



**COUPEVILLE PLANNING COMMISSION**  
**Island County Annex Building - Commissioners Hearing Room**  
**(1 NE 6<sup>th</sup> Street, Coupeville)**  
**March 4, 2025**  
**4:00 pm**

**CALL TO ORDER**

**LAND ACKNOWLEDGEMENT**

*The Town of Coupeville is located on the homelands of the Lower Skagit People. For thousands of years, Coast Salish tribes have stewarded the lands, waterways, plants and animals in our region. We pay respect to the elders and their families, past, present, and emerging for they hold the memories, traditions and culture of their people. The Town of Coupeville is committed to respecting this long history as we honor and acknowledge the continued presence and rights of all Indigenous people. We will advocate for and partner with our Indigenous neighbors as we continue to work together as an inclusive community.*

**CHANGES AND APPROVAL OF AGENDA**

**APPROVAL OF MINUTES:**

- February 4, 2025 Meeting

**PUBLIC HEARING**

- None

**PUBLIC INPUT**

**DISCUSSION**

- Middle Housing Code Update – Joint Workshop with Town Council

**COMMISSIONER COMMENTS**

**ADJOURNMENT**

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**DRAFT REGULAR MEETING MINUTES**  
**COUPEVILLE PLANNING COMMISSION**  
**Island County Annex Building – Commissioners Hearing Room**  
**(1 NE 6<sup>th</sup> Street, Coupeville)**  
**February 4, 2025**

**CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

Commissioner Armstrong called the meeting to order at 6:00pm and read the land acknowledgement.

**PRESENT**

Commissioners Gary Armstrong, Evan Henrich, and Susan Upchurch.

**STAFF PRESENT**

Community Planning Director Joshua Engelbrecht.

**APPROVAL OF AGENDA**

The agenda for the February 4, 2025 meeting was approved as submitted.

**APPROVAL OF MINUTES**

Action: A motion was made by Commissioner Upchurch, seconded by Commissioner Henrich, to approve the minutes of the January 7, 2025 meeting as submitted. The motion passed unanimously.

**AUDIENCE INPUT**

Sharon Gauthier spoke to the Commission regarding Middle Housing. Gauthier is in favor of ADU's but worries that two ADU's per lot will make Coupeville lose its rural character. She hopes that ADU's built for affordable housing will remain affordable.

Susan McClellan spoke to the Commission regarding Middle Housing. McClellan mentioned a lot adjacent to her home that is planned to be upzoned and has questions about lot access, whether the Commission is working with the Reserve. Asks how ADU's will remain affordable. Carol Bement spoke to the Commission regarding water availability as it relates to increasing population and density.

Judy English spoke to the Commission regarding water availability. She points out a previous building moratorium which cited water availability. English also has concerns about ADU's and how they will blend with the existing character of their neighbors.



## **DISCUSSION**

### **Middle Housing Update**

Community Planning Director Joshua Engelbrecht led a discussion with the Commission, updating the Commission on the Middle Housing Element of the Comprehensive Plan update. Engelbrecht is hoping to have a final draft ready for the Commission in March. Commissioner Upchurch asked about the feedback from the Town Council. The Town Council had concerns about parking needed to accommodate density.

### **Parks, Recreation, and Open Space Element**

Community Planning Director Engelbrecht led a discussion with the Commission about the Parks, Recreation, and Open Space Element of the Comprehensive Plan update. Engelbrecht and the Commission discussed policy ideas and concerns.

### **Transportation Element**

Community Planning Director Engelbrecht led a discussion with the Commission about the Transportation Element of the Comprehensive Plan update. Commissioner Henrich asked about the Principal, Collector, and Local road classifications as well as walking/bike crossings of highway 20. Commissioner Upchurch mentioned the lack of crosswalks at Broadway and Madrona and asked about developer's responsibilities when it comes to creating sidewalks.

### **Future Land Use Map – Proposed Changes**

Community Planning Director Engelbrecht led a discussion with the Commission about changes to the Future Land Use Map. The proposed changes to the map include three major parcel-specific changes, and modifications to zoning designations for mobile home park protection. Commissioner Upchurch asked about the parcel, mentioned during Audience Input, that is land-locked. Commissioner Upchurch is concerned about accessing the parcel. Commissioner Henrich asked about Mixed-Use zoning in the Commercial zoned areas.

**ADJOURNMENT:** 7:45pm

Respectfully submitted

Community Planning Director

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Deputy Clerk Chris Jolly

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Joshua Engelbrecht



## Staff Report

**DATE:** March 4, 2025  
**TO:** Mayor Molly Hughes, Members of the Town Council,  
and Members of the Planning Commission  
**FROM:** Joshua Engelbrecht, Community Planning Director  
**RE:** Coupeville Town Code Update – Middle Housing, Accessory Dwelling Units,  
and Unit Lot Subdivision

Council and Planning Commission,

Throughout 2024 and into 2025 Staff has been working on our draft Middle Housing code update and the components of the proposed changes as they relate to recent state legislation and other goals outlined at the local level.

After multiple meetings with both the Planning Commission and Town Council, a joint workshop was proposed to work through questions and concerns related to the allowance of two Accessory Dwelling Units and Middle Housing types.

### **Framework:**

The proposed update is designed to integrate and address several new State laws. The three bills focused on in this update are HB 1110 (Middle Housing), ESSB 5258 (Unit Lot Subdivision), and HB 1337 (Two Accessory Dwelling Units).

Additionally, under RCW 36.70A.110:

“In the case of urban growth areas contained totally within a national historical reserve, the city may restrict densities, intensities, and forms of urban growth as determined to be necessary and appropriate to protect the physical, cultural, or historic integrity of the reserve<sup>1</sup>.”

The Town has some additional flexibility to determine what is most appropriate in achieving our dual goals of housing affordability (Comprehensive Plan policies: H-1.2 + H-1.3) and historic preservation (Comprehensive Plan Goals: HC - 1 + HC-2.1.B) as it connects to HB 1110 and HB 1337.

<sup>1</sup> <https://app.leg.wa.gov/rcw/default.aspx?cite=36.70a.110>

## **High Level Changes:**

### **Expand Allowed Uses**

- Allow Middle Housing Types in our Residential zones
- Implement Additional Accessory Dwelling Units
  - Implementing 2 ADU's in places that allow single-family residences
  - Prefab ADU's are okay subject to CTC 16.13
  - ADU size maximum set to 50% of primary building or 1,000 sq. ft. to match state requirement
- Allowance of Unit Lot Subdivision to facilitate individual sale of Middle Housing + Accessory Dwelling Units

### **Proposed Incentives**

- Rear Setback reduction and a 5% bonus to lot coverage to allow for small ADU's in rear yards that cannot otherwise be facilitated
- Potential for utility fee waivers for affordable housing incentives.

## **Final Considerations:**

As a result of the Town Council Discussion on January 14, 2025:

- Staff removed affordable housing incentives that would waive our off-street parking requirements for non-profit and other developers in exchange for permanently designated affordable housing at the 0 – 80% Area Median Income Level.

Based on the Town Council Discussion on February 11, 2025:

- Staff is focusing our workshop on addressing concerns related to Detached and Exterior ADU development.
- Minimal concern was shown as it relates to conversions of interior spaces, larger lots where there is ample space for structures, and construction on undeveloped lots.

## **Workshop Outline:**

The attached presentation is the expected guide to our joint workshop. Staff is expecting to utilize scale paper models to help answer questions related to expected impact, feasibility of construction, and parking impacts. The workshop will switch between presentation of information and interactive placement of Middle Housing and ADU dwellings to highlight our expected level of build out.

The model is a set of 25 10,000 sq. ft. medium density parcels with no legally non-conforming buildings. This model would most closely represent our neighborhoods along NE Third, NE Sixth, Laurens Woods, NW Broadway / NW Krueger, and Pennington Loop.

Not necessarily our oldest parts of town where many of the lots are legally non-conforming and present additional challenges to infill development.

# Workshop Layout

## Presentation

- Math related to construction costs and cost of rent
- State Law Requirements for ADUs + Exemptions under Ebey's Landing
- Proposed Code changes for ADUs

ADU Forms + Development at expected rate (25%)

- Middle Housing Forms
- Proposed Code changes for Middle Housing

Interaction!

Middle Housing Forms + Infill of Vacant Lots

- Unit Lot Subdivision
- Final Questions + Next Steps

# Draft Code Amendments – Middle Housing and ADU's

## High Level Changes:

- Expanded the allowed uses within our Residential Zones
  - Duplex, Cottage, Triplex, as our Middle Housing types
  - Implemented Standards specific to middle housing types
- Expanded our code to allow for ADUs
  - 2 ADUs for Single-family residences
  - 1000 sq. ft. / 50% of Primary building maximum
- Did not change our Setback / Lot Coverage / Height standards except:
  - Added parking standards for new uses
  - Designed rear setback reduction and lot coverage bonus for ADU's

# ADUs

# Math

- Generally, \$300 / Sq. ft. to build an ADU\*
- Average 2 Bedrooms between 600 – 1,000 sq. ft.
  - Cost of stick-built ranges from \$180,000 to \$300,000
- Average 2 Bedroom rent ~ \$1,700
- Breakeven Time: between 8.8 years (600) and 14.7 years (1,000)
- Breakeven in 10 years for 1,000 sq. ft. : \$2,500 / month rent

# RCW 36.70A.681 – Combinations of ADUs

Must Allow 2 ADUs in the following Configurations:

- Two Attached ADUs – Including Conversions of Basement, Attic, or Garage
  - 2 Internal ADUs
  - 1 Attached (Addition) ADU + 1 Internal ADU
- One Attached ADU + One Detached ADU
- Two Detached ADUs
  - May be Connected
- Conversion of Existing Structure
  - Despite any non-conformity

# RCW 36.70A.110(2) – NHR Exemption

Based upon the growth management population projection made for the county by the office of financial management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period, except for those urban growth areas contained totally within a national historical reserve. As part of this planning process, each city within the county must include areas sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses.

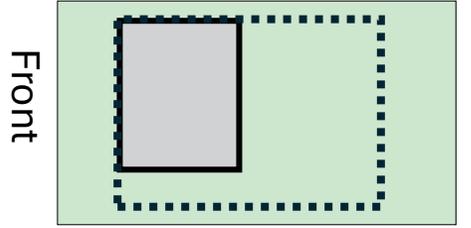
Each urban growth area shall permit urban densities and shall include greenbelt and open space areas. **In the case of urban growth areas contained totally within a national historical reserve, the city may restrict densities, intensities, and forms of urban growth as determined to be necessary and appropriate to protect the physical, cultural, or historic integrity of the reserve.** An urban growth area determination may include a reasonable land market supply factor and shall permit a range of urban densities and uses. In determining this market factor, cities and counties may consider local circumstances. Cities and counties have discretion in their comprehensive plans to make many choices about accommodating growth.

# Allowed Combinations:

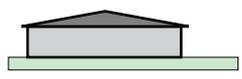
- 1 Internal    1 Internal
- 1 Addition   1 Internal
- 1 Addition   1 Detached
- 1 Detached   1 Detached

Conversion of Existing Structure  
Despite non-conformity (not shown)

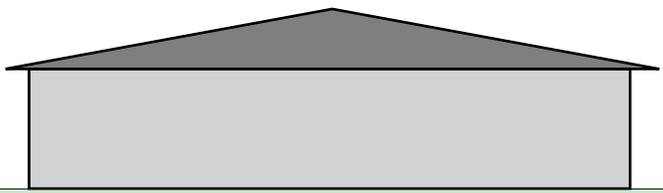
Baseline: 1 SFR  
2,000 ft.2 building  
10,000 ft.2 Lot  
1 story tall (15 ft. Hip)



Front



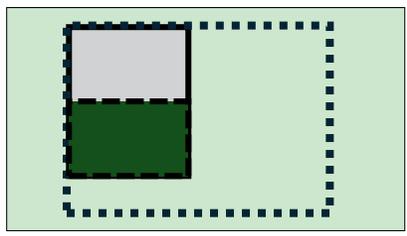
Front Elevation\*



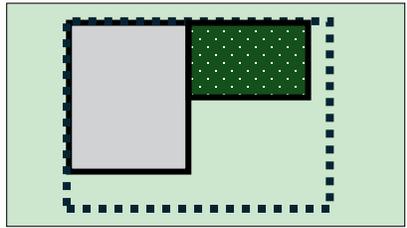
Front Elevation (Enlarged 4x)

For 9 of 11 combinations, Baseline Elevation does not change substantially from street

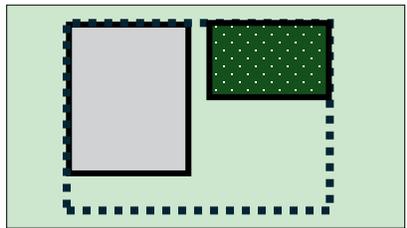
## ADU #1



Internal

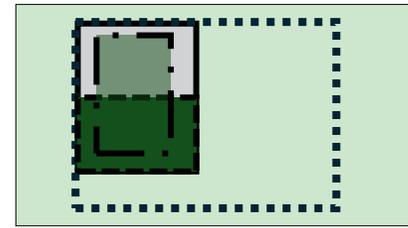


Attached



Detached

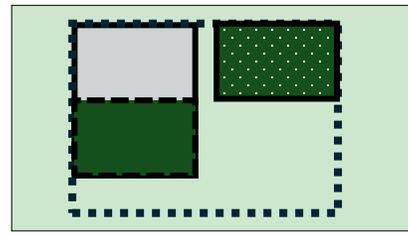
## ADU #2



Internal

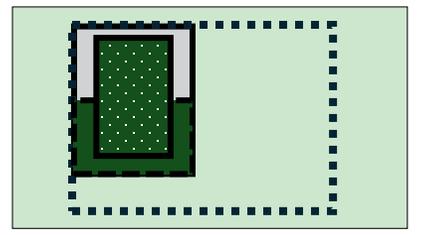
Internal

(Lower-Level Conversion)



Internal

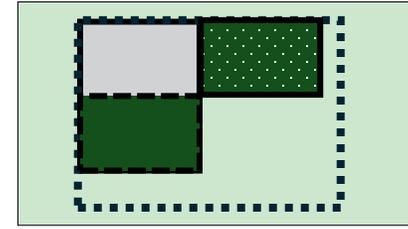
Detached



Internal

Attached

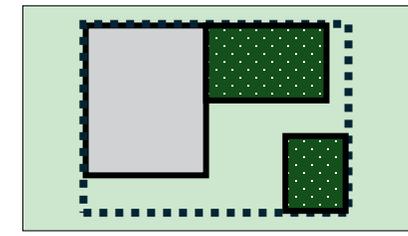
(2<sup>nd</sup> Floor Addition)



Internal

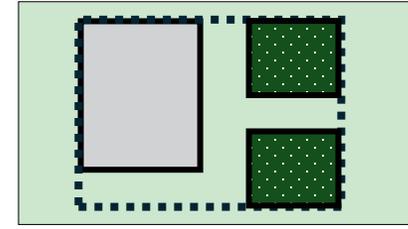
Attached

(Behind)



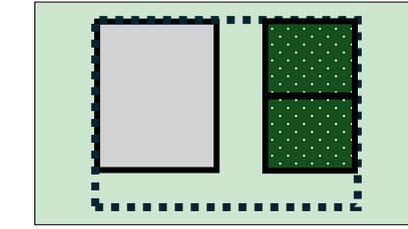
Attached

Detached



Detached

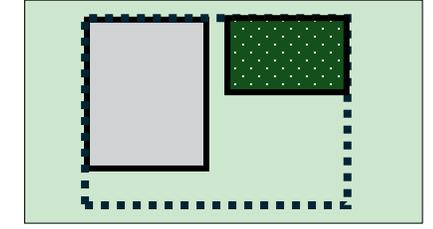
Detached



Detached

Detached

(Connected)

