



Prepared for:  
Market Van Buren



Project Co-Funded by:  
Van Buren County



Project Co-Funded by:  
Mich. Dept. of Rural Dev.

# MISSING MIDDLE FORMATS

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## Residential Target Market Analysis

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## Van Buren County Michigan

August 20, 2024  
Prepared by:



**LandUseUSA**  
UrbanStrategies

# Van Buren County | Acknowledgements



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## Missing Middle Formats

Section 5-A	Narrative or Slide Deck
Section 5-B	Examples – Building Formats
Section 5-C	Examples – South Bend FBC
Section 5-D	Examples – Other Resources

# Section 5-A

# Van Buren County | Examples

- A variety of photos are provided to convey a range of building sizes and formats, and generally organized from small to large. The smallest buildings may include detached accessory dwellings, followed by detached cottages, small houses, medium houses, duplex buildings, apartment houses, walkups, multiplexes, lofts, and courtyard apartments.
- Building sizes and formats do not align with unit sizes. For example, an apartment house could have several studio or efficiency apartments, plus larger two-bedroom apartments. Similarly, townhouses could include small garden apartments in the basements, stacked by larger two-story townhouses above.
- Mixed-income buildings with a range of unit sizes can help encourage socio-economic diversity within communities. Again, accessory dwellings can be added among detached houses, garden apartments can be included below townhouses, and studios or efficiencies can be mixed in with larger apartments.



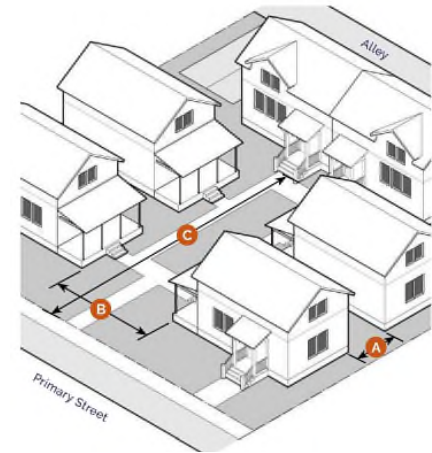
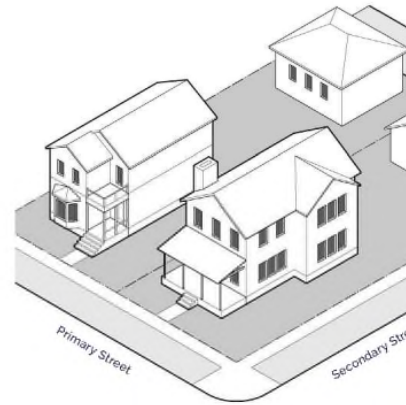
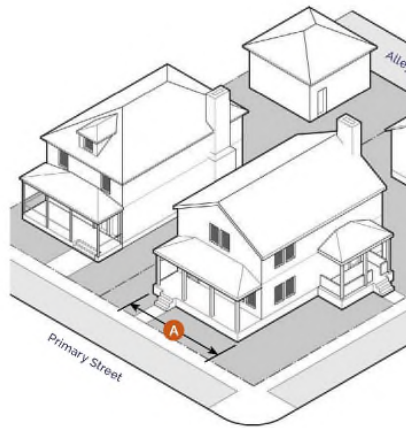
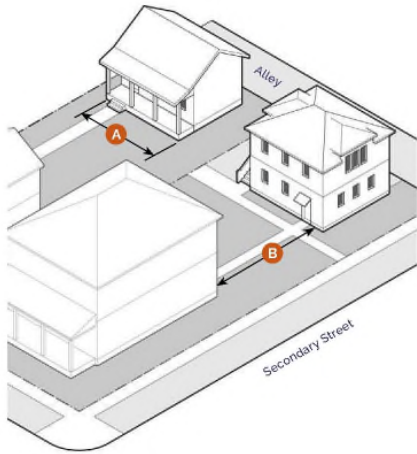
- Within multiplexes, the largest units with the highest rents should have the upper-level corners (i.e., with windows on two sides) with the best views (i.e., overlooking the downtown). Smaller units should be in middle (with windows on one side), on the lower levels, and might have alley views.

# City of South Bend | Zoning Ordinance and FBC

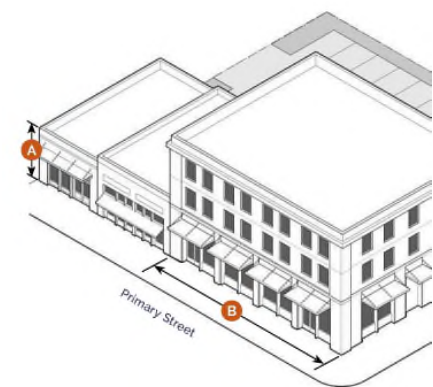
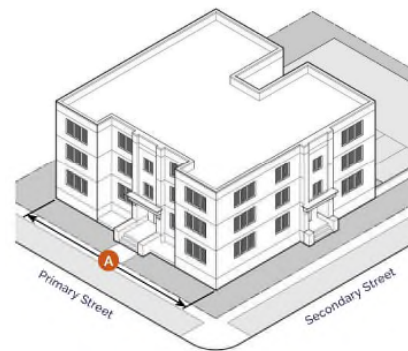
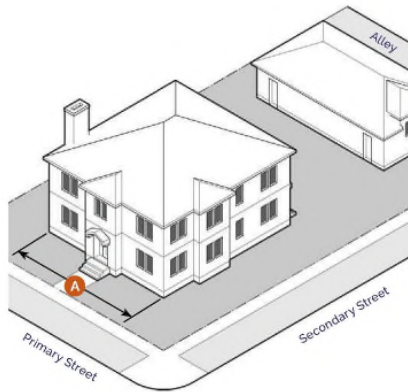
- The City of South Bend's Department of Community Investment's planning team developed and implemented a new, streamlined zoning ordinance that took effect in 2020, and that resulted in an increase in completed projects and fewer variance requests.
- In 2021, the city was announced as the winner of the annual Richard H. Driehaus Form-Based Code Award, an annual prize for achievement selected by the Form-Based Codes Institute for the writing and implementation of zoning codes.
- Excerpts from the city's code are provided as an example of how the tool can be adapted across the complete rural-to-urban transect. Other communities sometimes take a "hybrid" approach, which integrates elements of form based planning into more conventional master plan updates.
- The city's code also includes a useful building typology for detached houses, cottage courts, duplexes, townhouses, apartment houses, stacked flats (a.k.a., lofts in walkup buildings), and shop buildings (a.k.a., lofts above street front retail). Excerpts are provided on the next slide.



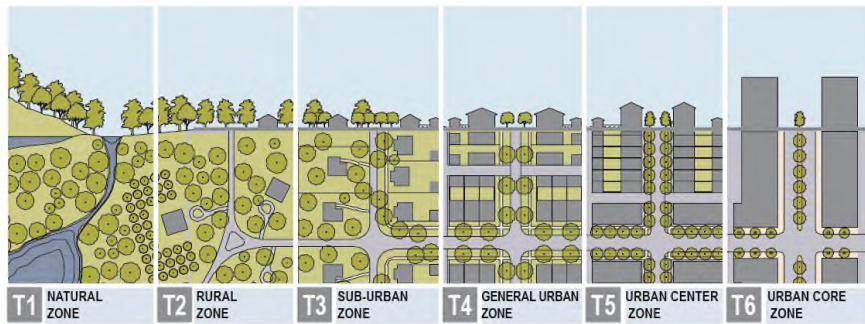
# City of South Bend | Zoning Ordinance and FBC



oriented under the main living floor above.



# National Trends | Examples



➤ Additional exhibits are provided to convey contemporary and modern trends in the fields of urban and town planning. They include the Rural-to-Urban Transect by DPZ CoDesign (Duany Plater-Zybert); a Town Maker's Guide to Healthy Building Placement by the Walkable and Livable Communities Institute; a Missing Middle Housing diagram by Opticos Design Group; and guide to incremental development by Thompson Placemaking and on behalf of the Incremental Development Alliance. Interested readers are encouraged to browse these reference materials and research additional information online.

