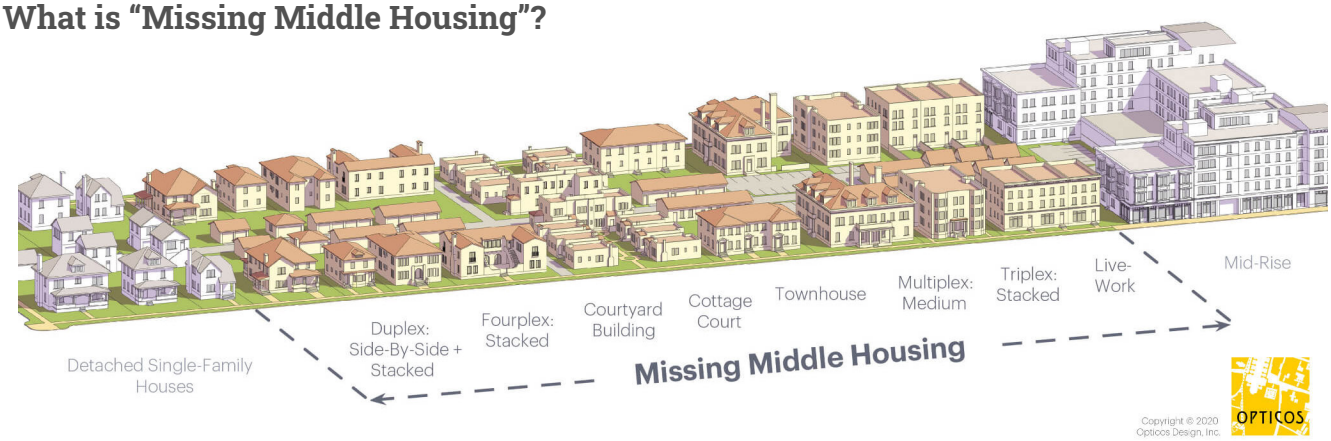
Attachment 7 | Downtown Neighborhoods Overlay and Middle Density Visualizations

What is "Missing Middle Housing"?



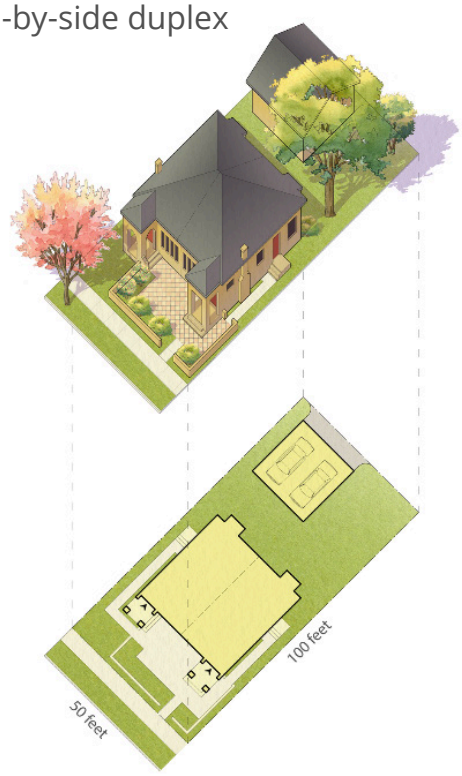
Missing Middle Housing is a term, coined in 2010 by Daniel Parolek, to describe building types with multiple units, such as duplexes, fourplexes, and bungalow/cottage courts, that are compatible in scale and form with detached single-family homes. They are referred to as "missing" because they have typically been prohibited from being constructed by zoning ordinances across the United States and are typically a more affordable option than single-family homes due to the cost of land.

On the following pages are definitions, diagrams and photos that describe and demonstrate these often "missing" housing options. While some images were taken from local examples, others depict housing types found across the United States. These examples are intended to demonstrate the forms of development and to show the range of possibilities for each type of housing.