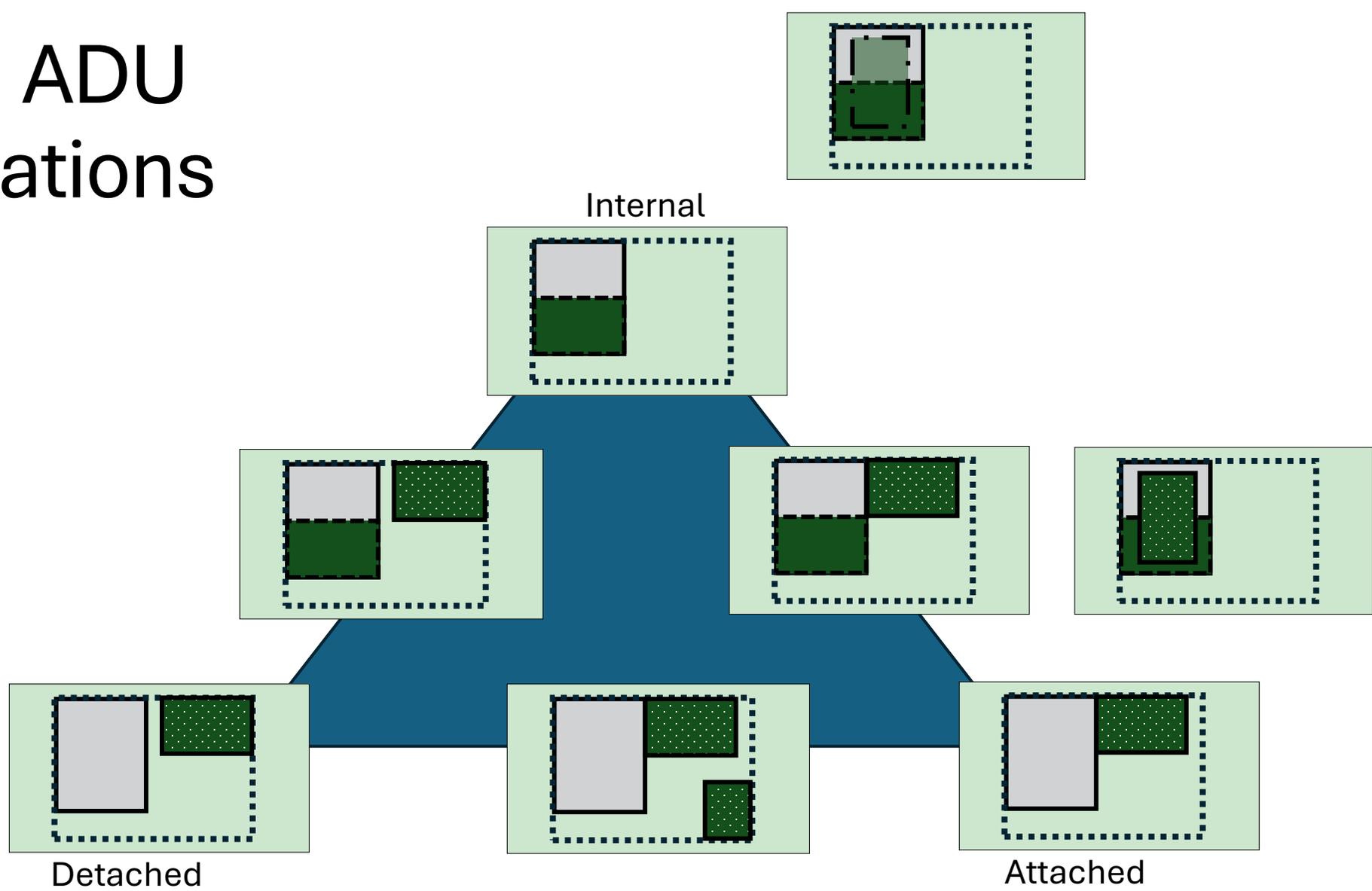


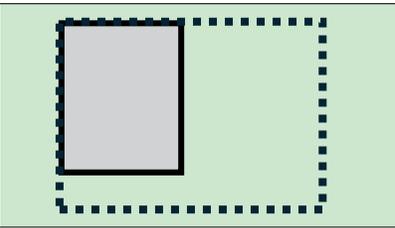
Detached

Detached

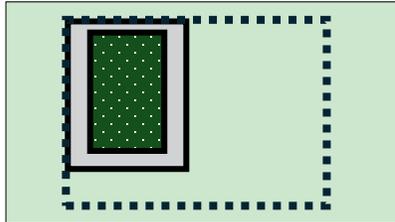
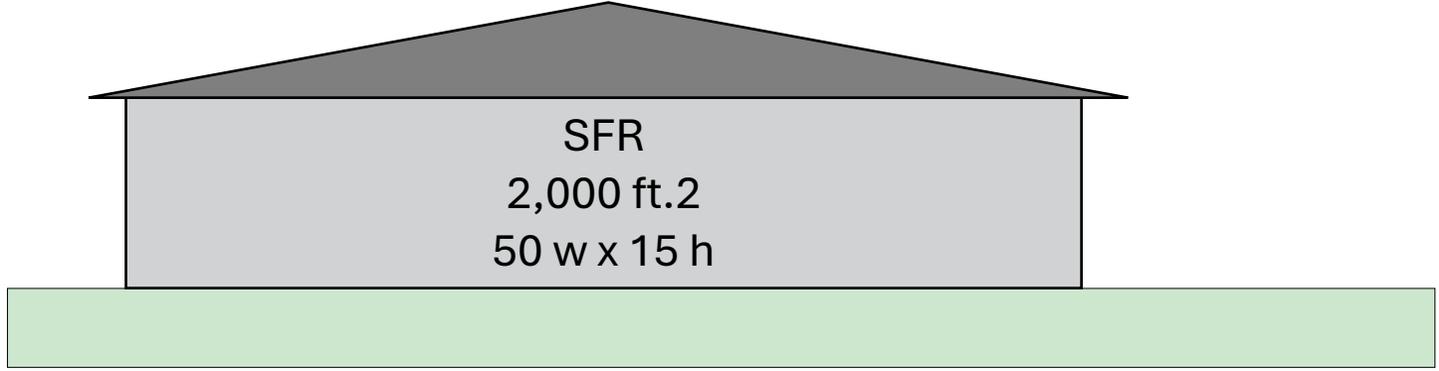
(Stacked)

# Allowed ADU Combinations

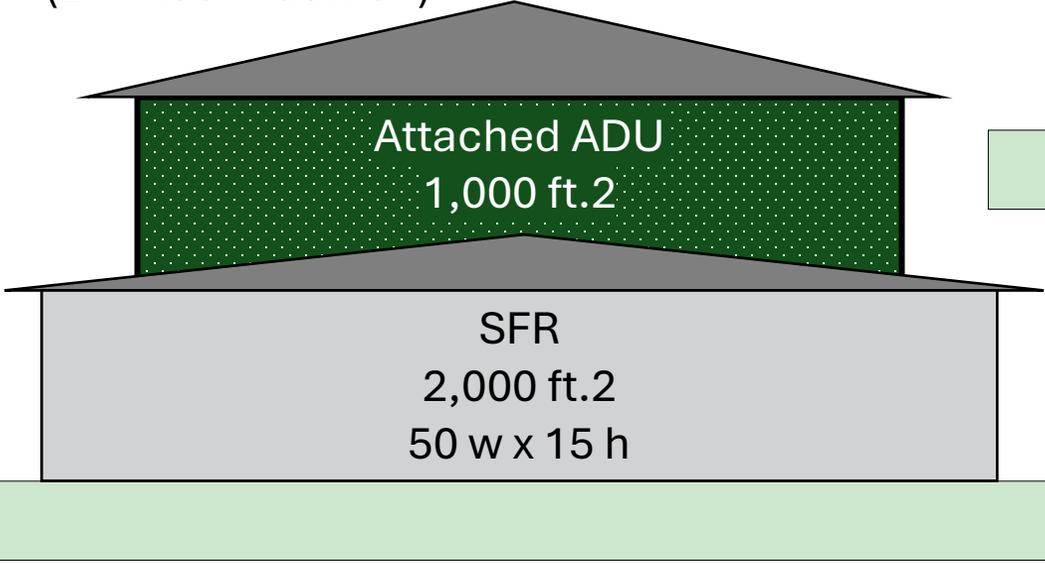




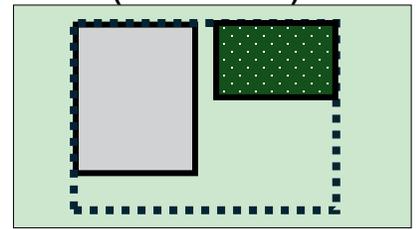
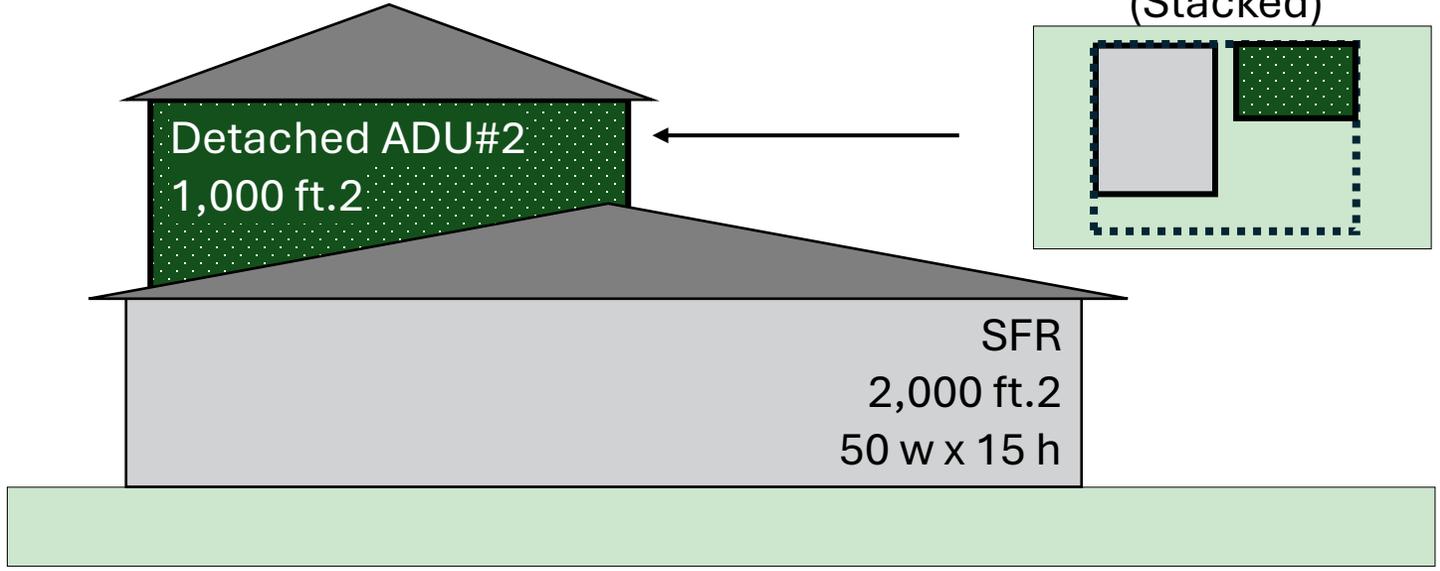
□ Baseline



□ Attached  
(2<sup>nd</sup> Floor Addition)



□ Detached  
□ Detached  
(Stacked)

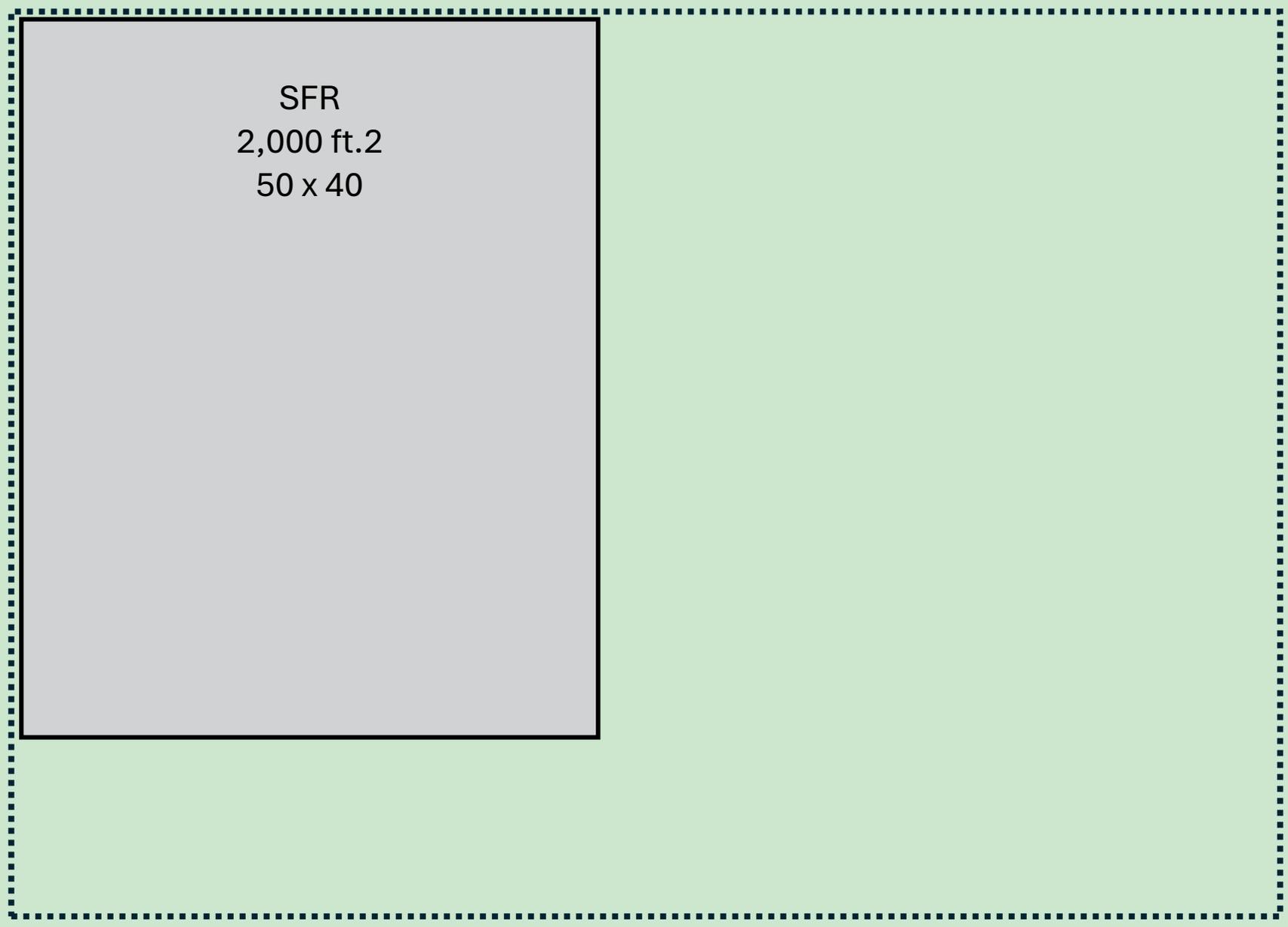


The ADU Combination with the most impact would be a new 2<sup>nd</sup> story addition, followed by backyard stacked ADUs<sup>9</sup>

Lot size: 10,000 ft.2 → 133 ft.

75 ft.

Front



SFR  
2,000 ft.2  
50 x 40

Allowed Combinations:

ADU #1

- Internal
- Attached
- Detached

ADU #2

- Detached
- Detached  
(Connected)
- Internal

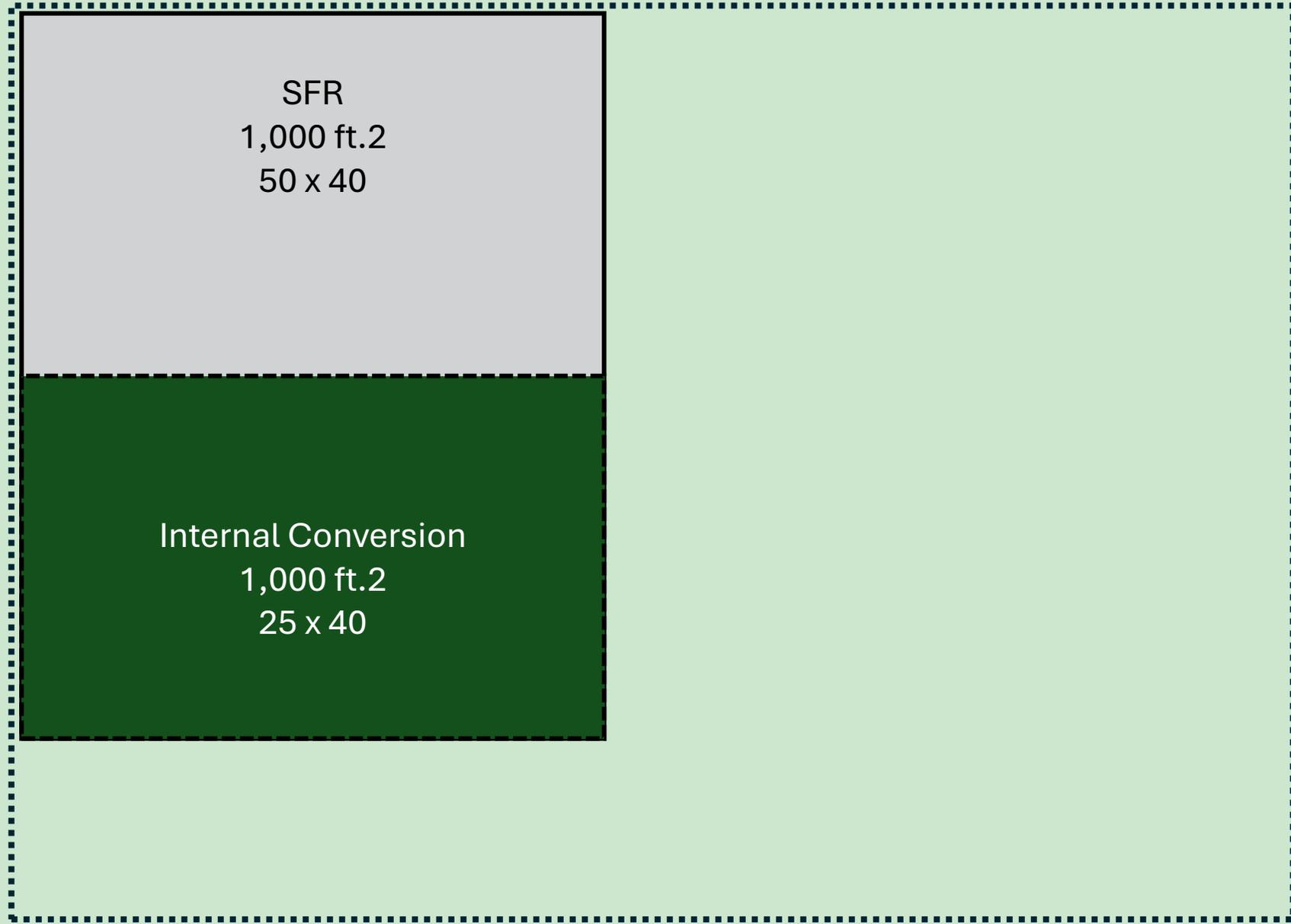
Pathways - Base

Actual divided by 10<sup>10</sup>

Lot size: 10,000 ft.2 → 133 ft.

75 ft.