# Section 5-B

# EXAMPLES

## Accessory Dwellings

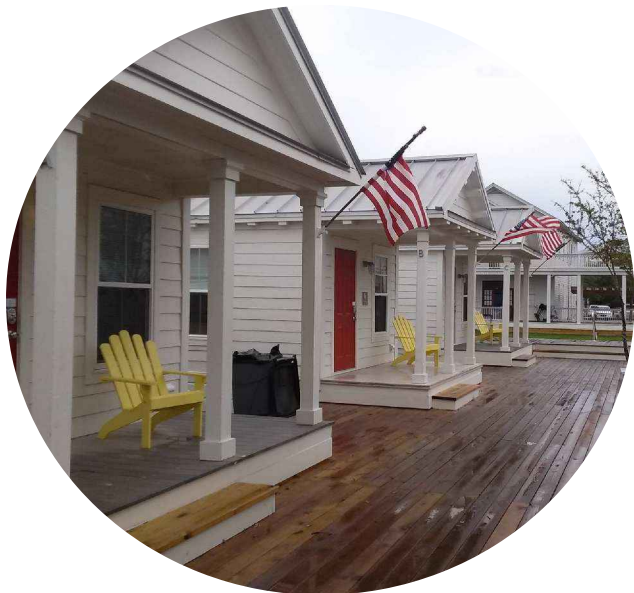


# EXAMPLES

## Accessory Dwellings



# EXAMPLES Cottage Courtyards



# EXAMPLES

## Traditional Detached Houses



# EXAMPLES

## Compact Traditional Houses



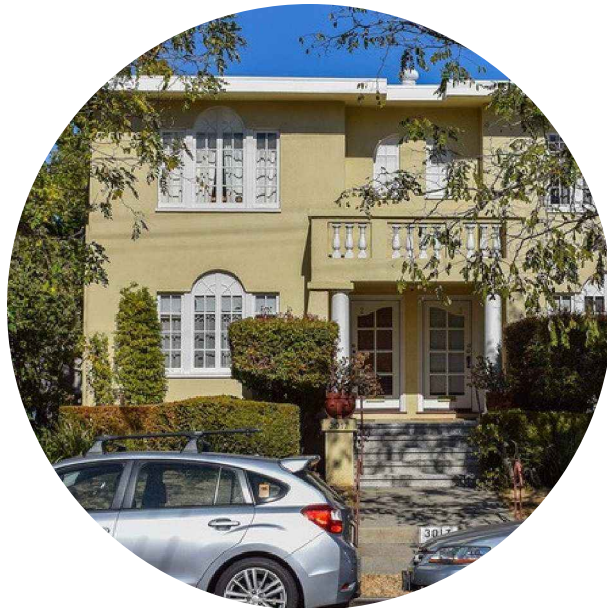
# EXAMPLES

## Side-by-Side and Stacked Duplexes



# EXAMPLES

## Duplexes, Fourplexes, Sixplexes



# EXAMPLES

## Multiplexes with Brick Exteriors



# EXAMPLES

## Urban Lofts In and Near Downtowns



# EXAMPLES

## Duplexes, Fourplexes, Sixplexes



# EXAMPLES

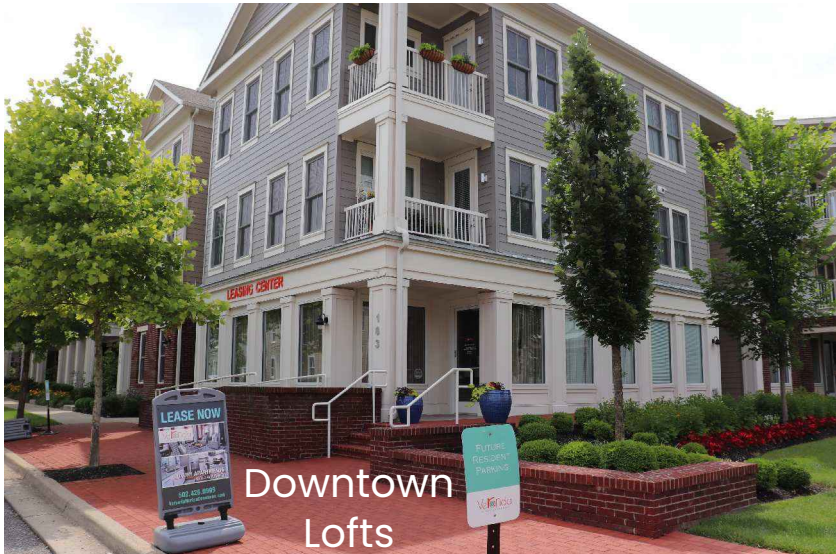
## Small to Medium Multiplexes



New Walkups



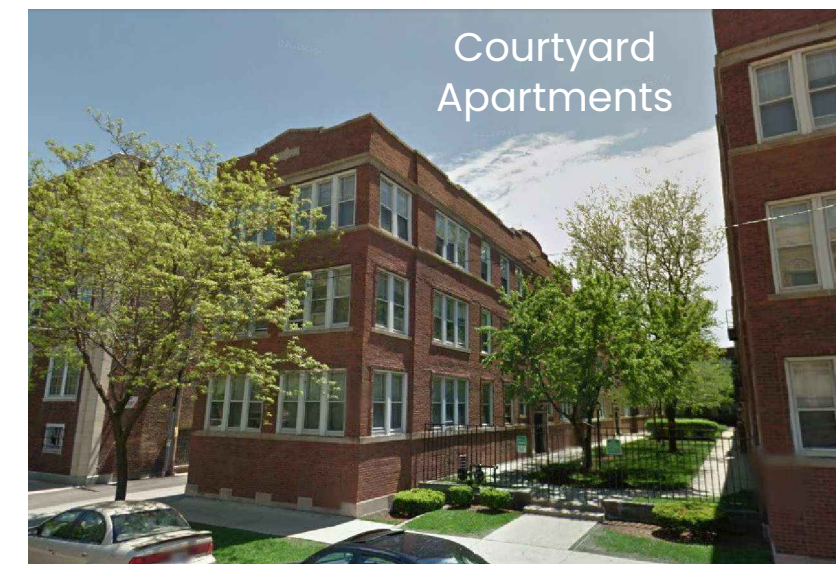
Townhouses



Downtown Lofts



Historic Walkups



Courtyard Apartments

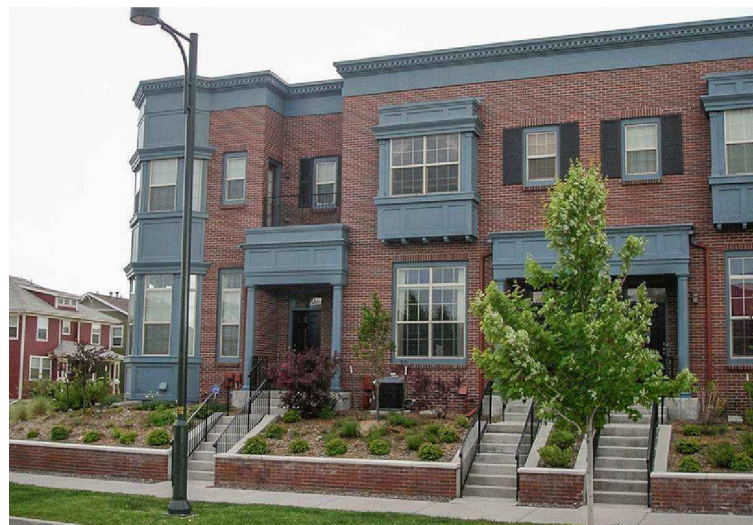


Neighborhood Apartment Building

# EXAMPLES

## Transitional Formats

(i.e., Between Downtowns and Surrounding Neighborhoods)



# EXAMPLES

## Lofts Over Street Front Retail



# EXAMPLES

## Missing Middle Housing



# EXAMPLES

## Missing Middle Housing



Row Houses  
Townhouses  
Small-Plexes



# Section 5-C



# South Bend Zoning Ordinance



## Section 21-03.01: S1 Suburban Neighborhood 1

**(a) Intent**

The S1 Suburban District is established to provide for and maintain suburban neighborhoods in outlying areas of the City.

The following are typical characteristics of the S1 District:

- Primarily single unit residential development of detached houses. Up to two units per lot may be allowed to provide added value and more effective use of a lot
- Buildings with relatively deep setbacks on larger lots
- Attached garages accessed by a driveway from the street
- Larger city blocks that have a more informal character and plantings

**(b) Building Types**

The following building types are permitted in the S1 District:

- Carriage House
- Duplex
- Detached House

The names of the building types are not intended to limit or expand uses allowed within the building. See [Section 21-08.02](#) for building type descriptions and regulations.