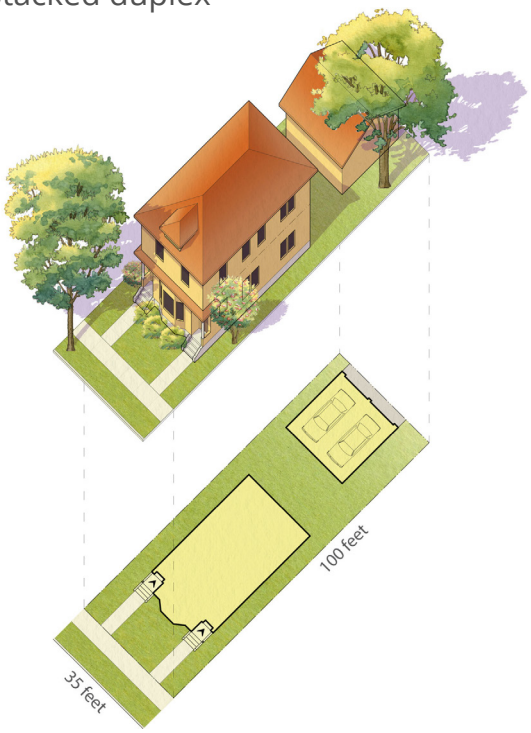
Duplexes

Duplexes are small (1 to 1.5 story), detached buildings that consist of two dwelling units arranged side-by-side or one above the other, each with an entry from the street. This type of unit has the appearance of a small-to-medium single-family house and may include a rear yard. Stacked duplexes typically fit on narrower lots than the side-by-side duplex.

Side-by-side duplex



Stacked duplex



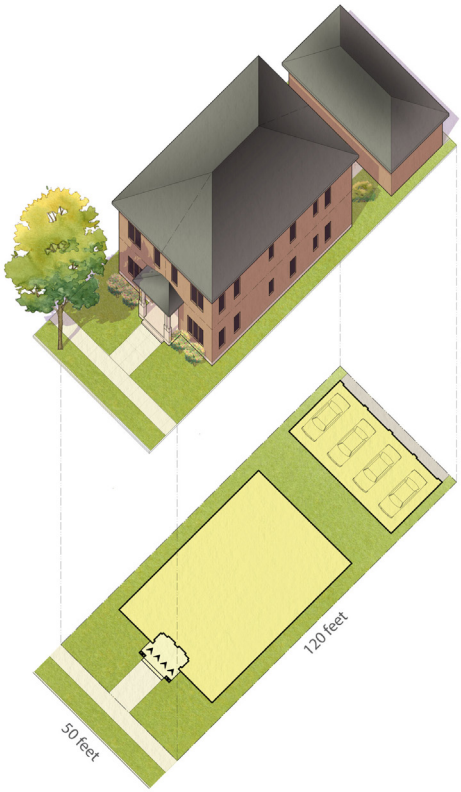




(Above) Examples of duplexes shared on the Missing Middle Housing website (missingmiddlehousing.com).

Fourplex

Fourplexes are detached (2 to 2.5 story) structures with four dwelling units, two on the ground floor and two above, with shared or individual entries from the street. This type of housing has the appearance of a medium-sized single-family house and may include a rear yard.





(Above) The Nettie Krouse Fourplexis located in Portland, Oregon. It is a 2.5-story multiple dwelling listed on the National Register of Historic Places.

The four units of the building are entered through separate exterior doors. Each floor has two apartments that are mirror images of one another.

(Below) Fourplex located in the Belmont neighborhood of Charlottesville, Virginia.
(Credit: Emily Hays, Charlottesville Tomorrow).



Bungalow Courts

Cottage or bungalow courts are a group of small (1 to 1.5-story), detached structures arranged around a shared court visible from the street. The shared court is an important element with entrances from each home facing this central space and typically is included in place of an individual, rear yard.