Front



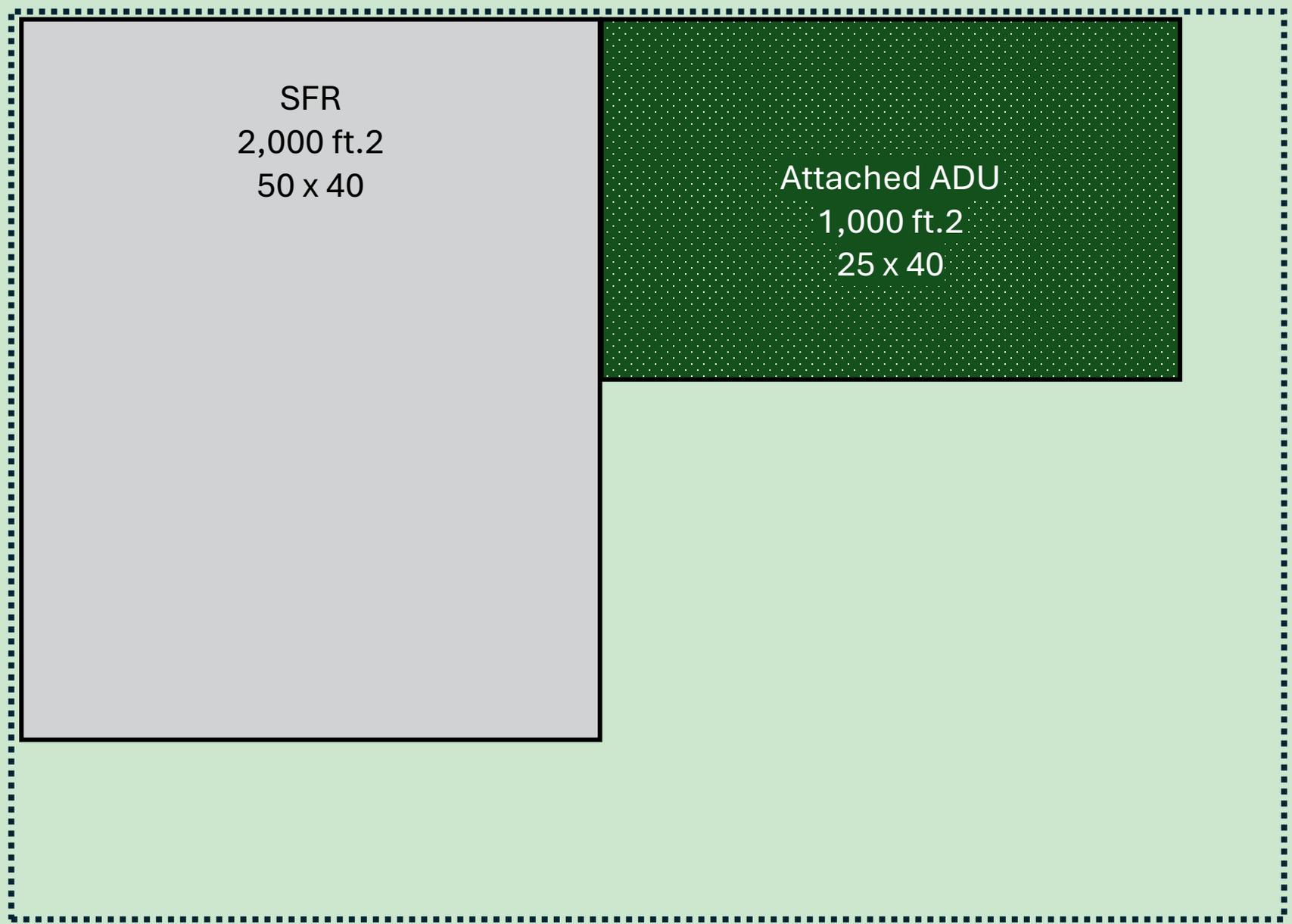
Allowed Combinations:

- ADU #1
- Internal
- Attached
- Detached
  
- ADU #2
- Detached
- Detached (Connected)
- Internal

Lot size: 10,000 ft.2 → 133 ft.

75 ft.

Front



Allowed Combinations:

ADU #1

- Internal
- Attached
- Detached

ADU #2

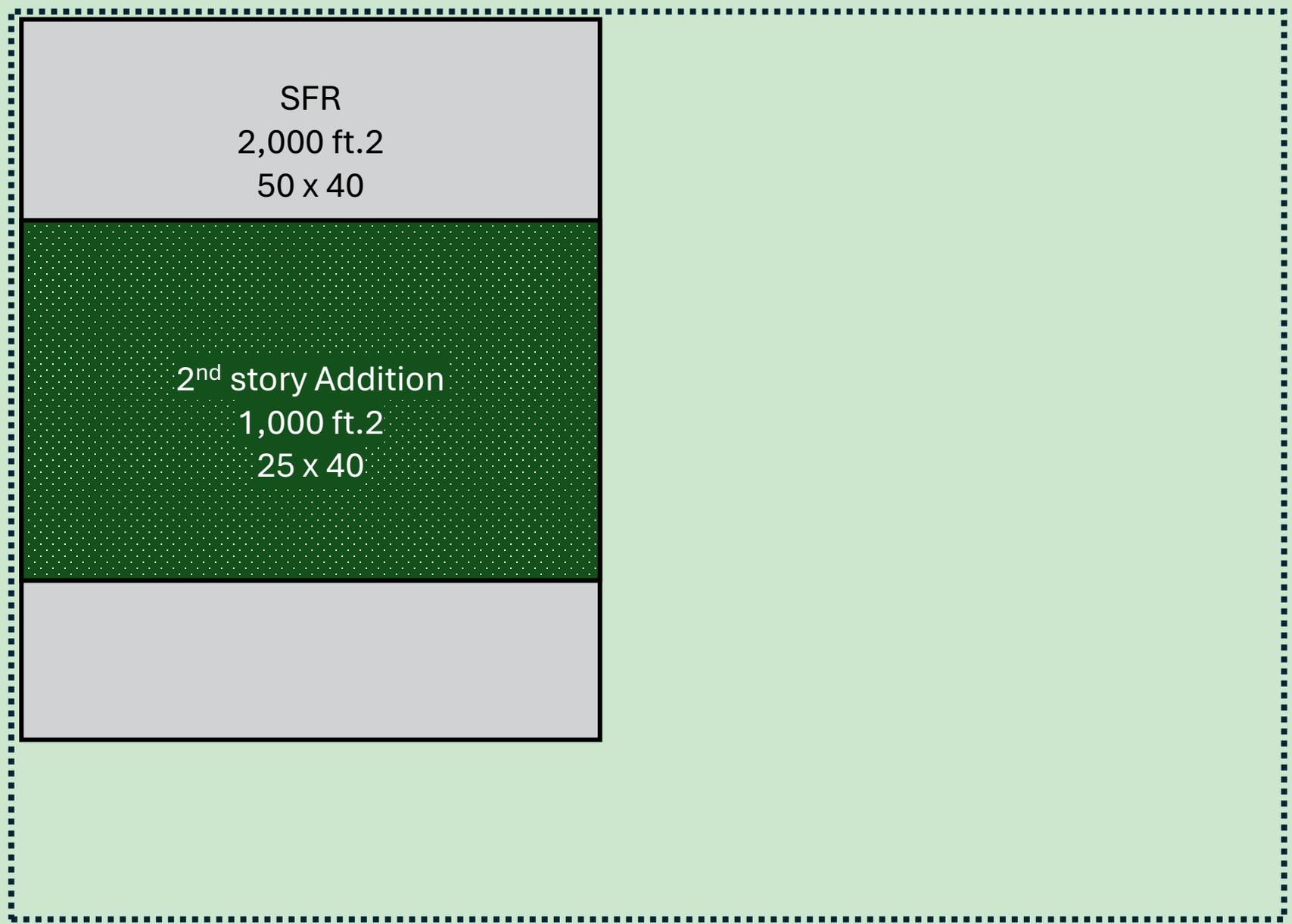
- Detached
- Detached (Connected)
- Internal

Pathways – ADU #1: Attached (Rear)

Lot size: 10,000 ft.2 → 133 ft.

↓  
75 ft.

Front



Allowed Combinations:

ADU #1

- Internal
- Attached
- Detached

ADU #2

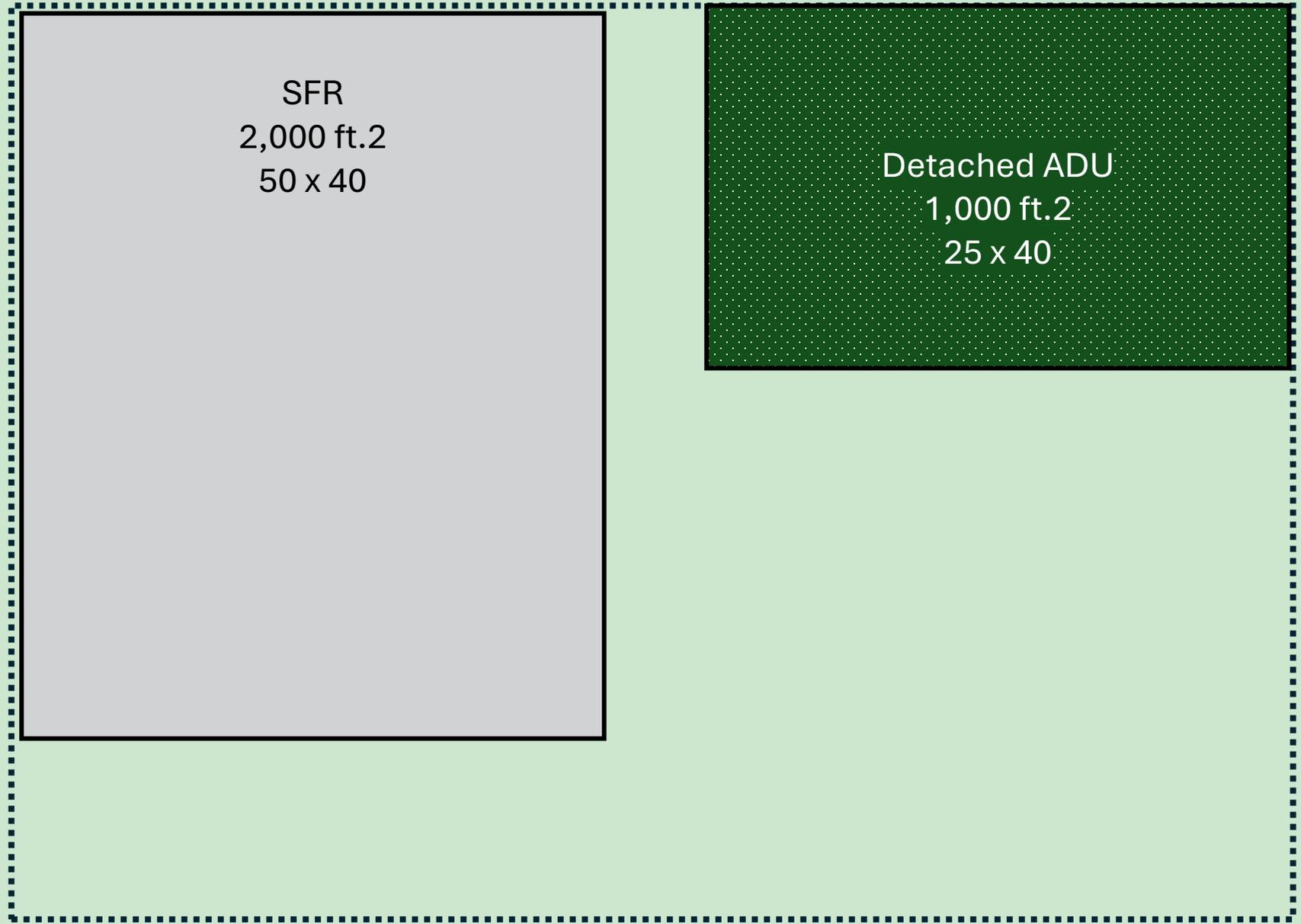
- Detached
- Detached (Connected)
- Internal

Pathways – ADU #1: Attached (2<sup>nd</sup> Story)

Lot size: 10,000 ft.2 → 133 ft.

75 ft.

Front



Allowed Combinations:

ADU #1

- Internal
- Attached
- Detached

ADU #2

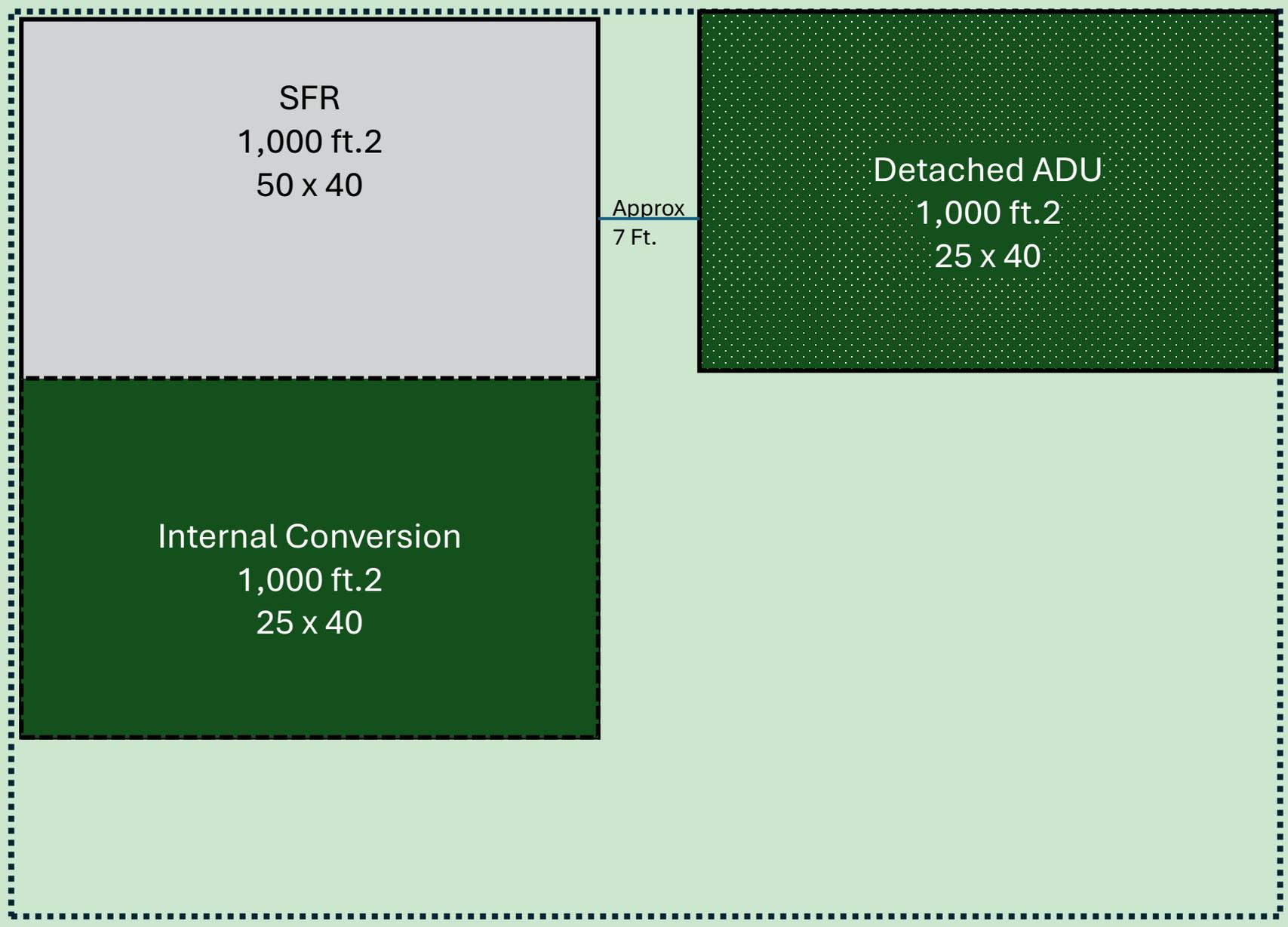
- Detached
- Detached (Connected)
- Internal

Pathways – ADU #1: Detached ADU

Lot size: 10,000 ft.2 → 133 ft.

75 ft.

Front



Allowed Combinations:

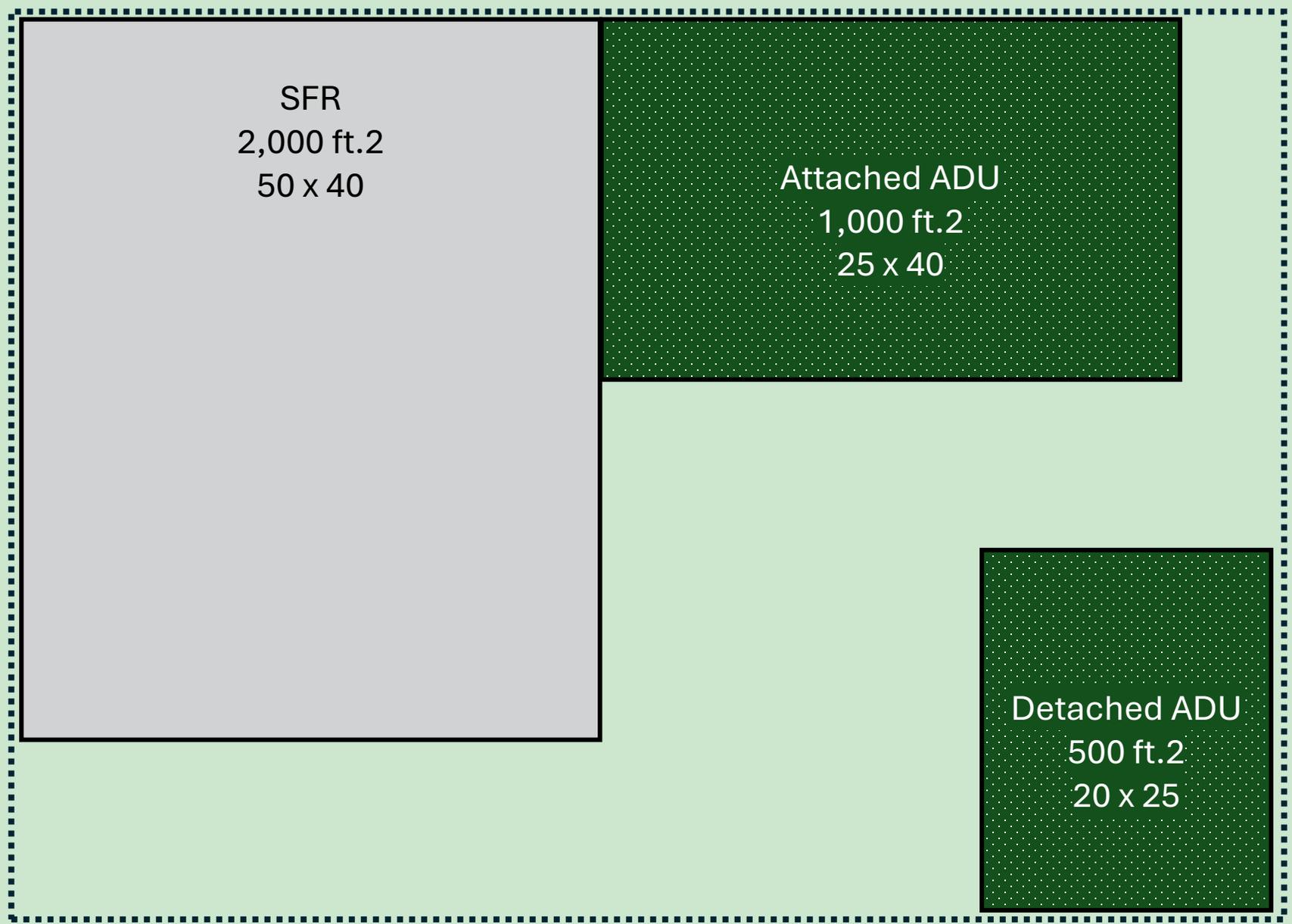
- ADU #1
- Internal
- Attached
- Detached
  
- ADU #2
- Detached
- Detached (Connected)
- Internal

Pathways – ADU #1: Internal Conversion + ADU#2: Detached

Lot size: 10,000 ft.2 → 133 ft.

