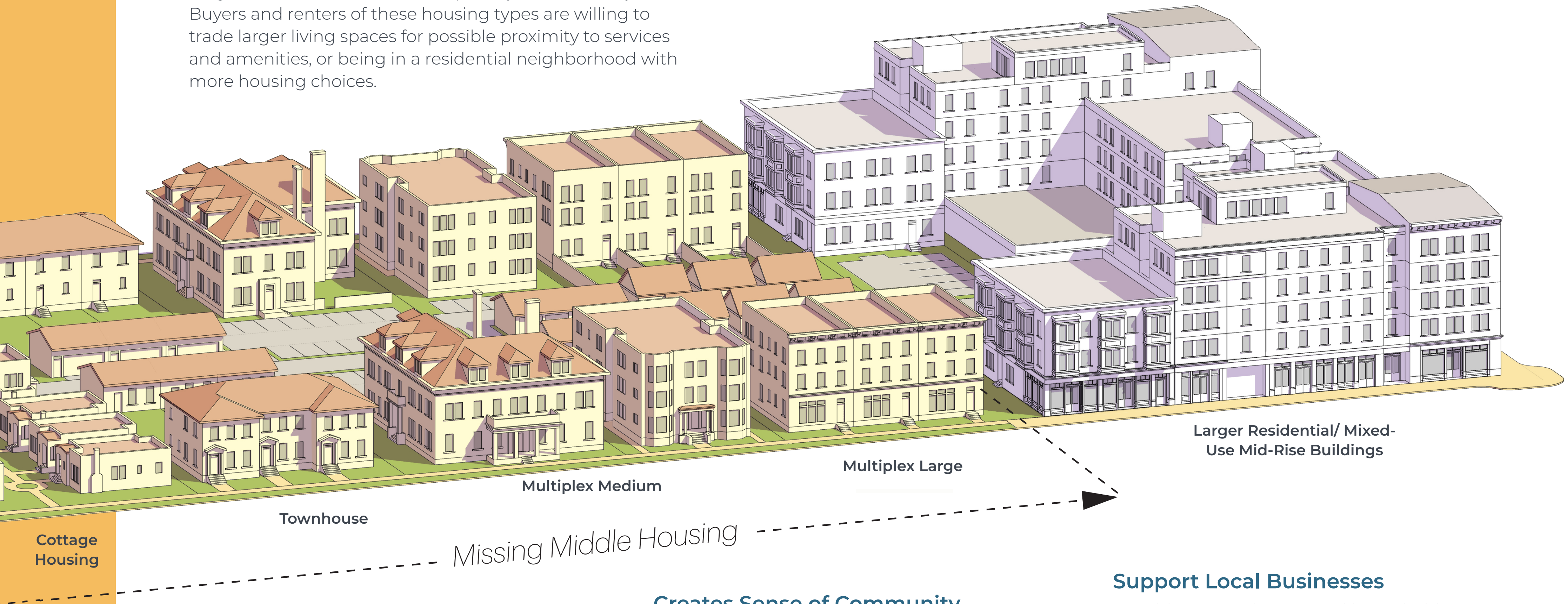


Sources: American Housing Survey, 2013, US Census Bureau



Promote Active Lifestyles + Walkability

Missing Middle Housing types work best in walkable neighborhoods, where not all trips may need to be by car. Buyers and renters of these housing types are willing to trade larger living spaces for possible proximity to services and amenities, or being in a residential neighborhood with more housing choices.



Attainable by Design

Most Missing Middle types have smaller units but with interior layouts that are well-designed, efficient and comfortable. Smaller-sized units and simpler construction can help keep costs down and promote attainability without compromising quality.

Creates Sense of Community

Missing Middle Housing types have well-designed shared open spaces that encourage residents to meet and interact. Also, by adding more housing choices, Missing Middle enables diverse types of households to live in the same neighborhood, creating vibrant communities.

Support Local Businesses

By adding more homes and households, a community can create a larger and more diverse customer base to help support local businesses, quality transit and boost the local economy.

Where can Missing Middle Housing work?

Missing Middle types can provide more housing choices in a variety of ways.

