What is ‘Missing Middle’ Housing?

A range of multi-unit or clustered housing types compatible in scale with single-family homes.

Source: MissingMiddleHousing.com
Comprehensive Plan Support

Low-Density Neighborhoods Description
This designation provides for low-density residential development, primarily single-family detached housing and low-rise multi-family housing, in densities ranging from twelve units per acre to one unit per five acres depending on environmental sensitivity of the area. Supportive land uses and other types of housing, including accessory dwelling units, townhomes and small apartment buildings, may be permitted. Specific zoning and densities are to be based on the unique characteristics of each area with special attention to stormwater drainage and aquatic habitat.

(Abbreviated version, emphasis added)

Comprehensive Plan Support

- **PL16.2** Adopt zoning that allows a wide variety of compatible housing types and densities.
- **PL16.5** Support affordable housing throughout the community by minimizing regulatory review risks, time and costs and removing unnecessary barriers to housing, by permitting small dwelling units accessory to single-family housing, and allowing a mix of housing types.
- **PL16.9** In all residential areas, allow small cottages and townhouses, and one accessory housing unit per home -- all subject to siting, design and parking requirements that ensure neighborhood character is maintained.
- **PL16.10** Require effective, but not unreasonably expensive, building designs and landscaping to blend multi-family housing into neighborhoods.
- **PS3.1** Promote a variety of residential densities and housing types so that housing can be available in a broad range of costs.
Charter, Public Participation Plan

**Approach**

**Work Group Charter**
- Roles & Tasks
- Membership Make Up

**Public Outreach**
- Recommendation Summaries
- Graphics & Maps
- 4 Open Houses
- 2 Q&A Sessions (+FAQ)
- Surveys
- 14 Neighborhood Association Meetings
- 31 Meetings: Planning Commission, Council, Council Committees

---

Staff Recommendations

- ADUs
- Cottages
- Courtyard Apartments
- Duplexes
- General Provisions
- Manufactured Homes
- Single Room Occupancies
- Tiny Houses
- Townhouses
- Triplexes & Fourplexes

*See Summary Handout*
## Recommendations

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Current Zoning Housing Types Permitted</th>
<th>Missing Middle Recommendations Housing Types Permitted</th>
<th>Minimum Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential 4-8</td>
<td>Single Family Homes, Accessory Dwelling Units, Manufactured Homes, Cottage Housing (including Co-Housing), Townhouses</td>
<td>Single Family Homes, Accessory Dwelling Units, Manufactured Homes, Cottage Housing (including Co-Housing), Townhouses, Duplexes, Triplexes &amp; Fourplexes*</td>
<td>4,000 sq. ft.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2,000 sq. ft. min/3,000 sq. ft. avg.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2,000 sq. ft.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4,000 sq. ft.</td>
</tr>
<tr>
<td>Residential 6-12</td>
<td>Single Family Homes, Accessory Dwelling Units, Manufactured Homes, Cottage Housing (including Co-Housing), Townhouses, Duplexes, Triplexes &amp; Fourplexes (in limited areas)</td>
<td>Single Family Homes, Accessory Dwelling Units, Manufactured Homes, Cottage Housing (including Co-Housing), Townhouses, Duplexes, Triplexes &amp; Fourplexes, Courtyard Apartments, Single Room Occupancies</td>
<td>3,500 sq. ft.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1,600 sq. ft. min/2,400 sq. ft. avg.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>7,200 sq. ft. &amp; 9,600 sq. ft.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>17,500 sq. ft.</td>
</tr>
</tbody>
</table>

*Black = Permitted by current zoning  Blue = Proposed as permitted use  *near transit or commercial services

## Staff Recommendations

### Accessory Dwelling Units (ADUs):
- Increase height;
- Up to 800 sq. ft.;
- Owner not required to live on site;
- Off-street parking not required

### Duplexes:
- Allow duplexes in R 4-8 zone;
- Establish min. lot size for R 4-8 zone and modify for R 6-12 zone;
- Allow one connection to sewer main

### Townhouses:
- Remove limit of 4 units per structure;
- Regardless of number of units side yard setback is 5’

### Triplexes and Fourplexes:
- Allow in R 6-12 zone;
- Allow in R 4-8 if within 600 feet of commercial zoning or transit routes;
- Establish min. lot widths and sizes in R 4-8 and R 6-12 zones

Other recommendations addressed Cottage Housing, Courtyard Apartments, Impact Fees and General Facilities Charges, Manufactured Homes, Single Room Occupancy buildings, and Tiny Houses
Planning Commission Recommendation

Public Hearing held on March 19, 2018
Deliberations April through July, 2018
• Remove a recommendation (staff requested)
• One parking space for every four SRO units
• Duplex/Triplex/Fourplex & Courtyard Apartments: 1 parking space per unit or 1.5 off street parking spaces per unit if on-street parking is not available
• Allow triplex/fourplex/courtyard apartments in R 4-8 zone within 300 feet of transit routes & commercial zones

Council Decision

Study Session (August)
Council Meeting (September)
Land Use & Environment Committee (Sept & October)
Council – First & Second Readings (November)
Effective Date (December)
GMHB Appeal (on-going)

Case #19-2-0002c

Issued raised:

- SEPA Review
- Consistency with Comprehensive Plan
- Request Invalidity

Hearing Date: May 23, 2019
Final Decision and Order Due: July 10, 2019

Thank you

Community Planning and Development
601 4th Ave East | PO Box 1967 Olympia, WA 98507-1967
olympiawa.gov/missingmiddle

Joyce Phillips, AICP Senior Planner
jphillip@ci.olympia.wa.us | 360.570.3722