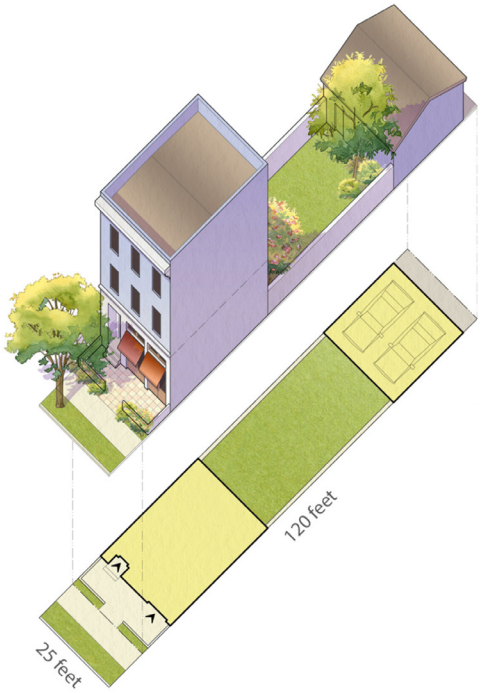
(Above) An example of a cottage court shared on the Missing Middle Housing website (missingmiddlehousing.com).

(Below) A conceptual rendering of the six-dwelling "pocket" neighborhood on Orchard Drive, recently approved by the Board of Supervisors on August 19, 2020.



Live-Work Units

Live-work units are small- to medium-sized (2 to 3-story) attached or detached structures made with ground floor space that has a non-residential use and a residential space located above or behind. The non-residential and residential use typically have separate entrances from the street.



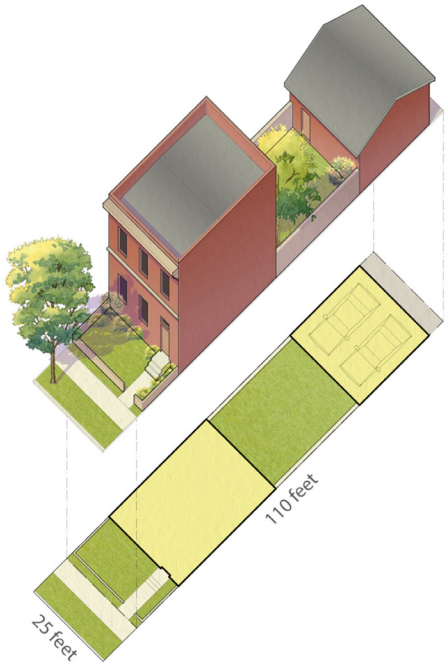


(Above) The Apartments at Riverside Village, in Albemarle County, VA have retail and commercial space on the ground floor, with apartments above.

(Below) A live-work building on East Avenue in Thomas, WV with an antique store and coffee shop on the ground floor and apartments on the second story.



Townhouses
Townhouses are small to medium attached buildings that can consist of one or more dwelling units. Entries typically face the street or a courtyard with garages at the rear (if provided). Additional or accessory dwelling units (see following page) may be located within a townhouse, while the appearance from the street looks the same.





(Above) Three townhouses in Riverside Village, Albemarle County with terrace apartments.

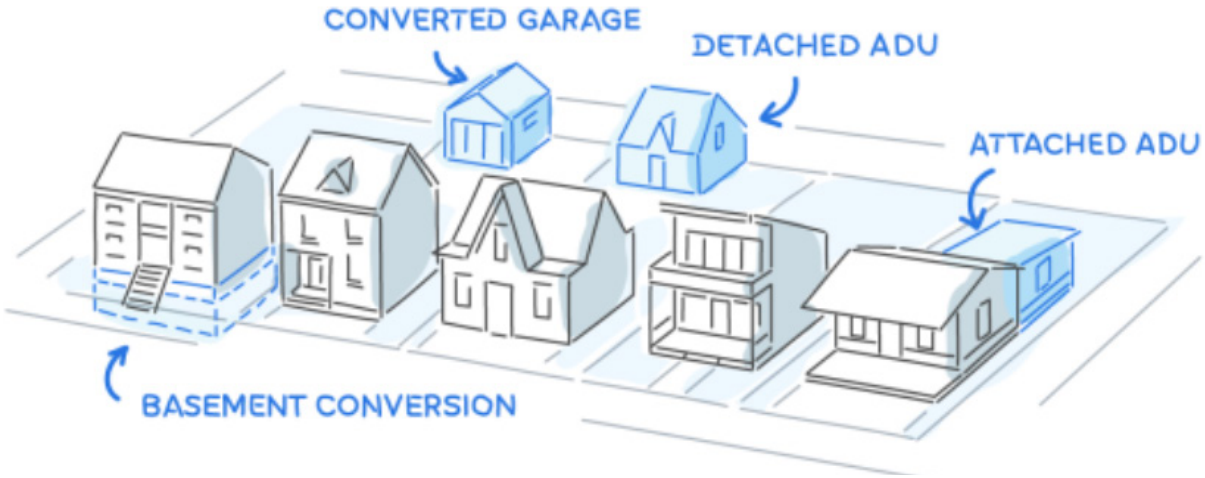
(Below) Row of historic townhouses in Alexandria, Virginia.