Integrated Into Neighborhoods of Detached Houses

Small and medium Missing Middle Housing types such as duplexes, triplexes, cottage courts, fourplexes and medium-sized courtyard buildings can be integrated into neighborhoods of detached houses, blending in well due to their house-scale size and form



At the "End Grain" of Typical Detached Housing Blocks

Corner and end-of-block parcels are frequently larger than interior parcels in many detached neighborhoods. Such parcels are great opportunities for small and medium Missing Middle types such as fourplexes and sixplexes



Transition from a Mixed-Use Corridor to a Residential Neighborhood

Small and medium Missing Middle Housing types can create a transition between mixed-use corridors (and higher-intensity centers) and neighborhoods of detached houses



Transition from Detached Housing to Higher-Intensity Housing

Larger Missing Middle types can be used as the "end grain" of residential neighborhoods, along arterial streets and corridors. Stepping down in height helps transition to the lower-intensity residential environment in the interior of the neighborhood



Typical Missing Middle Housing Types

Palette of Small and Medium Missing Middle Housing types

Missing Middle Housing types are "house-scaled" multi-family buildings that are compatible with typical single-family residential neighborhoods through careful regulation of built form characteristics such as building width, height and massing. The Utah Missing Middle Housing Toolkit will provide objective standards for typical Missing Middle Housing types, including guidance and criteria for where to these types work best. In certain areas, larger Missing Middle Housing types, also called Upper Missing Middle, can also be used to provide more housing choices or to be feasible to build in more expensive housing markets. In such cases, additional development standards may be required to enable these types.



Duplex Stacked
2 Units

A small-sized building that consists of two stacked dwelling units, one on top of the other. Both units and building entrances face the street.



Duplex Side-by-Side
2 Units

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



Cottage Housing
3-10 Units

A series of small, detached buildings arranged to define a shared court that is oriented to the street. Cottage entrances face the shared court.



Triplex/ Fourplex
3-4 Units

A small building that consists of three or four units with a shared entry and stair access from the street.



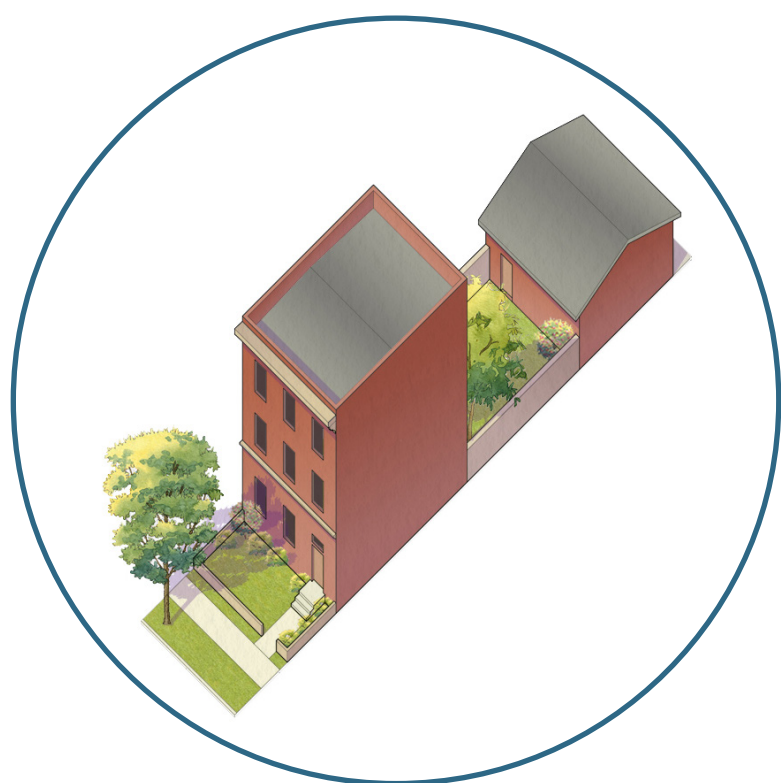
Multiplex Medium
5-10 Units

A medium-sized building containing multiple side-by-side and/or stacked dwelling units. Entry configuration may vary depending on the lot, but at least one entrance is street-facing.