75 ft.

Front



Allowed Combinations:

ADU #1

- Internal
- Attached
- Detached

ADU #2

- Detached
- Detached (Connected)
- Internal

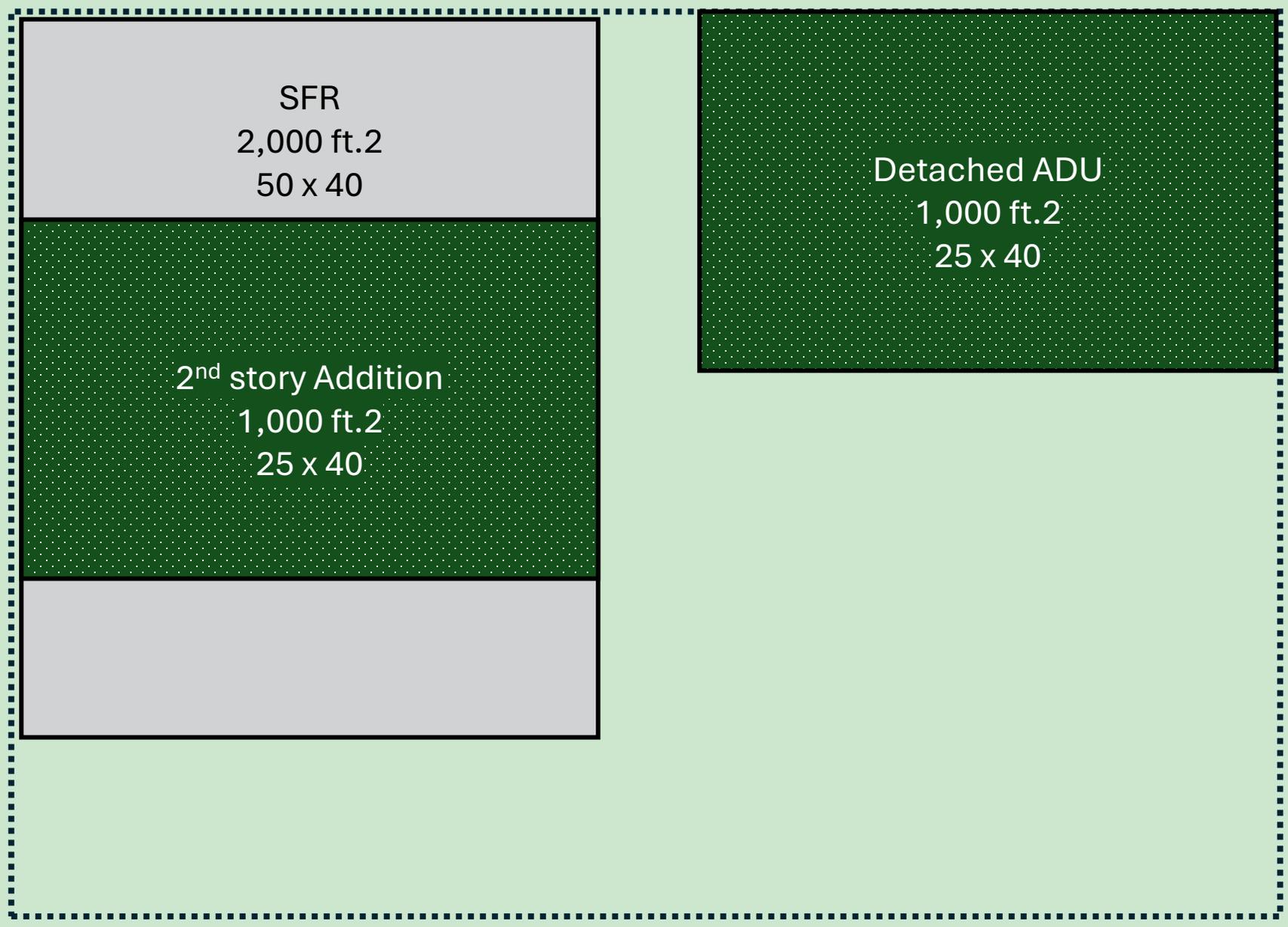
Max Lot Coverage

Pathways – ADU #1: Attached (Rear) + ADU #2: Detached

Lot size: 10,000 ft.2 → 133 ft.

75 ft.

Front



Allowed Combinations:

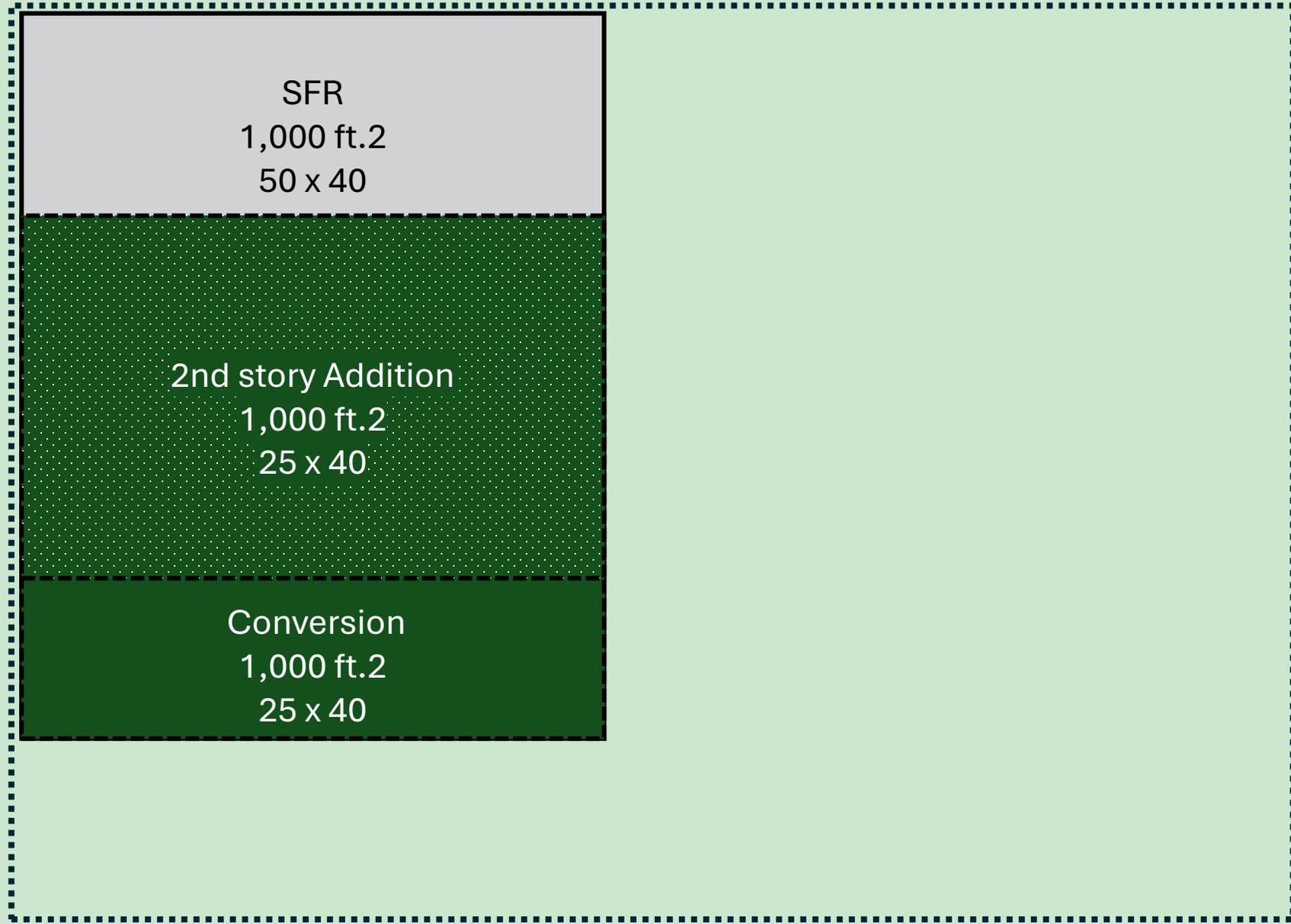
- ADU #1
- Internal
- Attached
- Detached
  
- ADU #2
- Detached
- Detached (Connected)
- Internal

Pathways – ADU #1: Attached (2<sup>nd</sup> Story) + ADU #2: Detached

Lot size: 10,000 ft.2 → 133 ft.

↓  
75 ft.

Front



Allowed Combinations:

ADU #1

- Internal
- Attached
- Detached

ADU #2

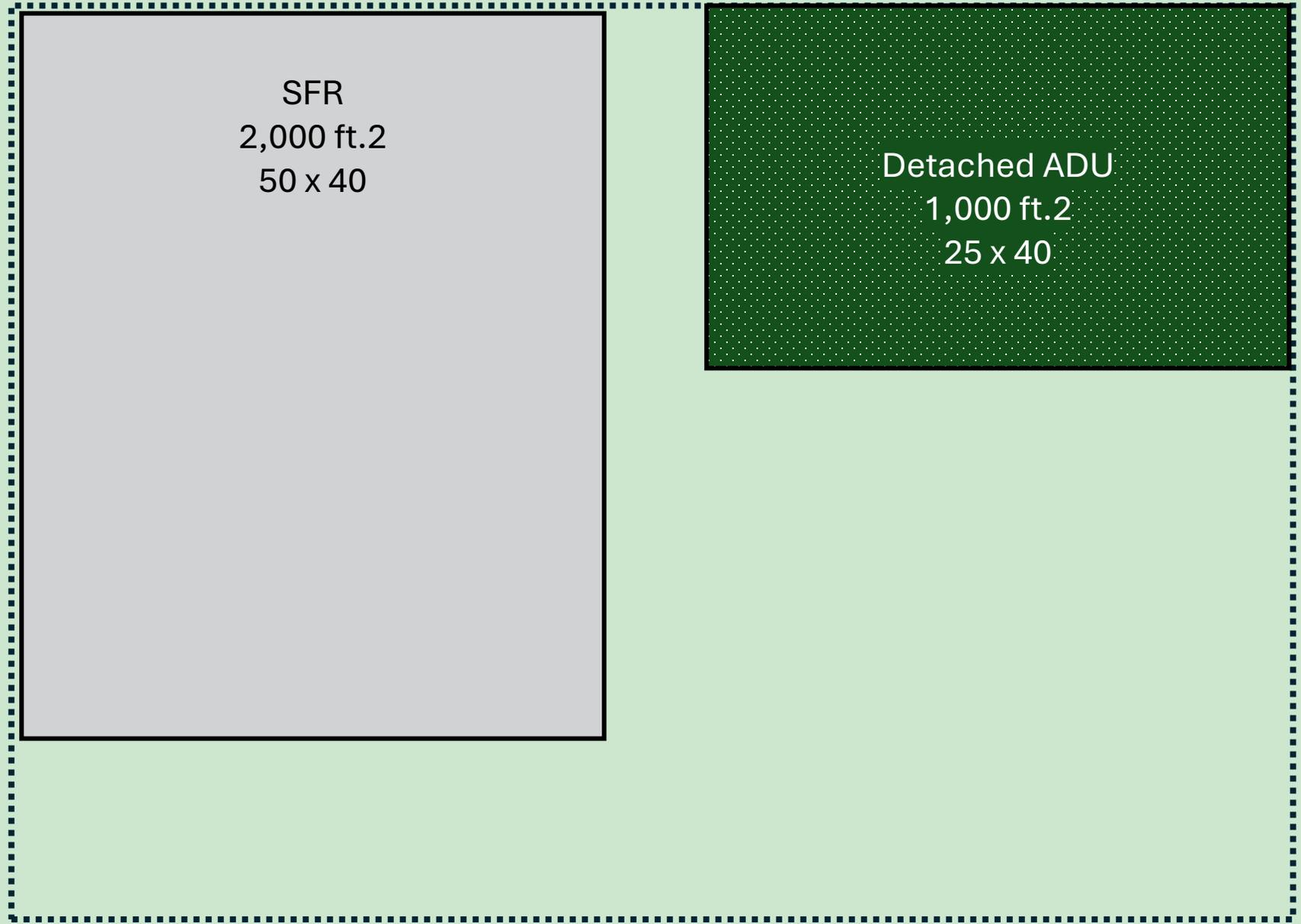
- Detached
- Detached
- (Connected)
- Internal

Pathways – ADU #1: Attached (2<sup>nd</sup> Story)

Lot size: 10,000 ft.2 → 133 ft.

75 ft.

Front



Allowed Combinations:

ADU #1

- Internal
- Attached
- Detached

ADU #2

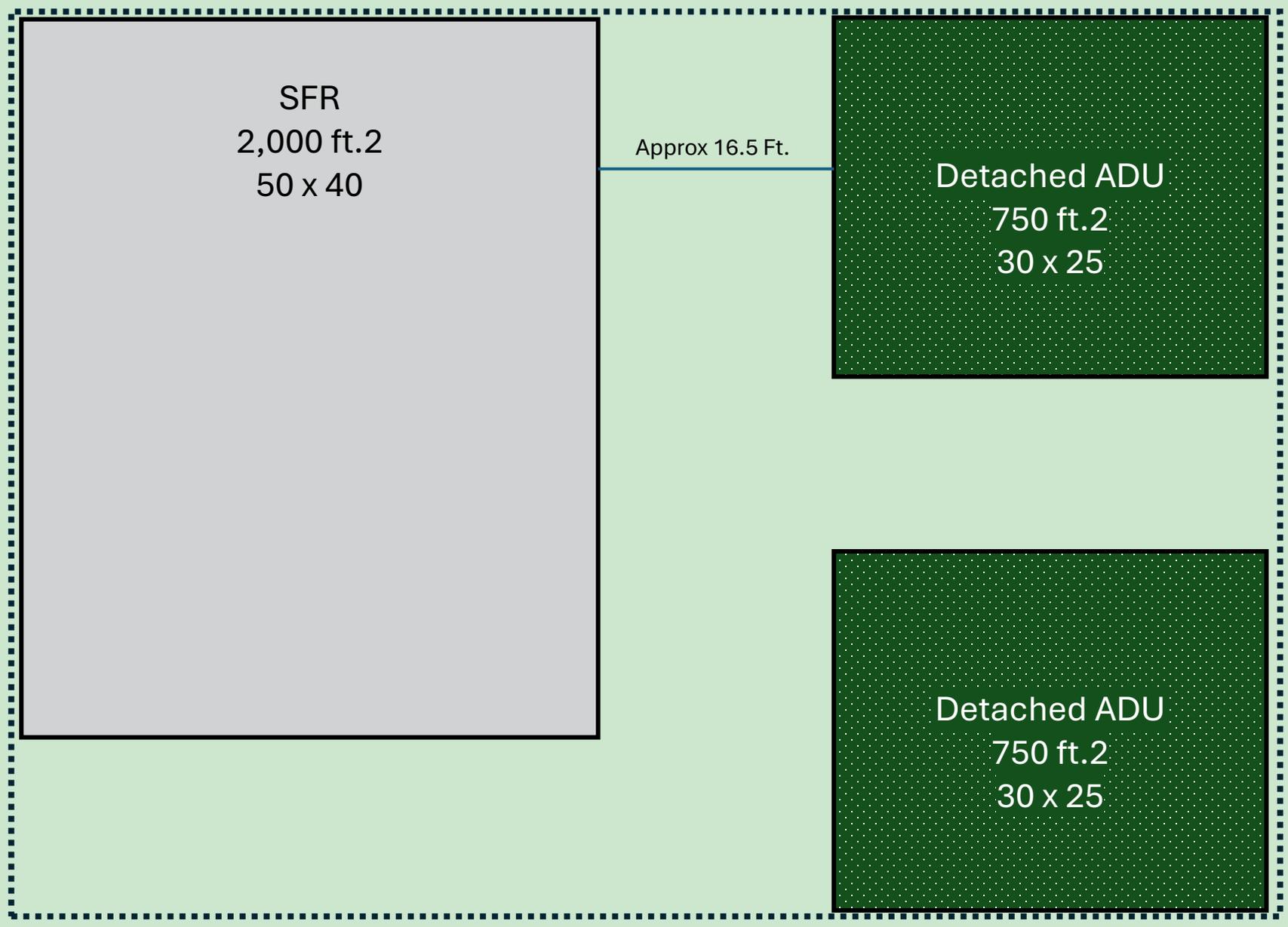
- Detached
- Detached (Connected)
- Internal

Pathways – ADU #1: Detached ADU

Lot size: 10,000 ft.2 → 133 ft.

↓  
75 ft.