Limited public and institutional uses shall be incorporated at a scale and character compatible with the surrounding neighborhood.



## Section 21-03.02: S2 Suburban Neighborhood 2

**(a) Intent**

The S2 District is established to provide for, maintain, and enhance suburban neighborhoods consisting primarily of apartment complexes or houses grouped together outside of the City's core.

The following are typical characteristics of the S2 District:

- A full range of residential development including single unit, two unit, multi-unit, and ancillary dwelling units that maximize amenities nearby while providing a variety of housing choice
- Larger size buildings with relatively deep setbacks on larger lots
- Attached garages accessed by a driveway from the street or shared parking areas located in the rear or interior of the lot
- Larger city blocks that have a more informal character and plantings

**(b) Building Types**

The following building types are permitted in the S2 District:

- |                  |                   |
|------------------|-------------------|
| ■ Carriage House | ■ Townhouse       |
| ■ Detached House | ■ Apartment House |
| ■ Cottage Court  | ■ Stacked Flats   |
| ■ Duplex         |                   |

The names of the building types are not intended to limit or expand uses allowed within the building. See [Section 21-08.02](#) for building type descriptions and regulations.

Limited public and institutional uses shall be incorporated at a scale and character compatible with the surrounding neighborhood



## Section 21-03.03: U1 Urban Neighborhood 1

**(a) Intent**

The U1 District is established to provide for, promote, and maintain urban neighborhoods located in both the core and outlying areas of the City.

The following are typical characteristics of the U1 District:

- Primarily single and two unit residential development in the form of detached houses, allowing the addition of ancillary dwelling units to give additional value
- Buildings with modest setbacks and inviting building frontages, primarily of stoops and porches, that create a consistent block face along smaller city blocks
- Detached garages located at the rear of the lot, often accessed from an alley
- Pedestrian-oriented scale with sidewalks and regularly spaced street trees

**(b) Building Types**

The following building types are permitted in the U1 District:

- Carriage House
- Duplex
- Detached House

The names of the building types are not intended to limit or expand uses allowed within the building. See [Section 21-08.02](#) for building type descriptions and regulations.

Limited public and institutional uses shall be incorporated at a scale and character compatible with the surrounding neighborhood.



**Section 21-03.04: U2 Urban Neighborhood 2**

**(a) Intent**

The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in both core and outlying areas of the City.

The following are typical characteristics of the U2 District:

- Primarily for single and two unit residential development, allowing up to four units and the addition of ancillary dwelling units to help meet the demand for affordable, urban living
- Buildings with modest setbacks and inviting building frontages, primarily of stoops and porches, that create a consistent block face along smaller city blocks
- Detached garages accessed from an alley
- Pedestrian-oriented scale with sidewalks and regularly spaced street trees

**(b) Building Types**

The following building types are permitted in the U2 District:

- |                  |                   |
|------------------|-------------------|
| ■ Carriage House | ■ Duplex          |
| ■ Detached House | ■ Townhouse       |
| ■ Cottage Court  | ■ Apartment House |

The names of the building types are not intended to limit or expand uses allowed within the building. See [Section 21-08.02](#) for building type descriptions and regulations.

Limited public and institutional uses shall be incorporated at a scale and character compatible with the surrounding neighborhood.



## Section 21-03.05: U3 Urban Neighborhood 3

**(a) Intent**

The U3 District is established to provide for, promote, and maintain the development of a full range of housing types located near neighborhood centers and along major streets in urban neighborhoods in core and outlying areas of the City.

The following are typical characteristics of the U3 District:

- Single unit, two unit, and multi-unit residential development, together with ancillary dwelling units, that provides a diversity of housing choices with a range of unit size and affordability
- Buildings with modest setbacks and inviting building frontages, primarily of stoops and porches, that create a consistent block face along smaller city blocks
- Detached garages or shared parking areas accessed from an alley
- Pedestrian-oriented scale with sidewalks and regularly spaced street trees

**(b) Building Types**

The following building types are permitted in the U3 District:

- |                  |                   |
|------------------|-------------------|
| ■ Carriage House | ■ Townhouse       |
| ■ Detached House | ■ Apartment House |
| ■ Cottage Court  | ■ Stacked Flats   |
| ■ Duplex         |                   |

The names of the building types are not intended to limit or expand uses allowed within the building. See [Section 21-08.02](#) for building type descriptions and regulations.

Limited public and institutional uses shall be incorporated at a scale and character compatible with the surrounding neighborhood.



**Section 21-03.06: UF Urban Neighborhood Flex**

**(a) Intent**

The UF District is established to enhance and support a full range of housing types and small-scale commercial uses, found outside neighborhood centers in both core and outlying areas of the City.

The following are typical characteristics of the UF District:

- A mixture of residential development, including single unit, two unit, multi-unit, and ancillary dwelling units that maintains neighborhood stability.
- Integrates limited small-scale office, commercial, and institutional uses that are compatible with the scale and character of the neighborhood
- Buildings with smaller setbacks create a consistent block face along smaller city blocks
- Detached garages or shared parking areas accessed from an alley
- Pedestrian-oriented scale with sidewalks and regularly spaced street trees

**(b) Building Types**

The following building types are permitted in the UF District:

- |                  |                   |
|------------------|-------------------|
| ■ Carriage House | ■ Townhouse       |
| ■ Detached House | ■ Apartment House |
| ■ Cottage Court  | ■ Stacked Flats   |
| ■ Duplex         | ■ Shop            |

The names of the building types are not intended to limit or expand uses allowed within the building. See [Section 21-08.02](#) for building type descriptions and regulations.

Limited public and institutional uses shall be incorporated at a scale and character compatible with the surrounding neighborhood.



## Section 21-03.07: NC Neighborhood Center

**(a) Intent**

The NC District is established to promote the development of higher intensity, urban neighborhood centers, typically located near the intersection of major streets, in core and outlying areas of the City. The NC District is well connected to surrounding residential neighborhoods.

The following are typical characteristics of the NC District:

- A mixture of storefront retail, professional offices, and dwelling units located in townhouses, apartment buildings, and in the upper stories or rear of mixed-use buildings
- Buildings with active building facades set at or close to the sidewalk
- Pedestrian-oriented scale with wide sidewalks and regularly spaced street trees that creates a walkable environment

**(b) Building Types**

The following building types are permitted in the NC District:

- Carriage House
- Townhouse
- Apartment House
- Stacked Flats
- Shop

The names of the building types are not intended to limit or expand uses allowed within the building. See [Section 21-08.02](#) for building type descriptions and regulations.

21-08.02(d) **Building Type: Carriage House**

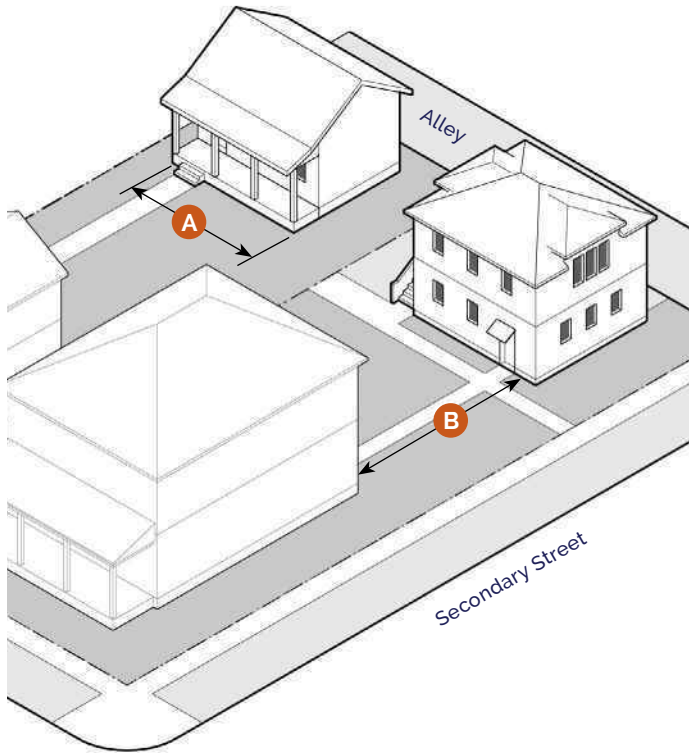
**(1) Description**

A Carriage House is an accessory structure typically located at the rear of a lot, designed as a small residential dwelling, home office space, or small business space located above a garage or at ground level. Carriage Houses provide affordable housing opportunities within walkable neighborhoods.