(Left) Townhouses in Wickham Pond, Crozet.
Some units have accessory apartments within them.

Accessory Dwelling Units (ADUs)
Accessory dwelling units (ADUs), also known as carriage houses or “granny flats” is a structure typically located at the rear of a lot providing space for a small residential unit, home office, or other small commercial or service use. This unit could be above a garage or at ground level.



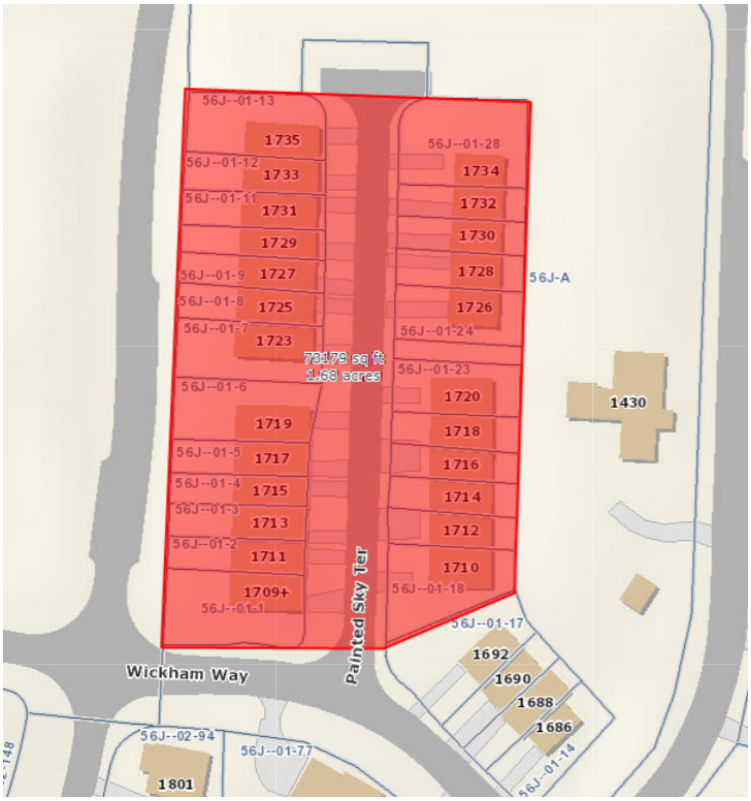


(Top Left) A garage on St. George Avenue that could be converted to a detached accessory dwelling unit and provide an additional unit, while aligning with the existing development pattern on the street.



(Bottom Left) Detached accessory dwelling units on Court Mont Way in Crozet, VA. The ADUs are located at the rear or side of end lots, which creates a an alley-like street environment along Court Mont Way.

By the Numbers | Crozet Development Examples



Townhouse Street | Wickham Pond

Number of Units: 24 townhome units
Total Land: 1.68 acres
Density: 14 dwelling units per acre





Townhomes with Accessory Apartments | Wickham Pond

Number of Units: 14 units
Total Land: 0.52 acres
Density: 27 dwelling units per acre



Single-Family Homes with Accessory Dwelling Units | Old Trail

Number of Units: 29
Total Land: 1.9 acres
Density: 15 dwelling units per acre





Downtown Overlay Scenario |
St. George Avenue

This home was built in 1903. If the owner wanted to make additional revenue to help pay for historic home maintenance, they could consider converting the home into four units and build an ADU for the owner to reside in.

Number of Units: 5 units
Total Land: 0.5 acres
Density: 10 dwelling units per acre