Front



Allowed Combinations:

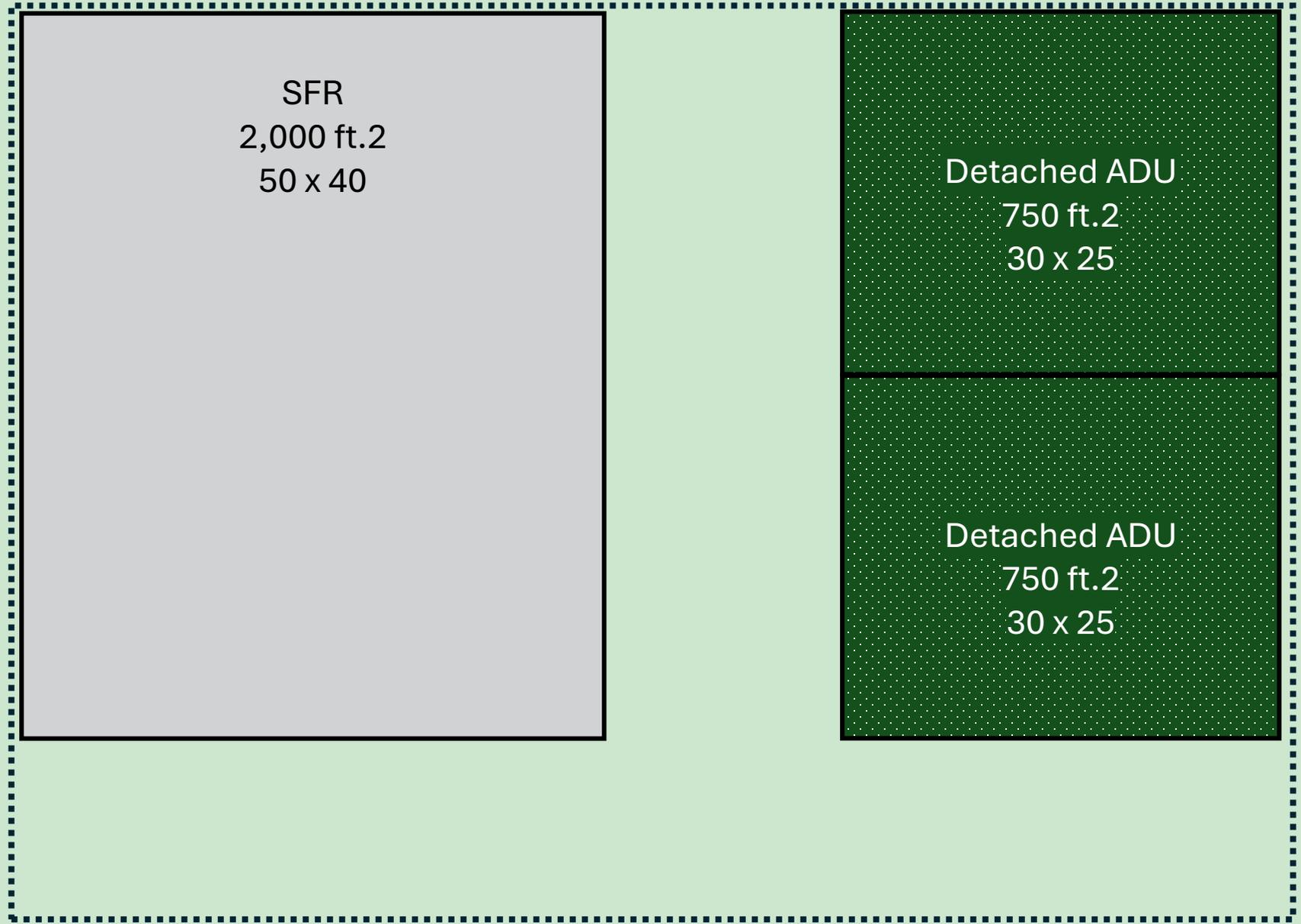
- ADU #1
- Internal
  - Attached
  - Detached
- ADU #2
- Detached
  - Detached (Connected)

Pathways – ADU #1: Detached ADU + ADU #2: Detached

Lot size: 10,000 ft.2 → 133 ft.

75 ft.

Front



Allowed Combinations:

- ADU #1
- Internal
- Attached
- Detached
  
- ADU #2
- Detached
- Detached (Connected)

Pathways – ADU #1: Detached ADU + ADU #2: Detached



9,600 ft.2 Lots (80 x 120)

Excellent View  
of Penn Cove

2,283 ft.2

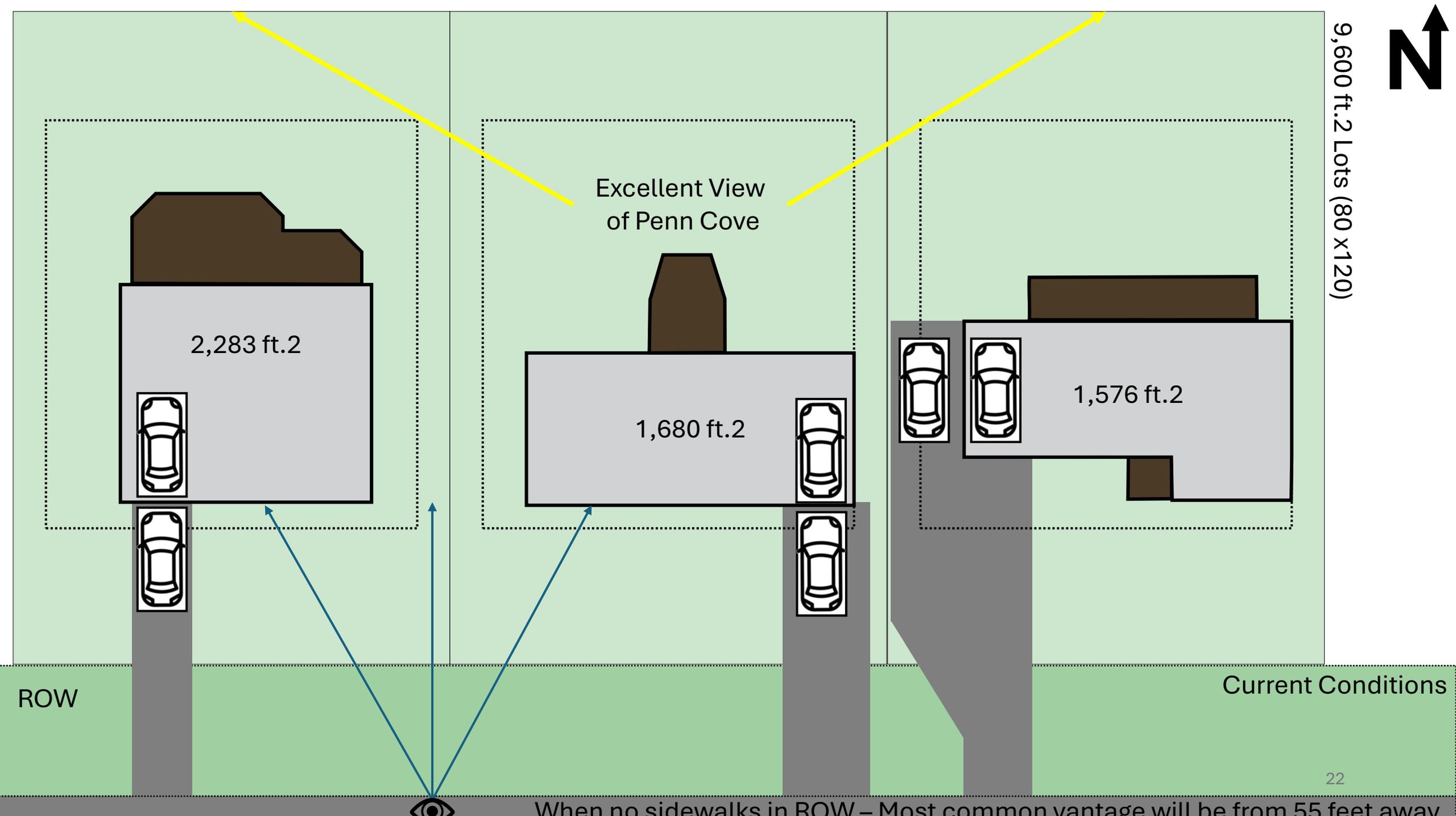
1,680 ft.2

1,576 ft.2

ROW

Current Conditions

When no sidewalks in ROW – Most common vantage will be from 55 feet away

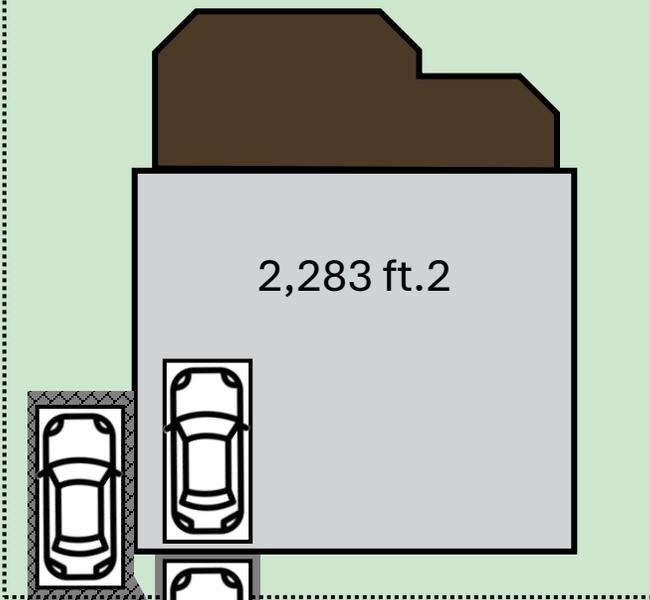




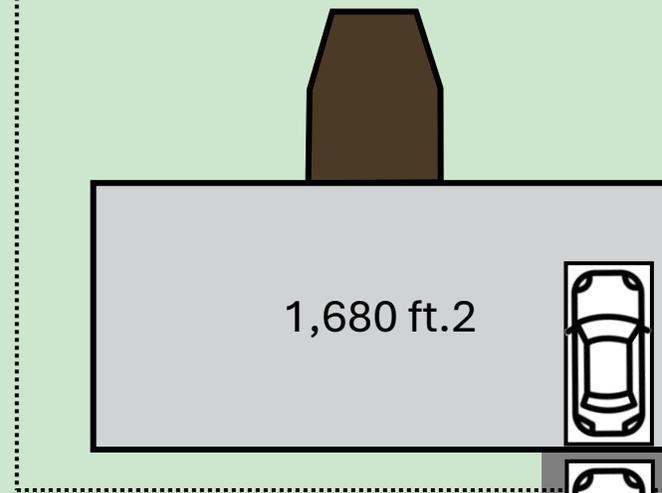
9,600 ft.2 Lots (80 x 120)

50% (10 ft.) rear setback reduction option

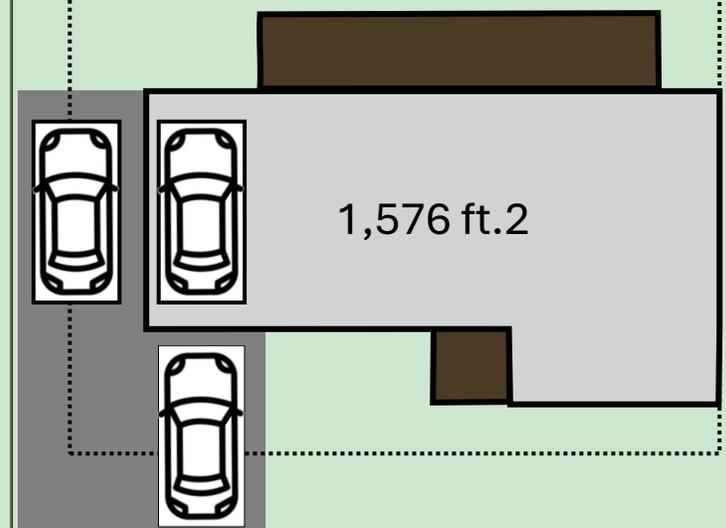
625 ft.2  
(20 x 31.25)



840  
(29 x 29)  
50% SFR



784  
(28 x 28)  
50% SFR



ROW

Design Consideration:  
ELNHR DGs 4.11 - Parking and Driveways

Possible Conditions – 1 Detached

50% (10 ft.) rear setback reduction option (Draft CTC 16.10.050.B.13)



9,600 ft.2 Lots (80 x 120)

625 ft.2  
(20 x 31.25)

Stacked

2,283 ft.2

840  
(29 x 29)  
50% SFR

840  
(29 x 29)  
50% SFR

1,680 ft.2

784  
(28 x 28)  
50% SFR

784  
(28 x 28)  
50% SFR

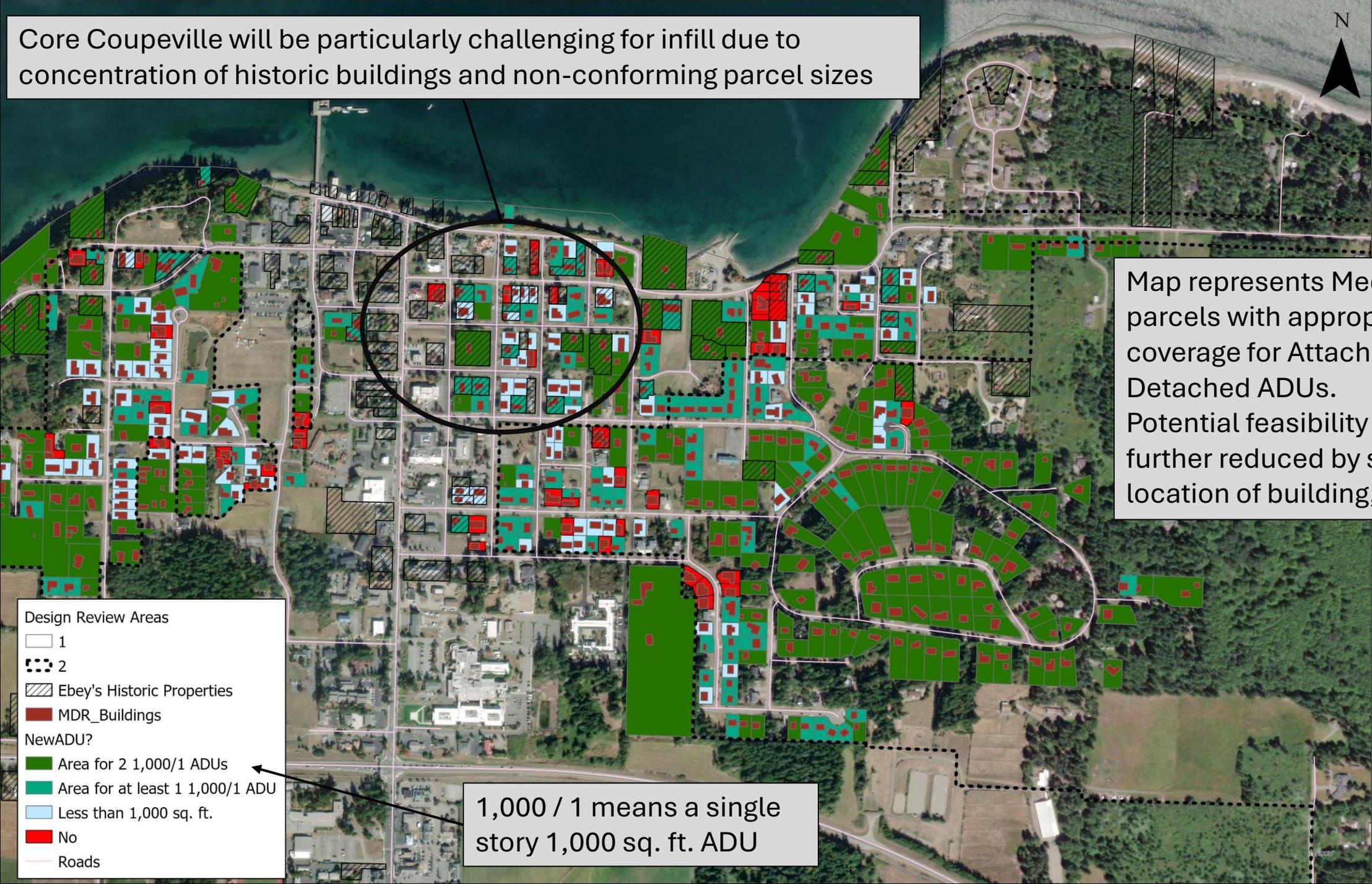
1,576 ft.2

ROW

Design Consideration:  
ELNHR DGs 4.11 - Parking and Driveways

Possible Conditions – 2 Detached

Core Coupeville will be particularly challenging for infill due to concentration of historic buildings and non-conforming parcel sizes



Map represents Medium Density parcels with appropriate lot coverage for Attached or Detached ADUs. Potential feasibility will be further reduced by setbacks and location of building, not mapped.

- Design Review Areas
- 1
  - 2
- Ebey's Historic Properties
- MDR\_Buildings
- NewADU?
- Area for 2 1,000/1 ADUs
  - Area for at least 1 1,000/1 ADU
  - Less than 1,000 sq. ft.
  - No
- Roads

1,000 / 1 means a single story 1,000 sq. ft. ADU

# Middle Housing

# Principal Building Limits + Middle Housing Dwellings

The Main Building (RM9600) on a site dedicated to one of these:

- Single-family dwellings
- Adult family homes\*
- Class I group homes\*
- Bed and breakfast inns\*
- [Duplexes\\*](#)
- [Cottages\\*](#)
- [Triplexes\\*](#)

Middle Housing defined as:

- Duplexes
- Triplexes
- Fourplexes
- Townhomes
- Cottages
- ADUs

Zoning District	<a href="#">Allowed Principal Buildings</a>	Lot Area (sq. ft. of useable area)	Lot Width (linear feet)	<a href="#">Middle Housing Dwelling Unit Max (per parcel)</a>	Lot Coverage (percentage of useable area)
Residential reserve (RR)	<a href="#">1</a>	2 acres	150	<a href="#">2</a>	25
Low density residential (LDR)	<a href="#">1</a>	½ acre	100	<a href="#">2</a>	25
Medium density residential (RM-9600)	<a href="#">1</a>	9,600	75	<a href="#">3</a>	35
High density residential (RH)	<a href="#">No Limit</a>	9,600	70	<a href="#">Unlimited</a>	70
Historic/limited commercial (HLC)	<a href="#">No Limit</a>	5,000	50	<a href="#">Not Permitted</a>	None
Town commercial (TC)	<a href="#">No Limit</a>	5,000	50	<a href="#">Not Permitted</a>	None
General commercial (GC)	<a href="#">No Limit</a>	10,000	100	<a href="#">Not Permitted</a>	None
Public/quasi-public (P)	<a href="#">No Limit</a>	5,000	50	<a href="#">Not Permitted</a>	None