**(2) Zoning Districts**

The Carriage House building type is permitted in the following districts:

- S1
  - S2
  - U1
  - U2
- U3
  - UF
  - NC



**(3) Building Type Standards**

Lot Requirements	
Only allowed on a lot that has a primary building.	
Building Dimensions	
Building Height	See Zoning District
Building Width	36' max. <span style="float: right; border: 1px solid orange; border-radius: 50%; padding: 2px;">A</span>
Total Finished Floor Area	800 sq. ft. max.
Separation between buildings	10' min. <span style="float: right; border: 1px solid orange; border-radius: 50%; padding: 2px;">B</span>
Number of Dwelling Units	
Units per Carriage House	1 max.
Carriage Houses per Lot	1 max.
Facade Design	
Placement of windows and doors requires careful consideration for privacy of both owner and neighbors.	
Allowed Frontage Types	
Porch	Gallery
Stoop	

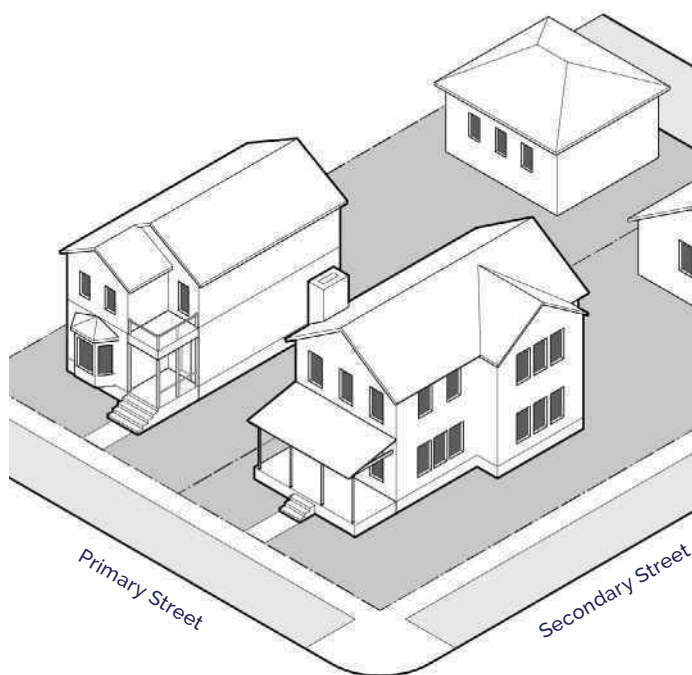
Illustrative Examples



**21-08.02(e): Building Type: Detached House**

**(1) Description**

A Detached House is a small to medium-sized, freestanding structure on a single lot. It is typically located within a residential neighborhood of primarily single unit houses in a walkable urban setting or in outlying areas of the City. A Detached House may be accessed from the alley or from a driveway off of the street. Garages may be attached or detached to the main house on the same lot.



**(2) Zoning Districts**

The Detached House building type is permitted in the following districts:

- S1
- U2
- S2
- U3
- U1
- UF

**(3) Building Type Standards**

Building Type Standards	
Building Dimensions	
Building Height	2.5 stories max.
Number of Dwelling Units	
Units per Detached House	1 max.
Detached Houses per Lot	1 max.
Allowed Frontage Types	
Porch	Gallery
Stoop	

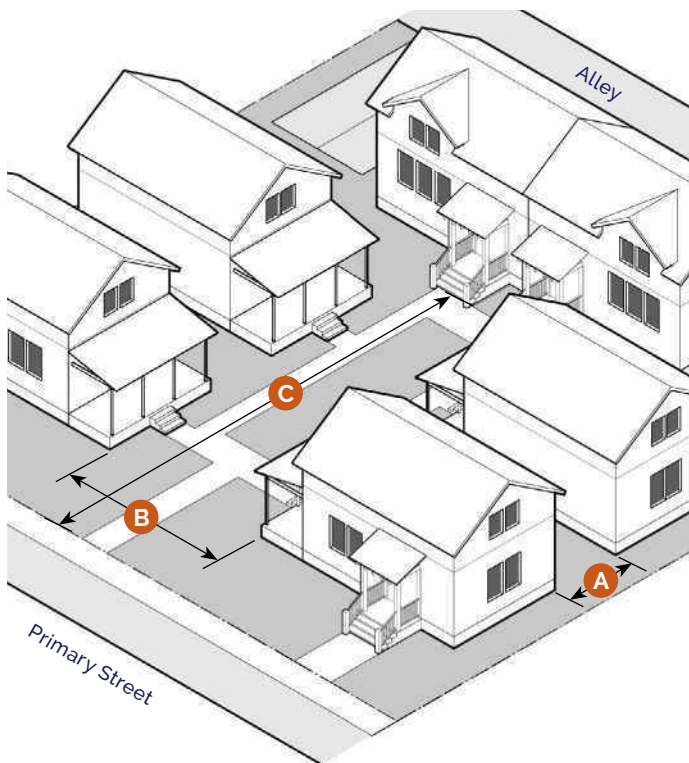
**Illustrative Examples**



**21-08.02(f) Building Type: Cottage Court**

**(1) Description**

A Cottage Court consists of a series of small, detached buildings arranged to define a shared court that is typically perpendicular to the street. This type is appropriately scaled to fit within primarily single unit or medium-density neighborhoods. The courtyard shall be either partially or wholly open to the street.



**(2) Zoning Districts Allowed**

The Cottage Court building type is permitted in the following districts:

- S2
- U3
- U2
- UF

**(3) Building Type Standards**

**Lot Requirements**

Lot Width (along street) 50' min.

If cottage court is subdivided into multiple lots, each lot shall front onto the open space and meet the building coverage requirements of the applicable zoning district.

**Building Dimensions**

Building Height 1.5 story max.

Separation between buildings 5' min. A

**Number of Dwelling Units (includes ancillary dwellings)**

Units per Cottage 2 max.

**Dwelling Units Per Lot**

U2 district 3 min. / 5 max.

All other districts 3 min. / 9 max.

**Common Space**

Width 18' min. B

Depth 20' min. C

**Allowed Frontage Types**

Porch Stoop

**Illustrative Examples**



**21-08.02(g) Building Type: Duplex**

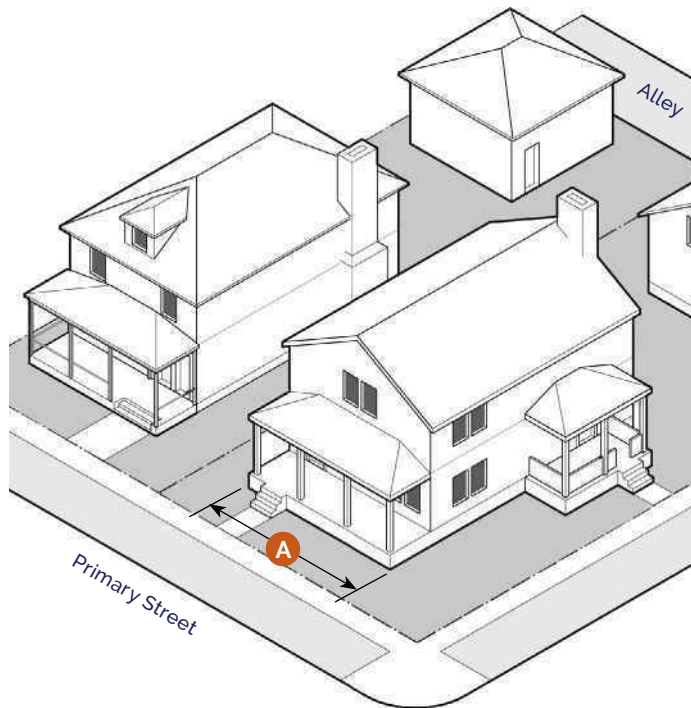
**(1) Description**

A Duplex consists of two side-by-side or stacked dwelling units, both facing the street, within a single building mass. This type has the appearance of a medium to large detached home and is appropriately scaled to fit within primarily single unit neighborhoods or medium-density neighborhoods.