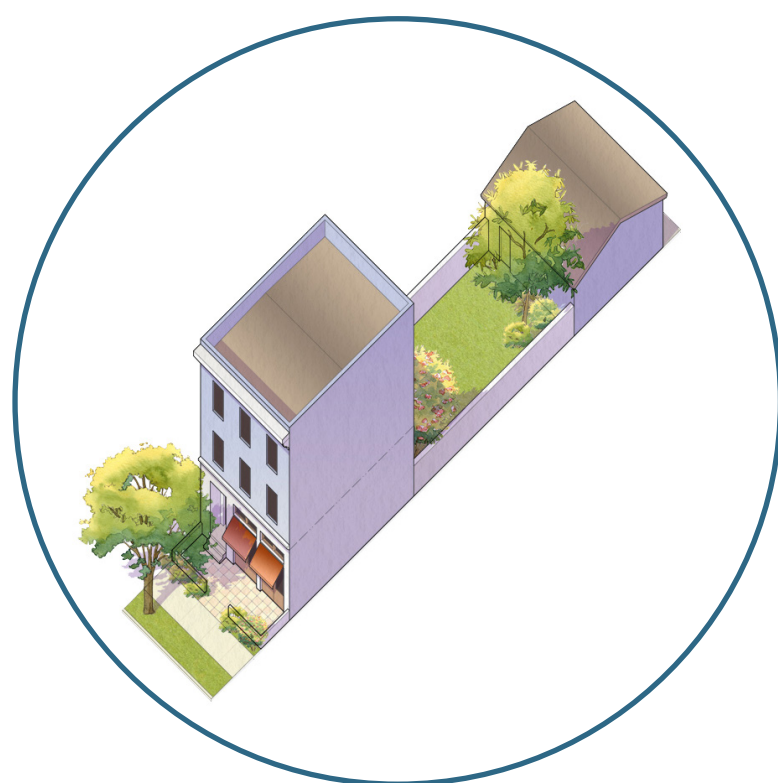
Courtyard Medium
6-16 Units

A building, or multiple detached buildings, with units arranged around a shared courtyard. Units are accessed from the courtyard space.



Townhouse Medium
1 unit each (up to 4 side-by-side attached townhouses)

A medium-sized dwelling that is attached to other townhouses in an array of four to six units, with parking at the rear, and street-facing entrances.



Live/Work
1 Unit

A small-sized attached or detached building consisting of one dwelling unit above or behind a flexible ground floor space for residential, service, or retail uses.

"Large" Missing Middle Housing

Large Missing Middle types are taller (3-4 stories) and slightly wider and deeper than typical Missing Middle types but these can still fit on typical lot sizes seen in typical residential neighborhoods.

What makes Large MMH different from typical 3 to 4-story apartment blocks is that the **building scale and form is carefully articulated** to fit in with surrounding buildings, with breaks in massing and stepping down in height when backing on to detached houses. They can be **a good transition** between single-family and other lower-intensity neighborhoods and areas with larger residential and mixed-use buildings.

Large MMH can also be used strategically in areas **adjacent to existing or planned centers and transit hubs**, as well as in higher-intensity residential and mixed-use neighborhoods. Particularly in more expensive housing markets where feasibility is a challenge, these larger MMH types can provide more attainable units.

Strategic application of Large Missing Middle Housing:

- Suitable for areas where a greater degree of change is happening or desired
- Can help transition from larger-scale buildings in transit-oriented and mixed-use centers to smaller-scale neighborhoods
- Can be used within regional mixed-use centers to augment more intense development

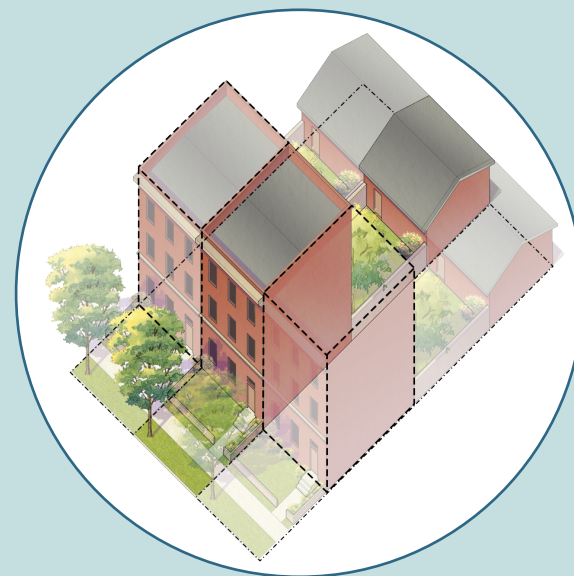
Characteristics of Large Missing Middle Housing include:

- Higher lot coverage and/or deeper building footprints than typical Missing Middle
- Includes rear setbacks and stepping-down of building heights for sensitive transitions to adjacent lower-intensity neighborhoods



Courtyard Large
20-28 Units

A larger, three to four-story building containing up to twenty-eight dwellings and arranged to share one or more common courtyards.



Townhouse Large
1 unit each (more than 4 side-by-side)

A larger, three to four-story building of attached units each with one to three flats, arranged side by side as long as a block.



Example of Large MMH: 3-storied Multiplex Large

Missing Middle Housing Examples



Duplex Side-by-Side
Provo



Duplex Stacked
Salt Lake City



Cottage Court
Salt Lake City



Cottage Court
Salt Lake City



Triplex
Salt Lake City



Fourplex
Provo



Multiplex Medium
Salt Lake City



Multiplex Large
Provo



Courtyard Building Small
Provo



Courtyard Building Medium
Salt Lake City



Townhouse (Small/Medium)
South Jordan



Townhouse (Large)
South Jordan