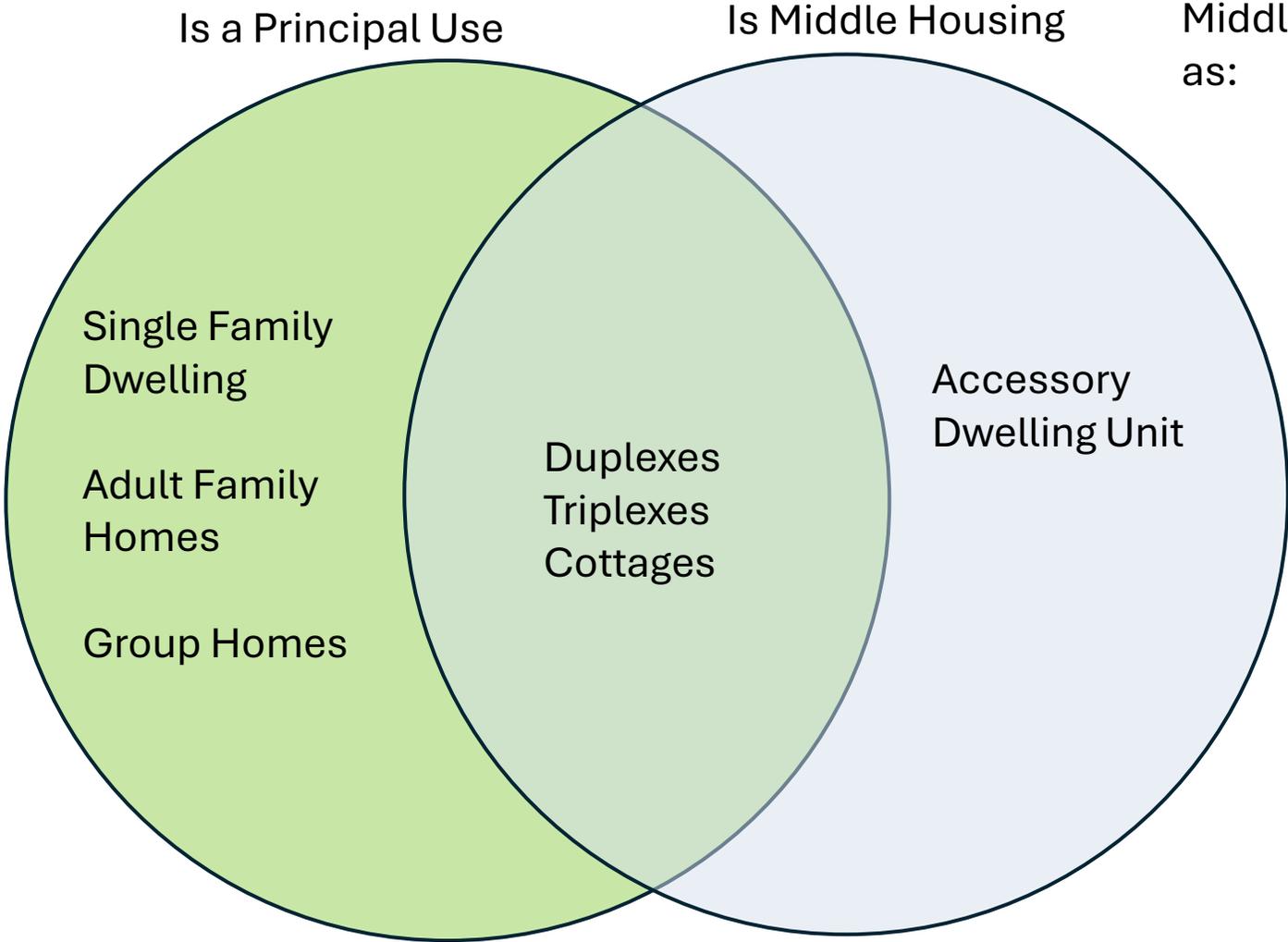
Controlled by Lot Coverage, Setbacks, heights, and parking requirements (No change from current rules)

# Principal Building Limits + Middle Housing Dwellings

The Main Building (RM9600) on a site dedicated to one of these:

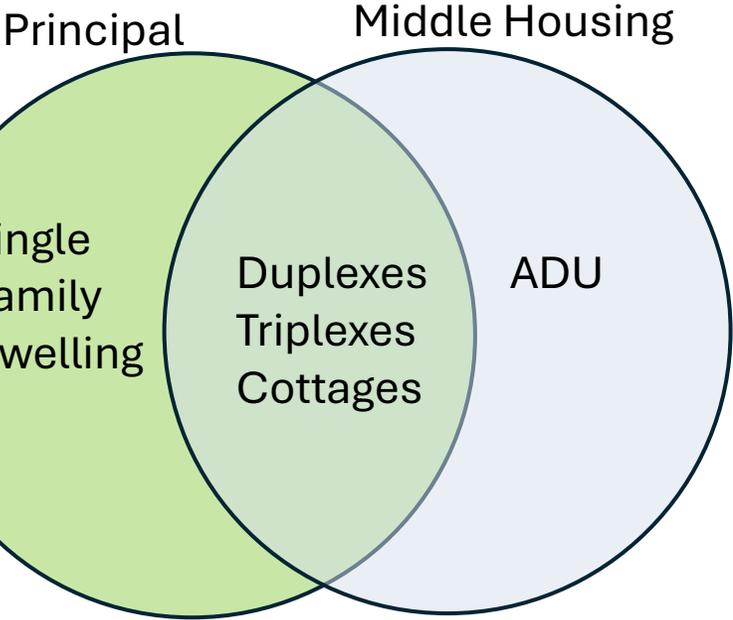
- Single-family dwellings
- Adult family homes\*
- Class I group homes\*
- Bed and breakfast inns\*

- [Duplexes\\*](#)
- [Cottages\\*](#)
- [Triplexes\\*](#)

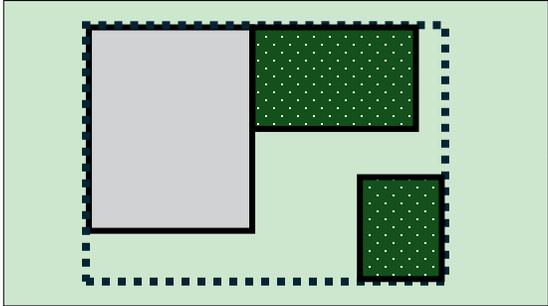
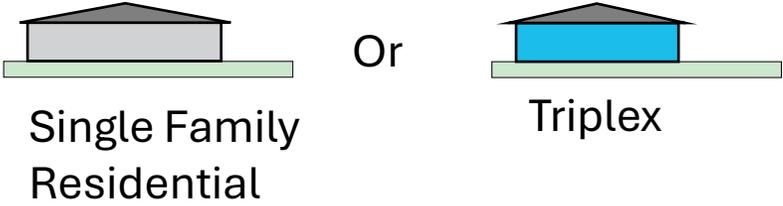


Middle Housing defined as:  
Duplexes  
Triplexes  
Fourplexes  
Townhomes  
Cottages  
ADUs

# Principal Building Limits + Middle Housing Dwellings

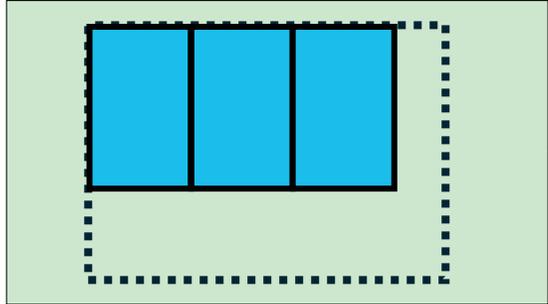


Allowed 1 Principal Building:



Per supplemental Standards, Maximum of 2 ADUs – unable to build 3

Or

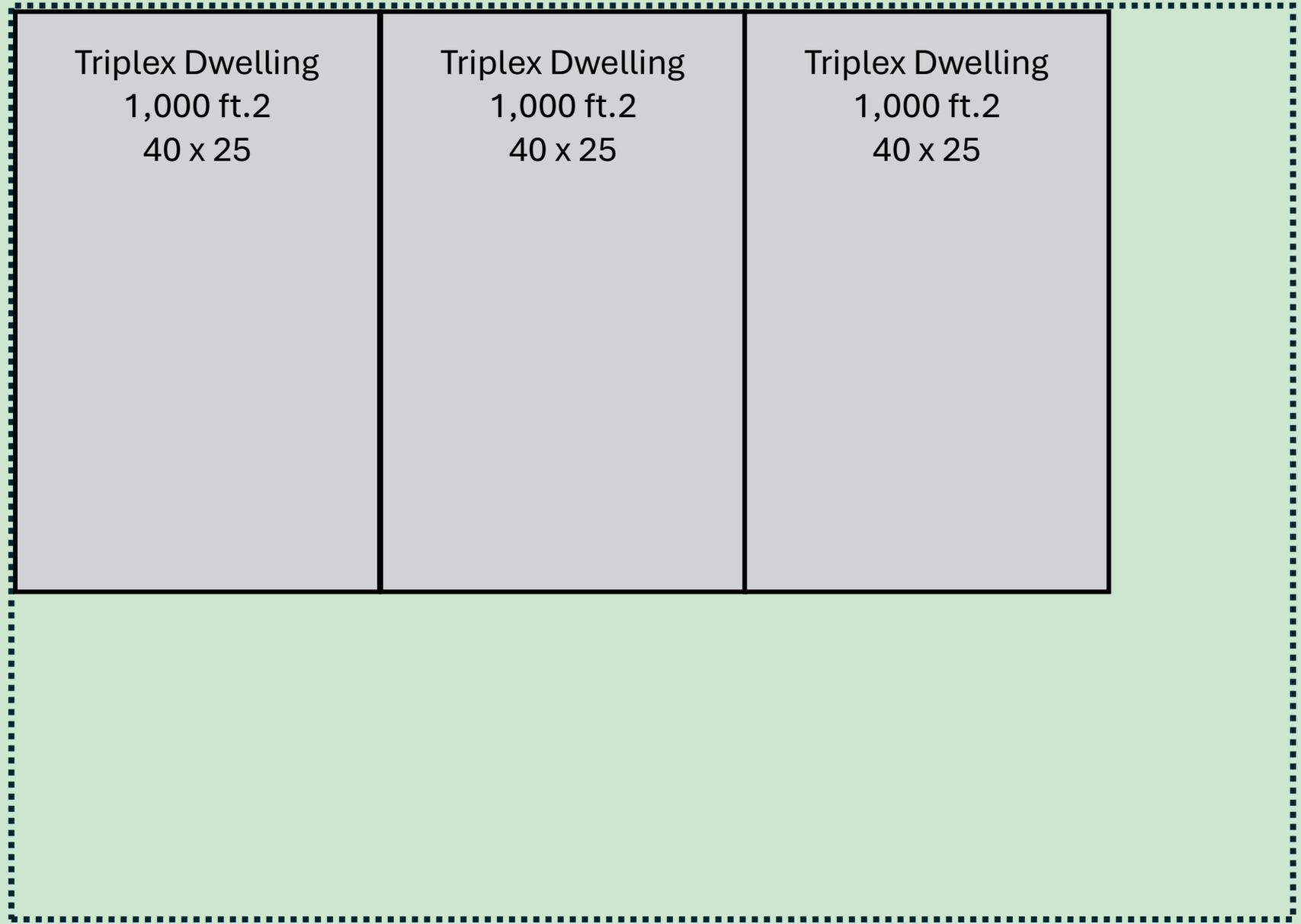


No Additional ADUs allowed

Zoning District	Allowed Principal Buildings	Lot Area (sq. ft. of useable area)	Lot Width (linear feet)	Middle Housing Dwelling Unit Max (per parcel)	Lot Coverage (percentage of useable area)
Residential reserve (RR)	<u>1</u>	2 acres	150	<u>2</u>	25
Low density residential (LDR)	<u>1</u>	½ acre	100	<u>2</u>	25
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Town commercial (TC)	No Limit	5,000	50	Not Permitted	None
General commercial (GC)	No Limit	10,000	100	Not Permitted	None
Public/quasi-public (P)	No Limit	5,000	50	Not Permitted	None

Lot size: 10,000 ft.2 → 133 ft.

↓  
75 ft.



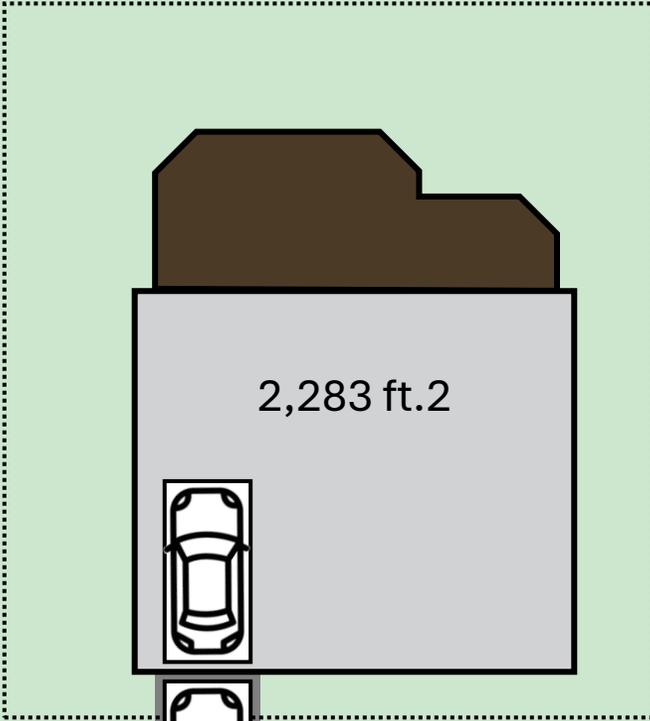
Front

Pathways - Base

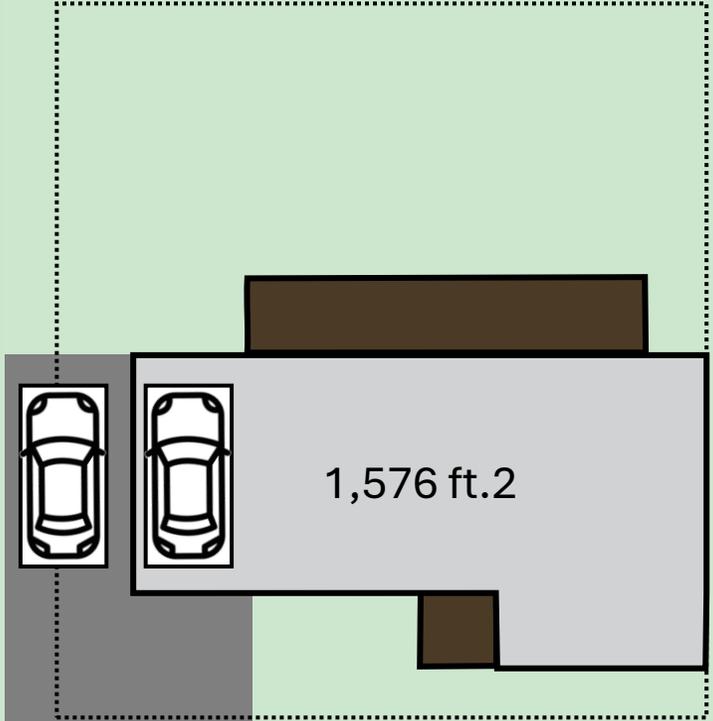
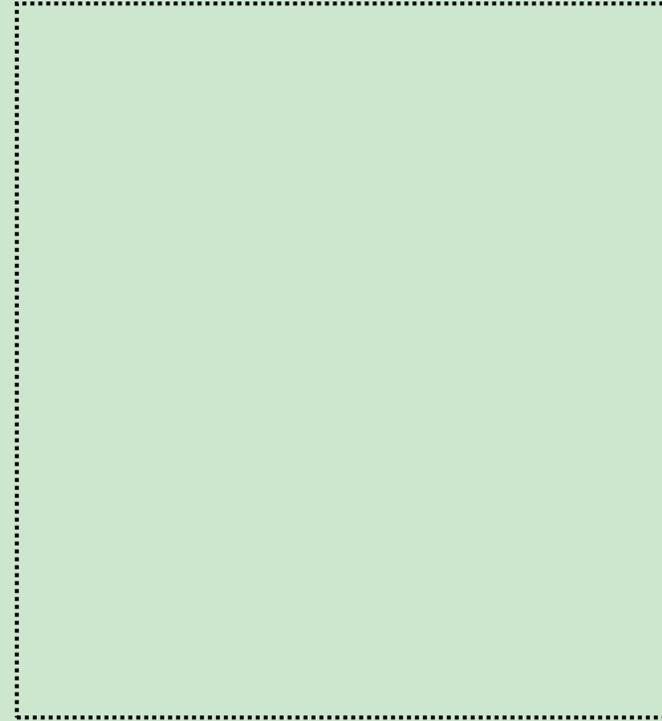
Actual divided by 10<sup>30</sup>



9,600 ft.2 Lots (80 x 120)