**(2) Zoning Districts Allowed**

The Duplex building type is permitted in the following districts:

- S1
  - S2
  - U1
- U2
  - U3
  - UF



**(3) Building Type Standards**

Building Dimensions	
Building Height	2.5 story max.
Building Width	48' max. <span style="float: right; border: 1px solid red; border-radius: 50%; padding: 2px;">A</span>
Number of Dwelling Units	
Units per Duplex	2 max.
Duplex per Lot	1 max.
Allowed Frontage Types	
Porch	Gallery
Stoop	

**Illustrative Examples**



21-08.02(h) **Building Type: Townhouse**

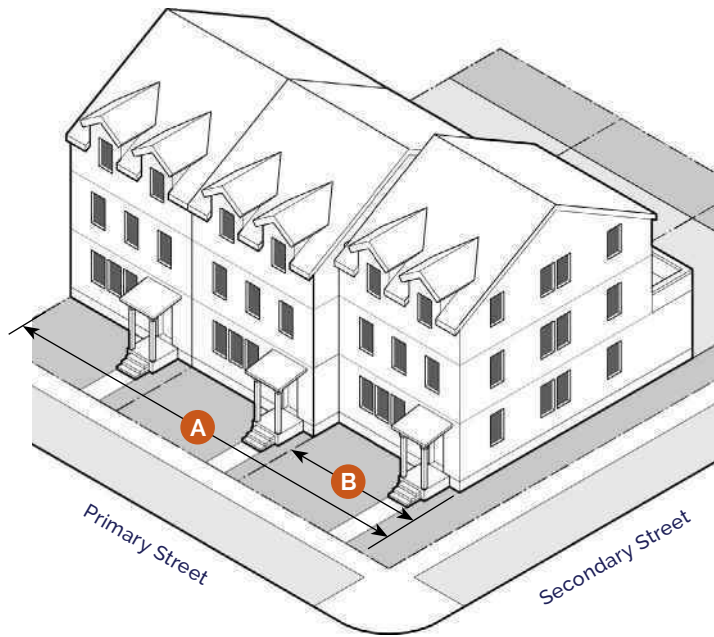
**(1) Description**

A Townhouse is an attached structure that consists of 3–8 townhouses placed side-by-side on narrow lots that share a party wall. Typically located within medium-density neighborhoods or in a location that transitions from residential into a neighborhood center. Each unit has an individual entrance along a street or open space. Garages may be detached or attached, often tucked under the main living floor above.

**(2) Zoning Districts Allowed**

The Townhouse building type is permitted in the following districts:

- S2
  - U2
  - U3
- UF
  - NC
  - DT



**(3) Building Type Standards**

Building Dimensions	
Building Height	3 story max.
Building Width (total of all attached Townhouses)	A
U2 district	4 units or 72' max.
All other districts	8 units or 168' max.
Townhouse Width	15' min., 36' max. style="text-align: right;">B
Number of Dwelling Units	
Units per Townhouse	1 per floor
Townhouses per Lot	1 max.
Allowed Frontage Types	
Porch	Gallery
Stoop	

Illustrative Examples



**21-08.02(i) Building Type: Apartment House**

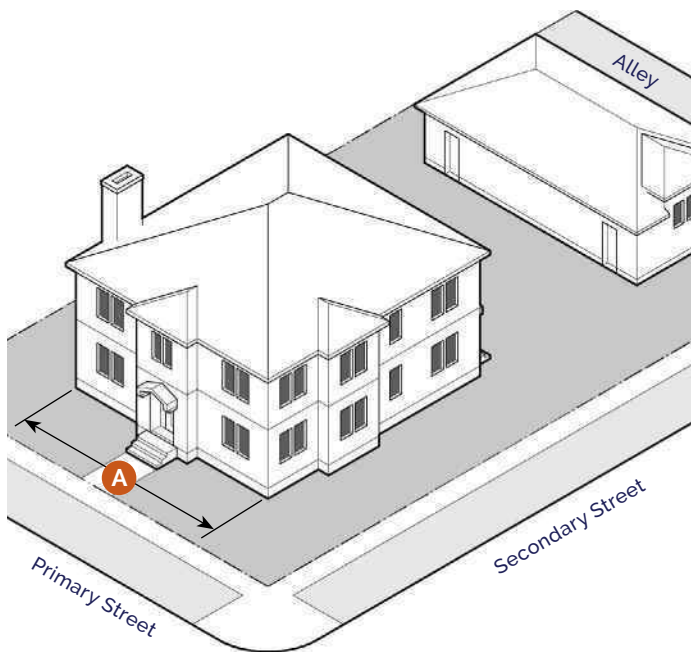
**(1) Description**

An Apartment House is a medium-sized structure that consists of 3 or 4 side-by-side and/or stacked dwelling units, typically with a shared entry. This type has the appearance of a large family home and is appropriately scaled to fit within primarily single unit neighborhoods or into medium-density neighborhoods.

**(2) Zoning Districts Allowed**

The Apartment House building type is permitted in the following districts:

- S2
  - U2
  - U3
- UF
  - NC
  - DT



(3) Building Type Standards	
Building Dimensions	
Building Height	3 story max.
Building Width	48' max. <span style="float: right; border: 1px solid red; border-radius: 50%; padding: 2px;">A</span>
U2 district	48' max.
All other districts	60' max.
Number of Dwelling Units	
Units per Apartment House	3 min. / 4 max.
Apartment Houses per Lot	
S2, U3, UF district	3 max.
All other districts	1 max.
Allowed Frontage Types	
Porch	Gallery
Stoop	

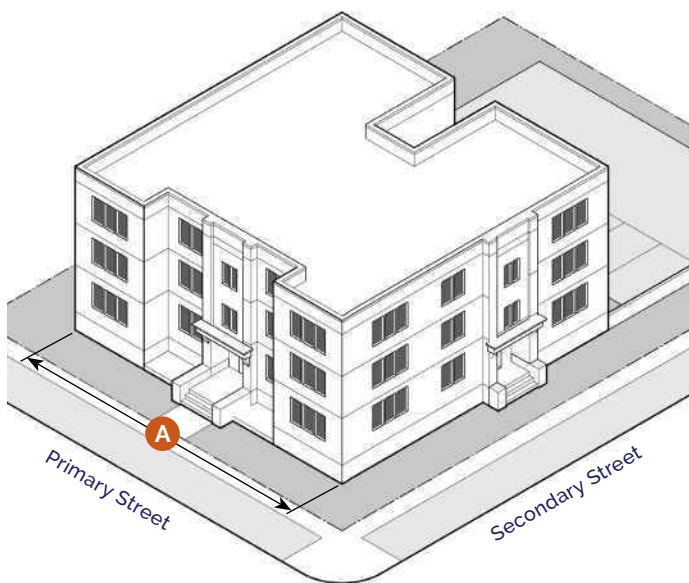
**Illustrative Examples**



21-08.02(j) **Building Type: Stacked Flats**

**(1) Description**

Stacked Flats is a medium-to-large-sized structure that consists of 5 or more side-by-side and/or stacked dwelling units. Units typically share one or more common entries but may have an individual entry accessed off of a courtyard or series of courtyards. This type is appropriately scaled to fit within medium-density neighborhoods, neighborhood centers or downtown.



**(2) Zoning Districts Allowed**

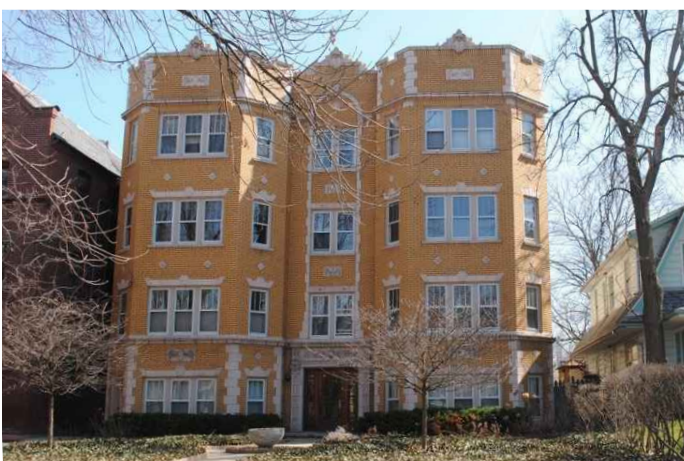
The Stacked Flats building type is permitted in the following districts:

- S2
- NC
- U3
- DT
- UF

**(3) Building Type Standards**

Building Dimensions	
Building Height (stories)	2 min. / 5 max.
Building Width	A
S2, DT districts	200' max.
All other districts	120' max.
Separation between buildings	10' min.
Number of Dwelling Units	
Units per Stacked Flats	5 min.
Allowed Frontage Types	
Porch	Gallery
Stoop	Forecourt

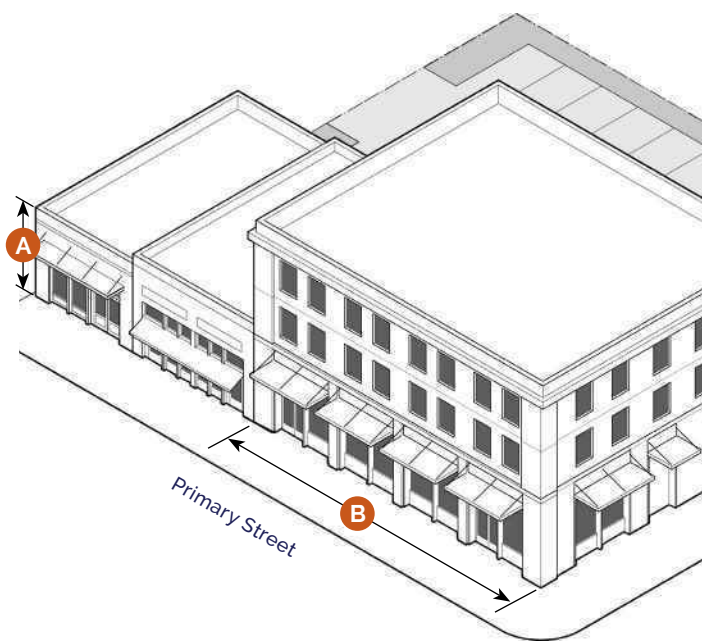
Illustrative Examples



**21-08.02(k) Building Type: Shop**

**(1) Description**

A Shop is a structure intended to provide pedestrian oriented retail and services on the ground floor. It may be a single story or provide a vertical mix of uses with upper-floor residential or office uses. Upper floor units are typically accessed by a common entry, preferably located along the street. This type is the primary component of a neighborhood center and may be found downtown. It is a critical component to creating a walkable environment.



**(2) Zoning Districts Allowed**

A Shop building type is permitted in the following districts:

- UF
- DT
- NC

**(3) Building Type Standards**

Building Dimensions		
Facade Height	16' min.	A
Building Height	6 stories max.	
Building Width	150' max.	B
Number of Dwelling Units		
Units per building	Unlimited	
Allowed Frontage Types		
Gallery	Storefront	
Forecourt	Terrace	

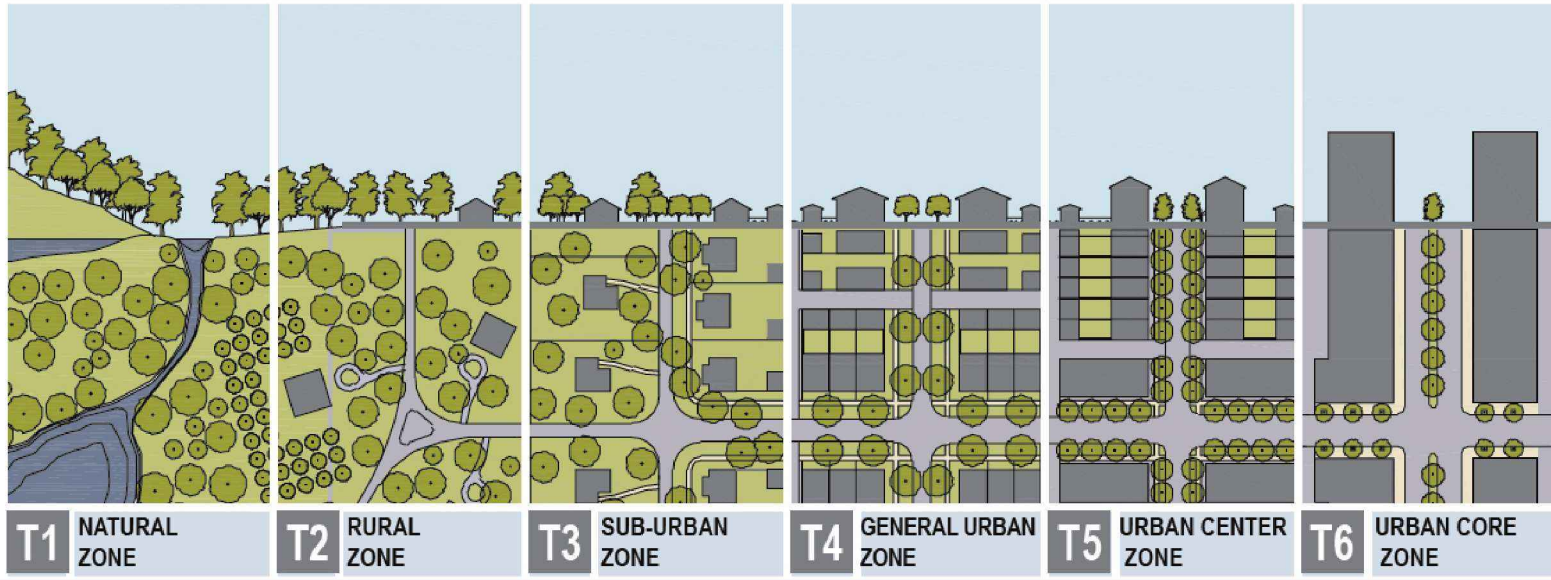
**Illustrative Examples**



# Section 5-D

# EXAMPLES

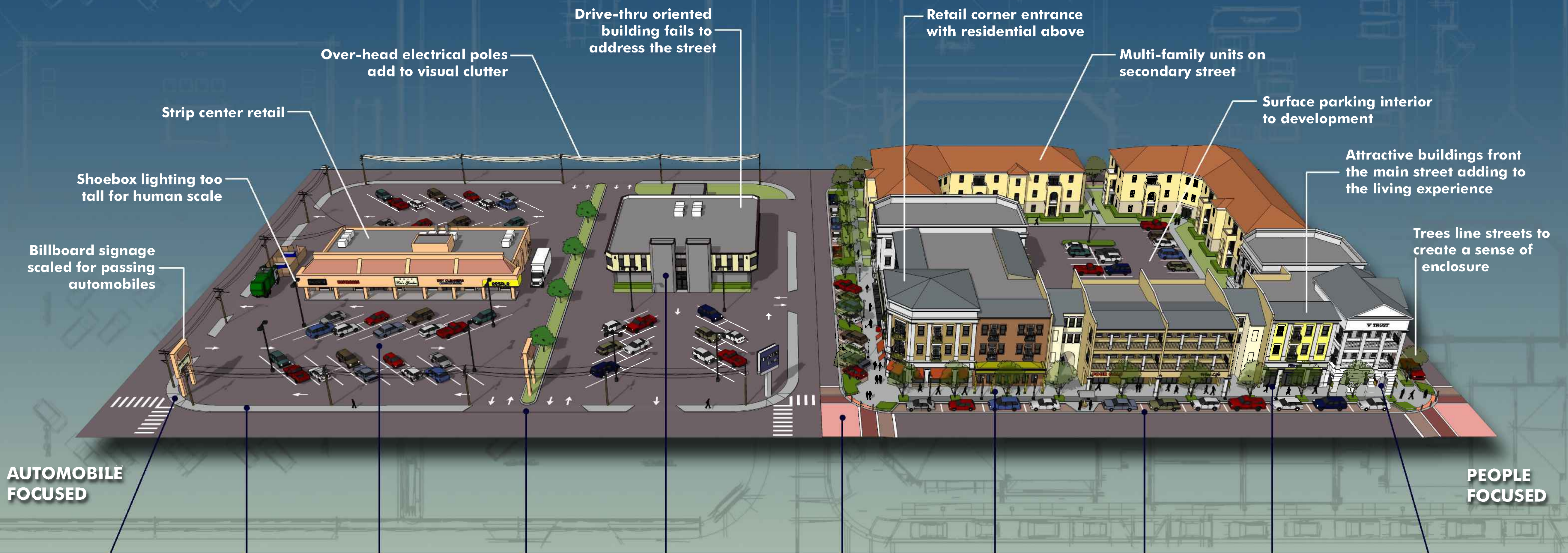
## The Rural to Urban Transect



Above: The Urban Transect by DPZ | CoDesign (Duany Plater-Zyberk)