2,283 ft.2



1,576 ft.2

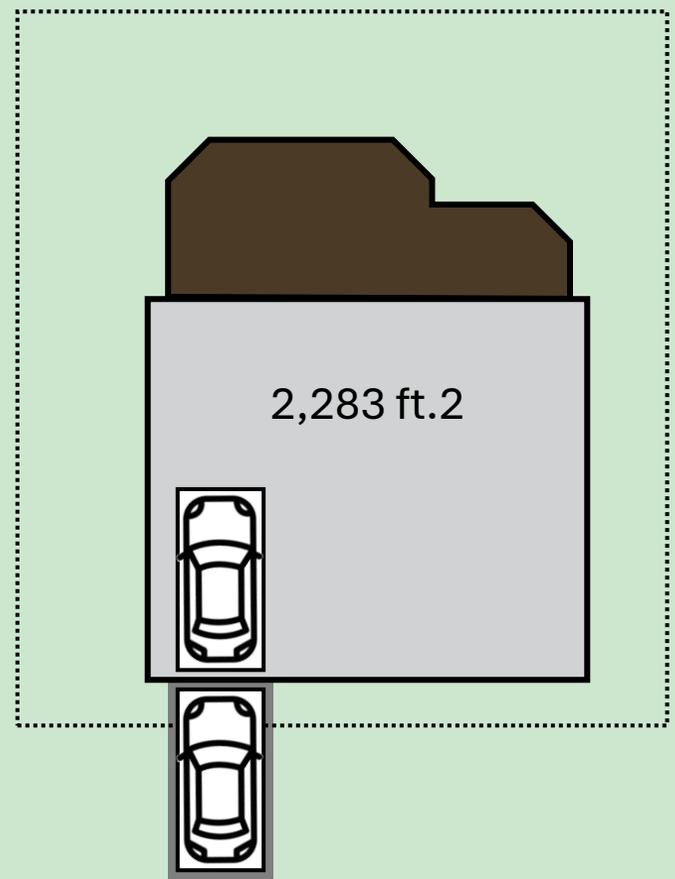
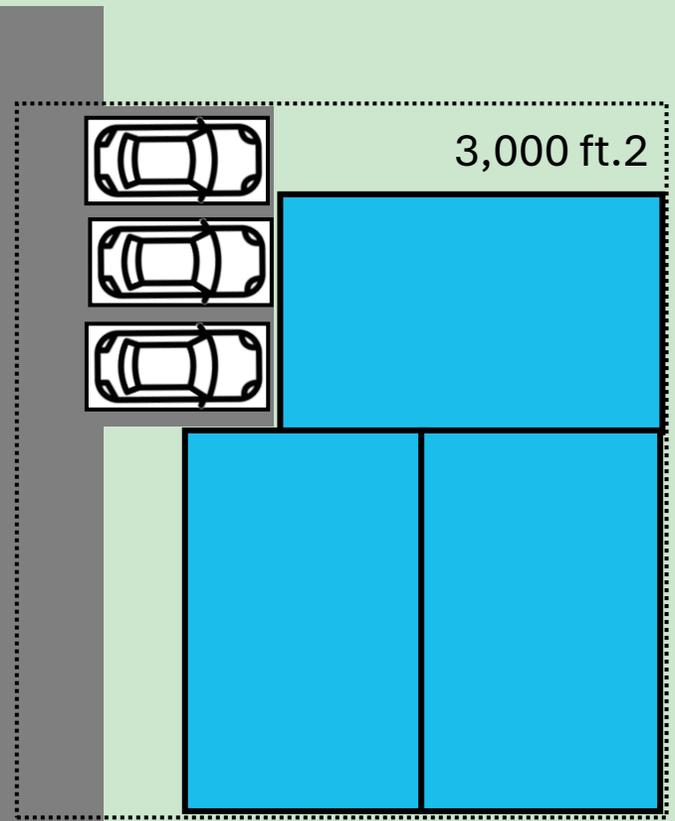
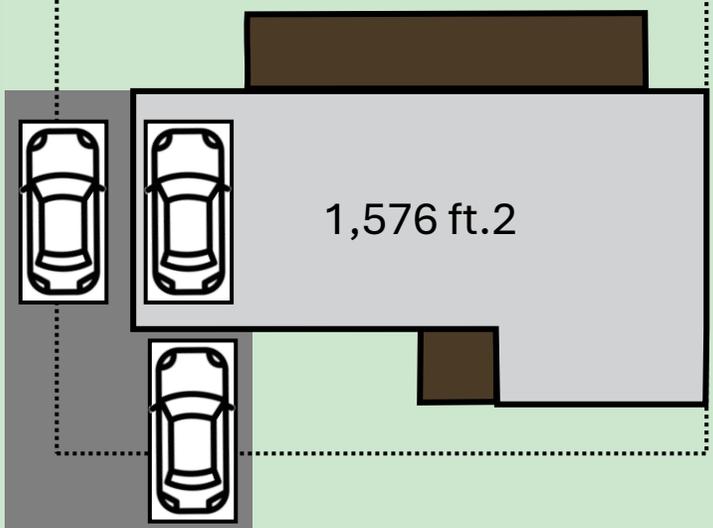


ROW

Current Conditions



9,600 ft.2 Lots (80 x 120)

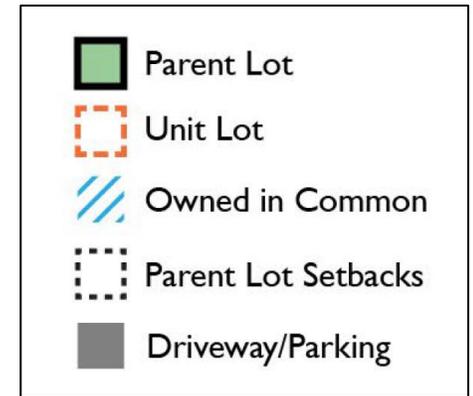
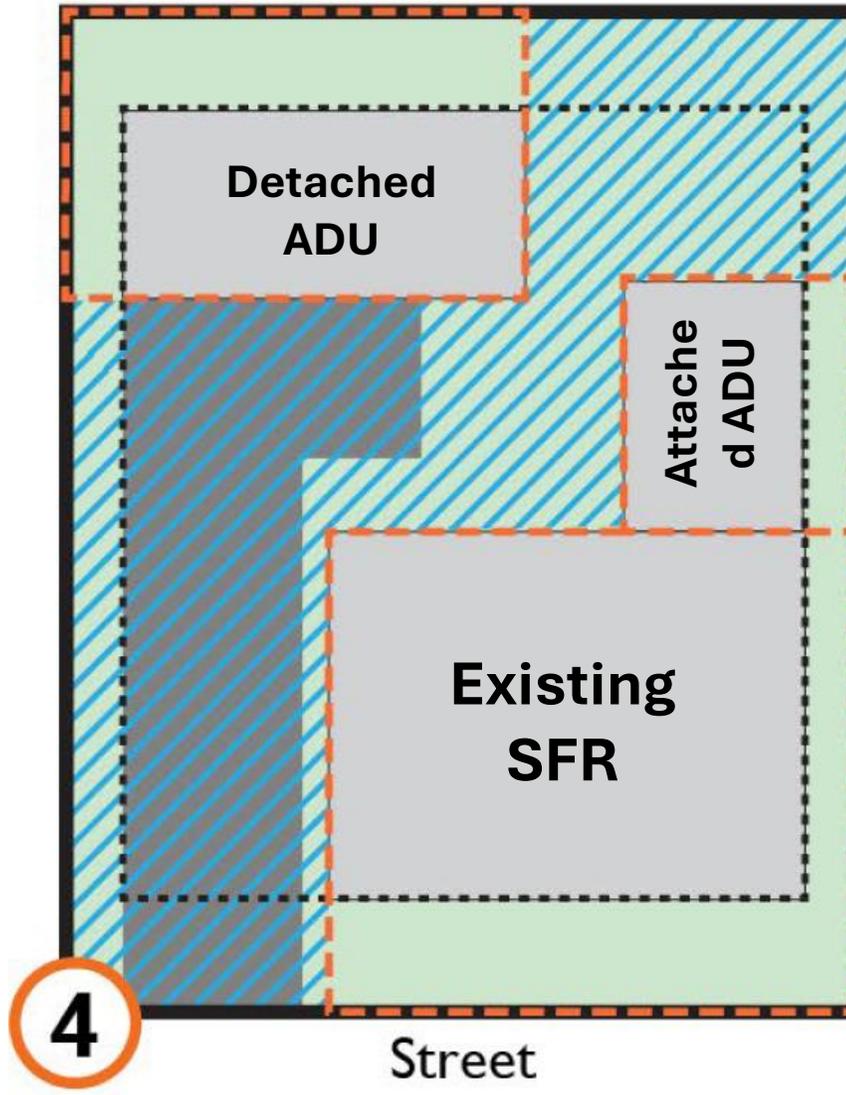
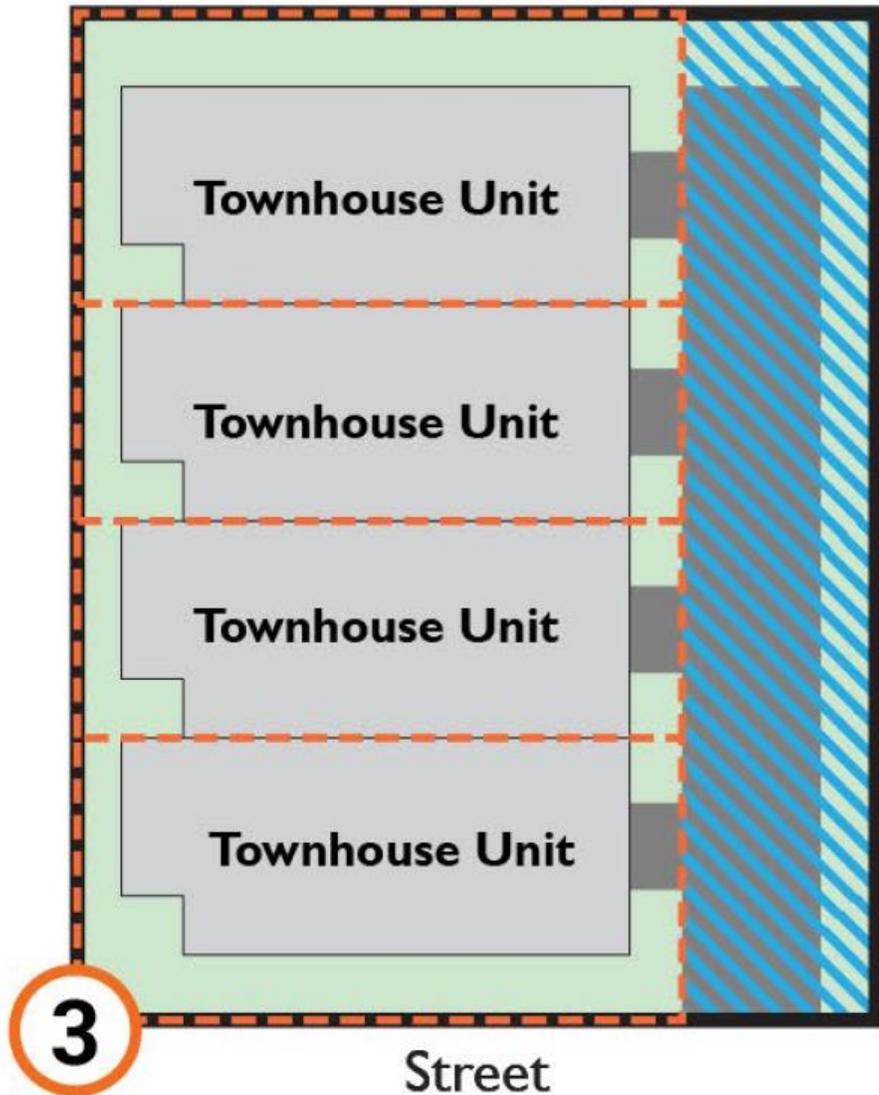


Infill Triplex

ROW

# Unit Lot Subdivision

# Examples



# Income Level Breakdown

## 7.1 Housing Need vs. Capacity

	Income Level (% AMI)	Projected Housing Need <sup>2</sup>	Zone Categories Serving These Needs	Aggregated Housing Needs	Total Capacity	Capacity Surplus (Deficit)
High Density Residential + Partnership	0-30% PSH	34	Low-Rise Multifamily, Mid-Rise Multifamily, ADUs	<b>194</b>	4 + 69 ADU = 73	(121)
	0-30% Non-PSH	40				
	31-50%	71				
51-80%	61 – 10 multifamily – 2 ADU = <b>49</b>					
Accessory Dwelling Units	81-100%	29	Moderate Density	56	36	(20)
	101-120%	27				
Middle Housing	>120%	89 – 5 = <b>84</b>	Low Density	<b>84</b>	201	117
	<b>Total</b>	<b>351</b>		<b>351</b>	<b>310</b>	<b>(41)</b>

### High Density Residential Math

- 0-80% Income level requires planning for **121 Dwellings**
- Current Density Limit: **1 Dwelling / 4,000 Sq. ft.**  
(1 / 4,000 = 10.89 dwellings / acre)
- Useable space needed: 121 x 4,000 = **484,000 Sq ft.**
- Convert to Acres: 484,000 Sq. ft. / 43,560 = **11.1 Acres**

# Middle Housing types

Middle Housing for Puget Sound

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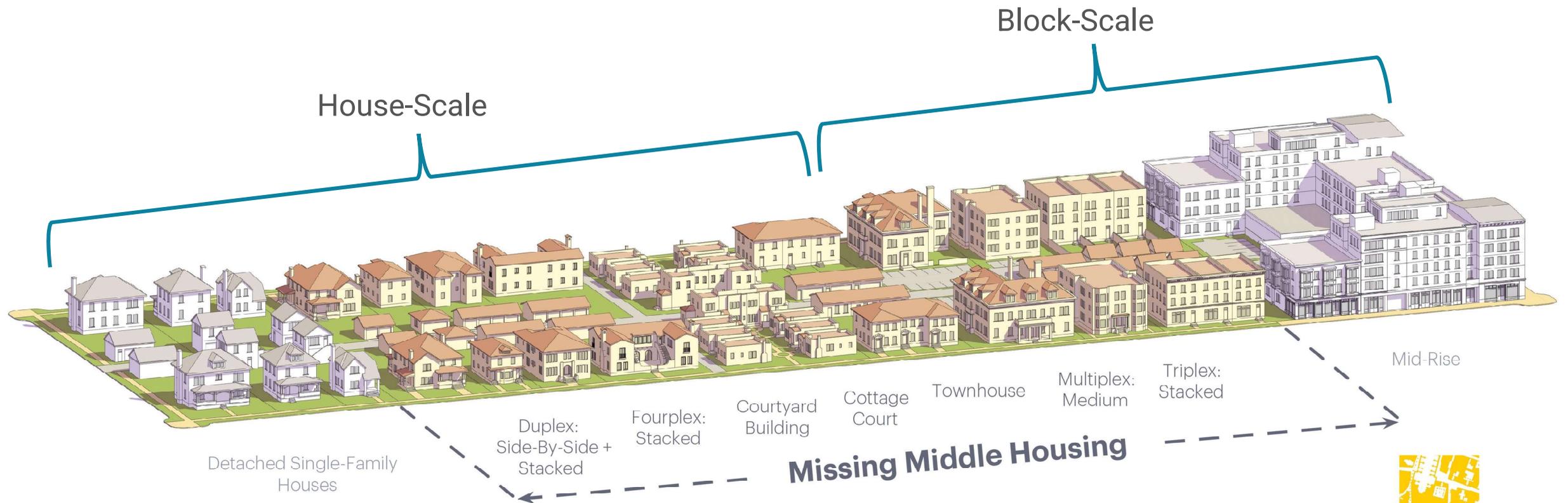
Middle Housing Informational Materials

OPTICOS DESIGN INC.



Washington State  
Department of  
**Commerce**

# Palette of Middle Housing types



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Opticos Design, Inc.



# House-Scale vs Block-Scale

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## **Block-Scale Buildings**

Individually or collectively as large as or most of a block



## **House-Scale Buildings**

The smallest to largest houses in your community

# “Small” Middle Housing



**Duplex Stacked**  
2 units



**Duplex Side-by-Side**  
2 units



**Cottage Housing**  
3-10 units



**Triplex/Fourplex**  
3-4 units

**Small Middle Housing** types are those that are equal to or similar to the size of a typical house in building footprint, size, and heights typically up to 2.5 stories.

# “Medium” Middle Housing

---



**Multiplex Medium**  
5-10 units



**Courtyard Medium**  
6-16 units



**Townhouse Medium**  
1 unit

**Medium Middle Housing** types are slightly larger than Small Middle Housing types, but still similar to a typical house in building footprint, size, and heights up to 2.5 stories.

# “Large” Middle Housing

**Large Middle Housing** types are taller (3-4 stories) and slightly wider and deeper than Small and Medium Middle Housing types, but they can still fit on the typical lot sizes in residential neighborhoods. Unlike typical 3 to 4-story apartment blocks, Large MH types are carefully articulated to fit in with surrounding smaller-scale residential buildings.



**Multiplex Large**  
7-18 units



**Courtyard Large**  
20-28 units



**Townhouse Large**  
1 unit

# Examples of Middle Housing Types

In the following section, 3D visualizations of typical Middle Housing types are provided as examples to help envision how they may blend into neighborhoods. Some of these types or more types may be adopted or used in your community.

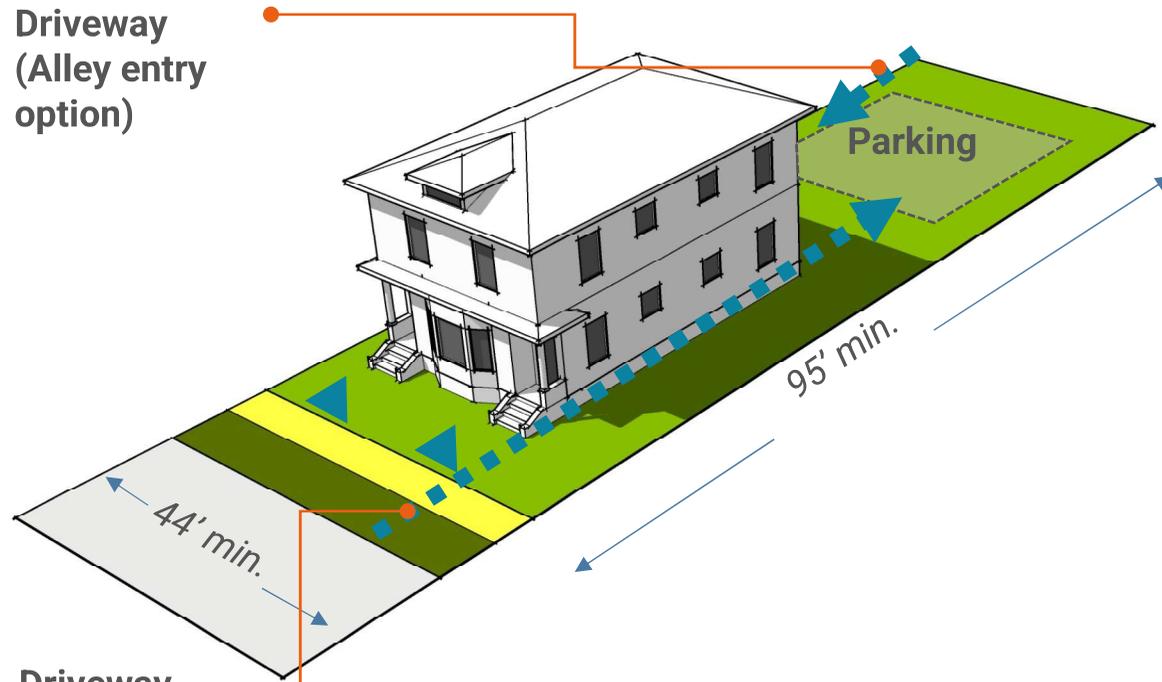


# Small Middle Housing Duplex



# Small Middle Housing Duplex 01 - Stacked

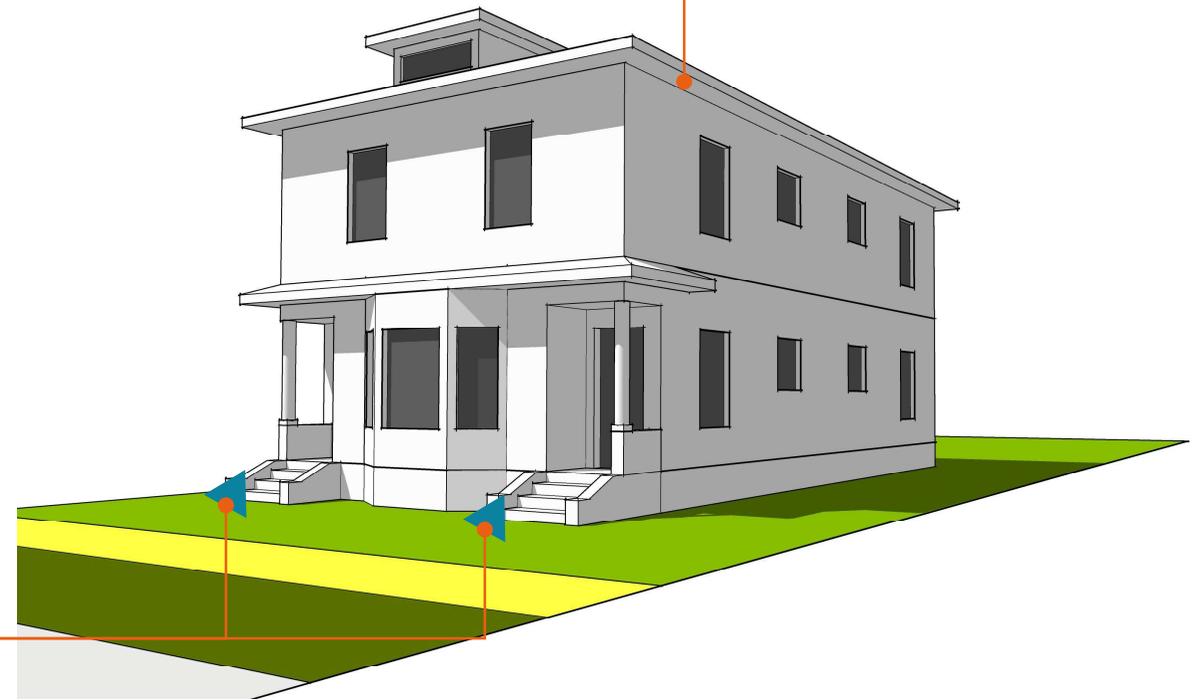
Driveway  
(Alley entry  
option)