Right: The Original Green by Steve Mouzon

# TOWN MAKER'S GUIDE: Healthy Building Placement



**EDGES      SIDEWALKS      PARKING      BUILDINGS      CHARACTER      EDGES      SIDEWALKS      PARKING      BUILDINGS      CHARACTER**



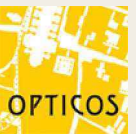
<p>Edges are essential for a comfortable walk. Edges define spaces and provide visual cues to guide appropriate behaviors. Open areas such as this create high levels of discomfort for both walkers and drivers. Without an edge, walkers feel they have entered the motorist's realm and motorists feel that pedestrians do not belong, so they do not respect them. Edgeless streets look sick and make people feel sad.</p>	<p>Sidewalks must be a comfortable width (typically 6-10 feet for suburban commercial areas), be separated from the curb with a planter strip of 6-10 feet, be continuous and not open to numerous driveways. In general, the higher the roadway speed the wider the planter strip. This space lacks a sidewalk completely, but even the portion with a walk does not "invite" walking.</p>	<p>Parking set to the front of a building devalues walking in many ways. It creates building-to-building swaths of asphalt as wide as 400 feet. Such inhospitable environments (too hot in the summer, too cold in the winter and lonely all the time) do not honor walking, bicycling, transit, or even auto arrivals. Off-street parking takes three times as much land as on-street parking.</p>	<p>Walkability requires easy and complete access to buildings. When buildings are set back, arrival by foot is plagued with problems. Individual properties often carve up the front of a block into independent parking lots and this fractionalizing of land creates ugly and unpleasant spaces to traverse. It devalues the overall experience and also the overall land value. Property owners rarely take care of these spaces, investing instead in large signs advertising to drivers.</p>	<p>Suburban style strip malls and building types are often devoid of character and personality. They are large, faceless, lifeless, uninteresting, uninspiring spaces. Walkers tend to shun such "voids" and motorists tend to speed up when they come across them. These spaces can be anywhere - they have a universal ugliness. Health studies reveal that people in ugly places have elevated blood pressure. Road rage also increases.</p>	<p>Quality edges provide a protective enclosure satisfying the human eye, heart and foot. Edges address our need for comfort, safety and security. Creating a sense of enclosure usually requires building to the interior edge of walkways, planting ground cover and trees, and including on-street parking to buffer the pedestrian from moving traffic. Edges are essential to an enjoyable walking experience.</p>	<p>Sidewalks of sufficient width allow walking to be the most natural, fun, rewarding and healthy way to travel. They allow people to enjoy walking, a relaxed conversation with another, to linger or sit outdoors at a café, and they encourage people to stay and socialize. Although sidewalks can be made of a number of materials from concrete to pavers, the most pleasant walkways have a simple elegance—they are well constructed and maintained.</p>	<p>The combination of on-street parking and urban buildings carefully screen or fully hide off-street parking. Off-street parking is placed in interior courts or in well landscaped gardens to the side or rear of the building. Thriving downtowns or pleasant villages rarely require off-street parking minimums. In many cases today, municipalities prescribe maximum number of spaces that are allowed, which makes better use of limited space.</p>	<p>Quality buildings not only create an address, they address the street. Well designed urban buildings have 70-90% glass at grade, giving natural surveillance to the street. A palette of colors, shapes, tones, textures, window styles add predictability, authority and dignity to a street. In order to improve mobility and accessibility, buildings need to have convenient breaks and pauses, certainly every 400 feet and sometimes less.</p>	<p>Buildings can be simple in their designs, but they must help contribute to the character, personality, style, complexity, elegance, charm and experience of the street. In this way, they define where we are. We want to play in our environment, celebrate great artistry and cultural achievements, and create a place that is always fun to come back to, enjoy and protect. A great street is also great theatre.</p>
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# EXAMPLES

## Missing Middle Housing Typology

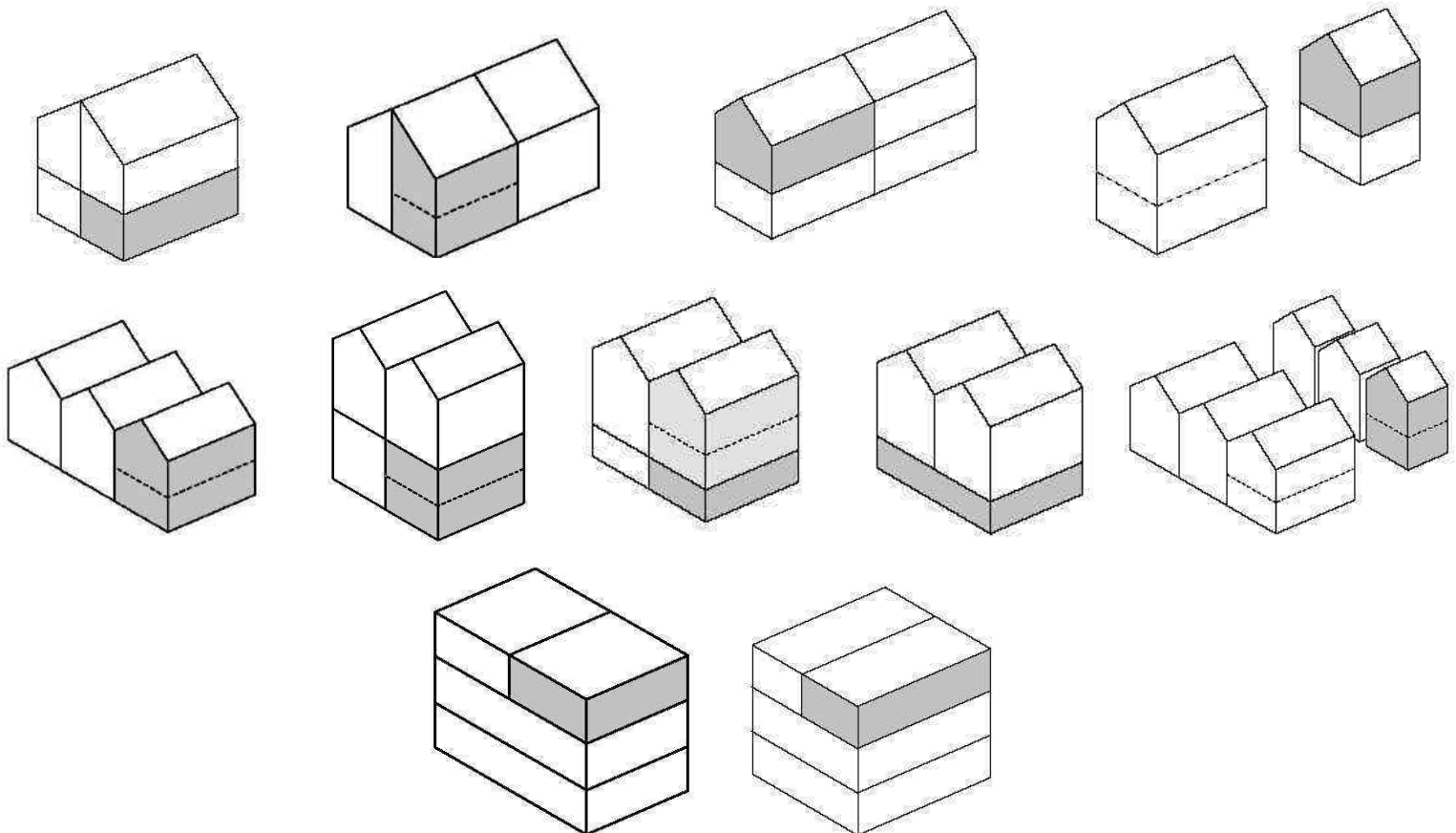


Source: Dan Parolek and Opticos Design Group



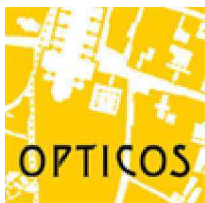
Above: Missing Middle Housing | Urban Infill and Reinvestment