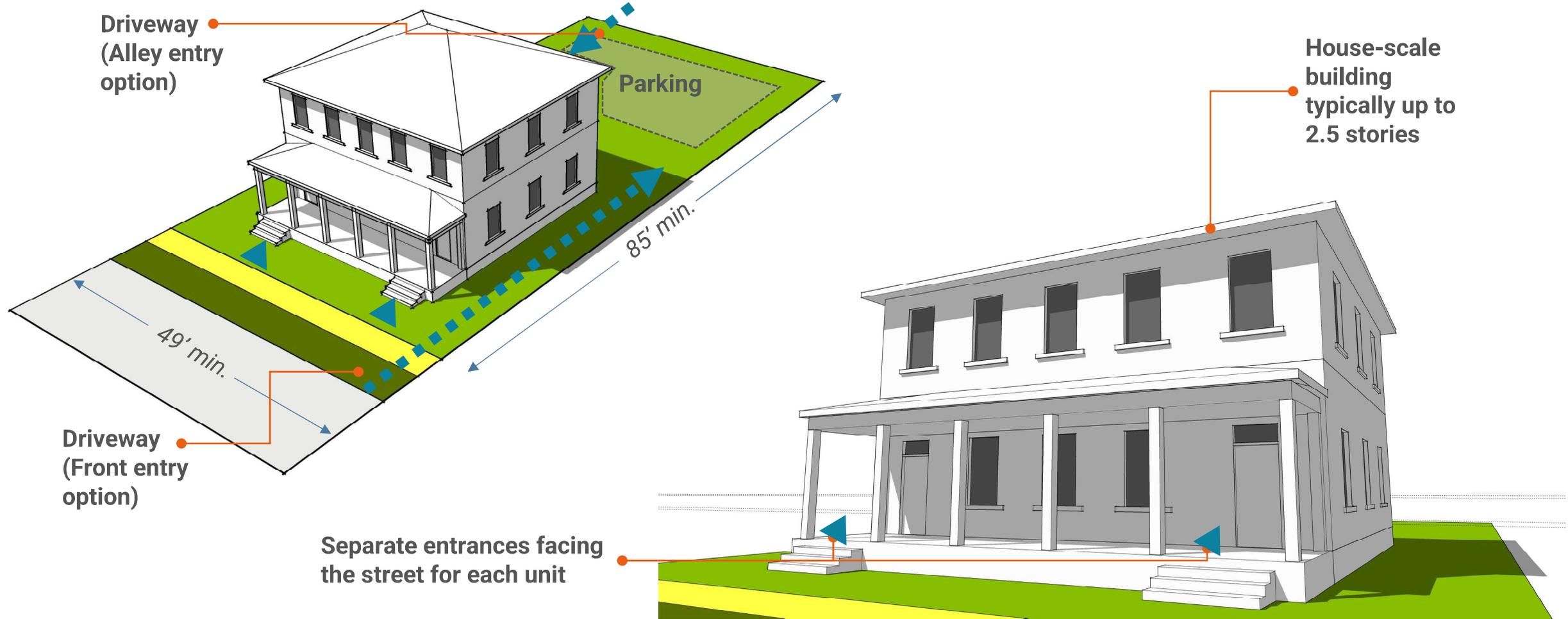
Driveway  
(Front entry  
option)

House-scale  
building  
typically up to  
2.5 stories

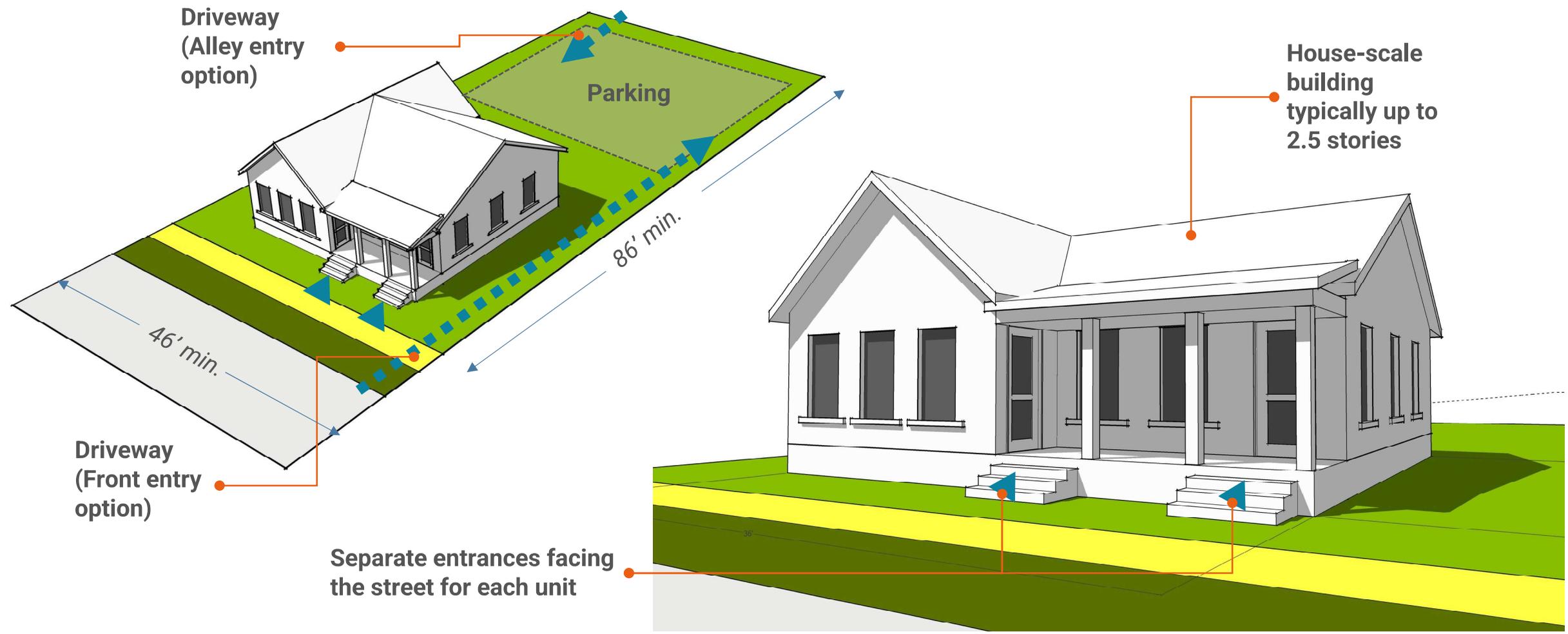
Separate entrances facing  
the street for each unit



# Small Middle Housing Duplex 02 – Side-by-Side



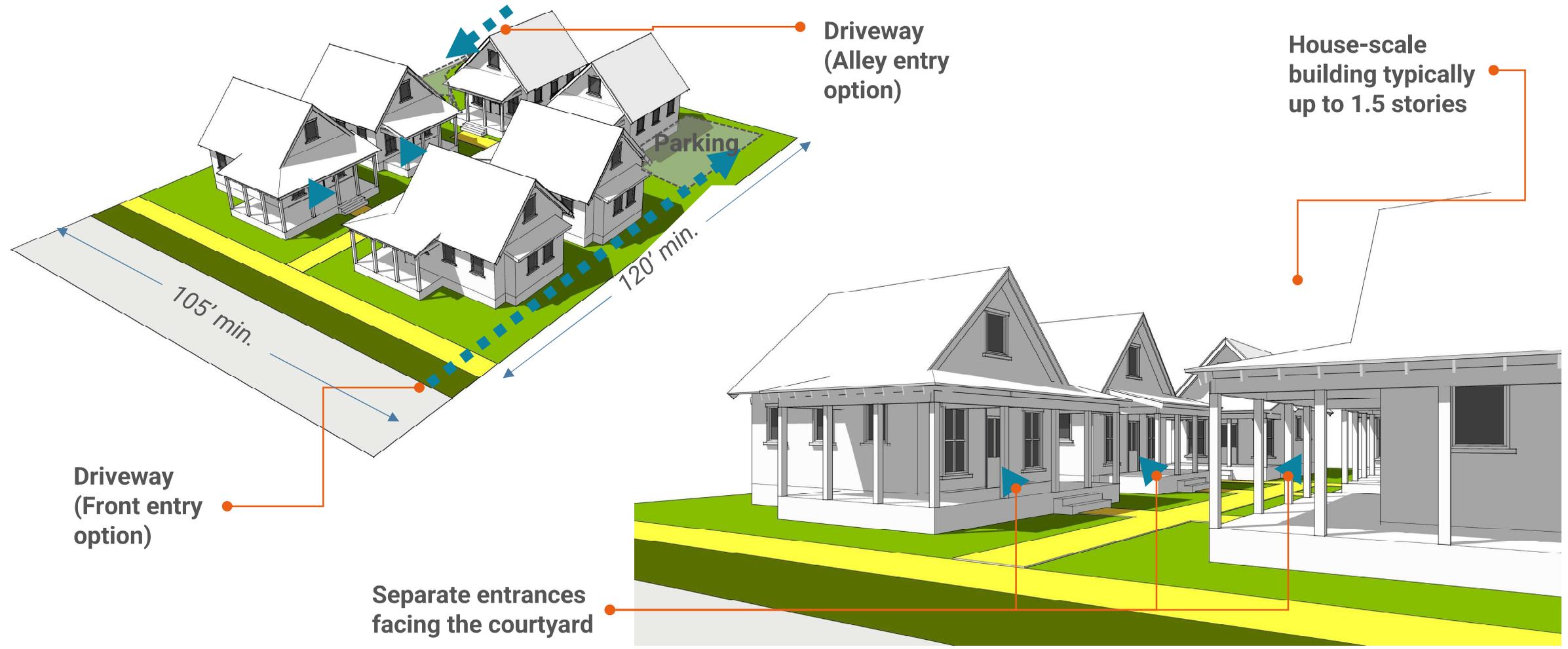
# Small Middle Housing Duplex 03 – Side-by-Side



# Small Middle Housing Cottage Housing



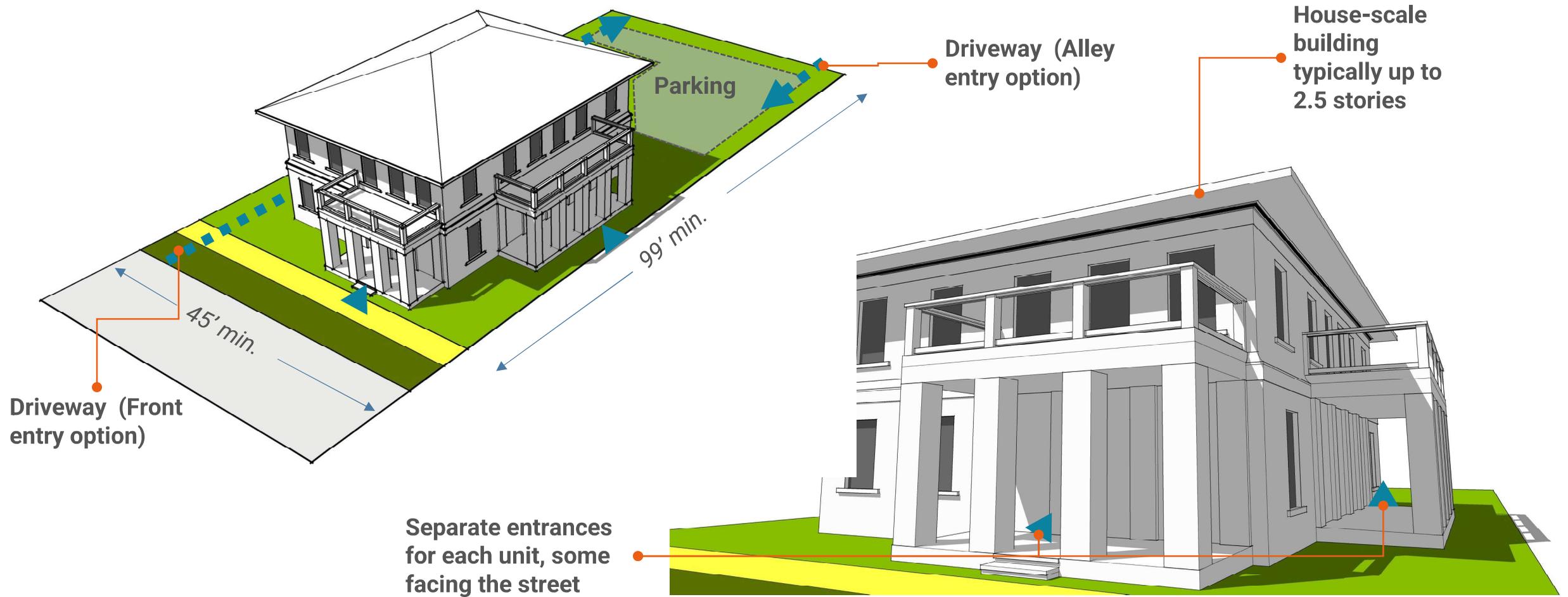
# Small Middle Housing Cottage Housing 01



# Medium Middle Housing Triplex



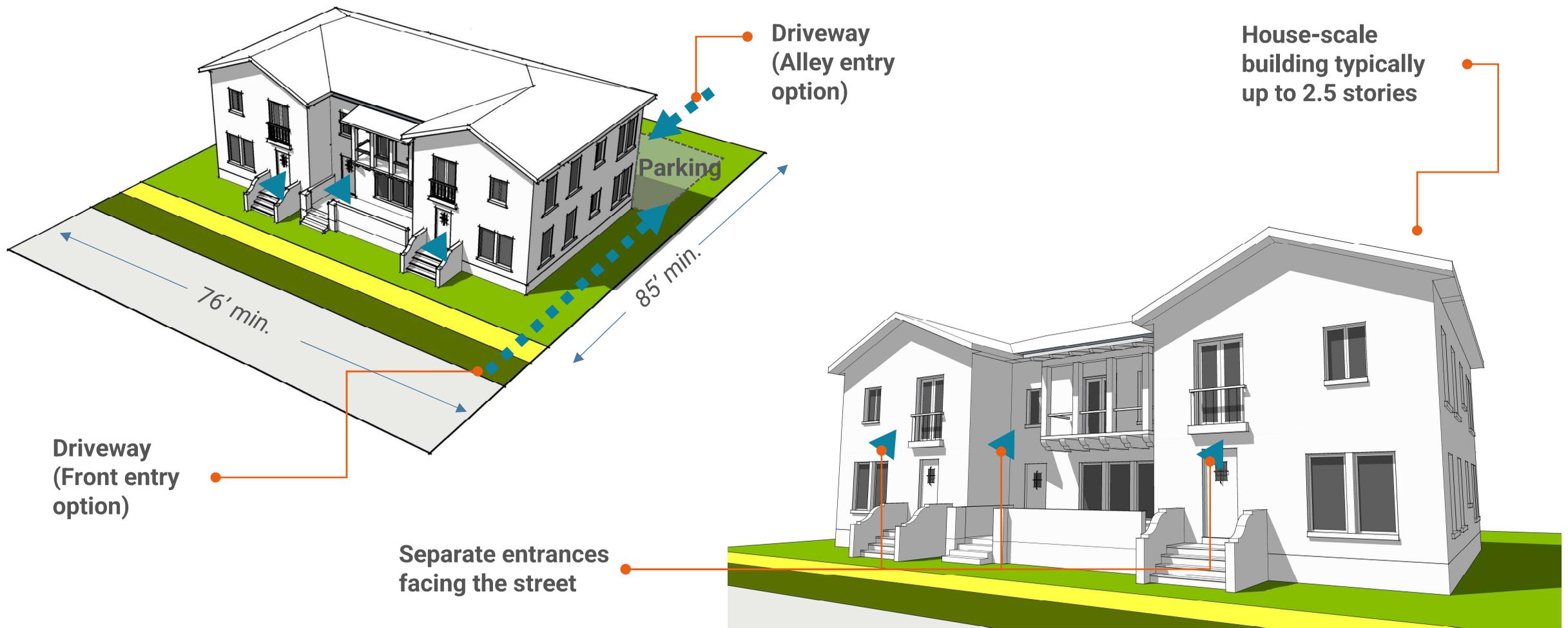
# Medium Middle Housing Triplex 01



# Medium/Large Middle Housing Townhouse



# Medium Middle Housing Townhouse 01



# Medium Middle Housing Townhouse 02