Below: Building Blocks for Diverse Unit Sizes in Small Multiplexes



# EXAMPLES

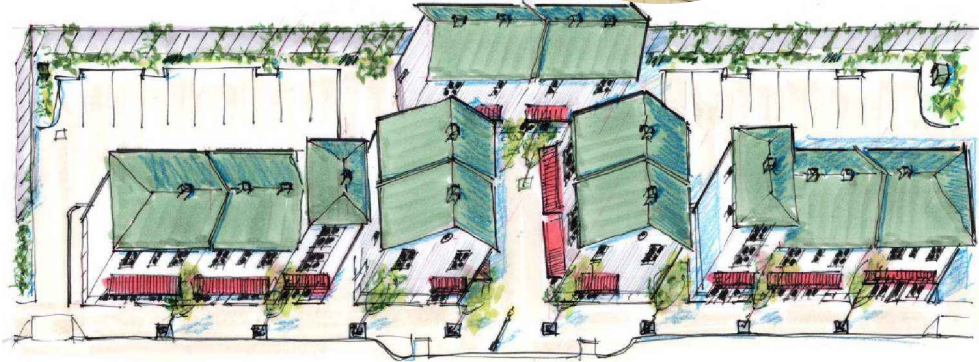
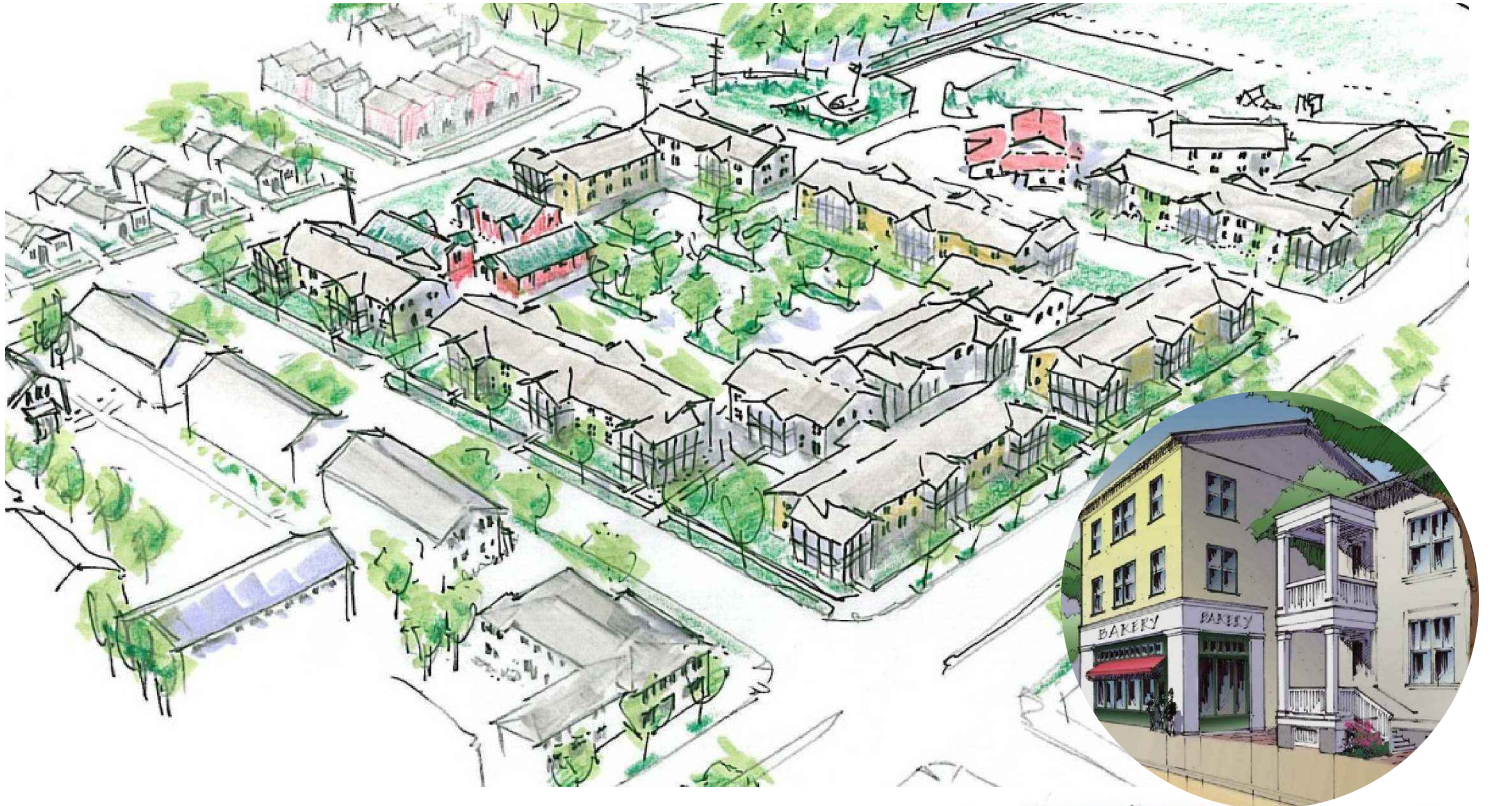
## Missing Middle Housing Typology



Source: Dan Parolek and Opticos Design Group

# EXAMPLES

## Urban Lofts Near Downtown Districts



# EXAMPLES

## Incremental Development



Source: Thompson Placemaking on behalf of the Incremental Development Alliance.



# EXAMPLES

## Accessory Dwelling Units

Accessory Dwelling Renovation



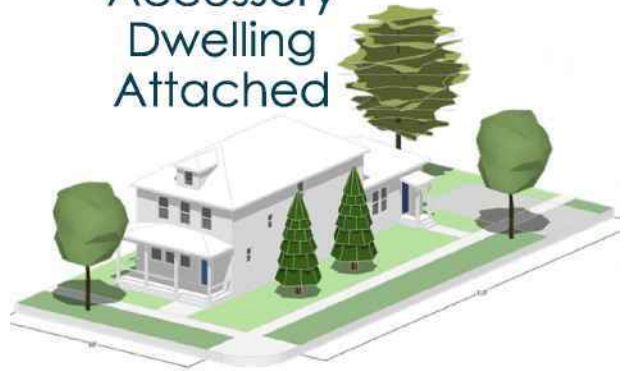
Accessory Dwelling Court



Accessory Dwelling Attached



Accessory Dwelling Attached



Accessory Dwelling Detached



Accessory Dwelling Carriage



Accessory Dwelling Alley



Accessory Dwelling Alley



Source: Step Buildings by Gracen Johnson and Shophouse Studio, Inc. on behalf of the Incremental Development Alliance.

# EXAMPLES

## Courtyard Building Formats

Cottage Square



Cottage Court



Accessory Dwelling Alley



Accessory Dwelling Court



Duplex Court



Walkup Apartment Courtyard



Source: Step Buildings by Gracen Johnson and Shophouse Studio, Inc. on behalf of the Incremental Development Alliance.

# EXAMPLES

## Small Building Formats

Cottage  
Skinny



Cottage  
Narrow



Cottage  
Wide



Duplex  
Side by Side



Rowhouse



Duplex  
Stacked



Duplex  
Stacked



Double  
Duplex



Triplex  
Detached



Source: Step Buildings by Gracen Johnson and Shophouse Studio, Inc.  
on behalf of the Incremental Development Alliance.

# EXAMPLES

## Medium Building Formats

Duplex  
Side by Side



Co-living  
House w/Suites



Rowhouse



Rowhouse



Townhouse



Source: Step Buildings by Gracen Johnson and Shophouse Studio, Inc. on behalf of the Incremental Development Alliance.

# EXAMPLES

## Large Building Formats

Apartment House



Apartment House



Apartment Building



Walkup Apartment Narrow



Walkup Apartment Wide



Stacked Lofts



Walkup Apartment Courtyard



Source: Step Buildings by Gracen Johnson and Shophouse Studio, Inc. on behalf of the Incremental Development Alliance.

# EXAMPLES

## Mainstreet Building Formats



Source: Step Buildings by Gracen Johnson and Shophouse Studio, Inc. on behalf of the Incremental Development Alliance.

