

# Middle Housing Types

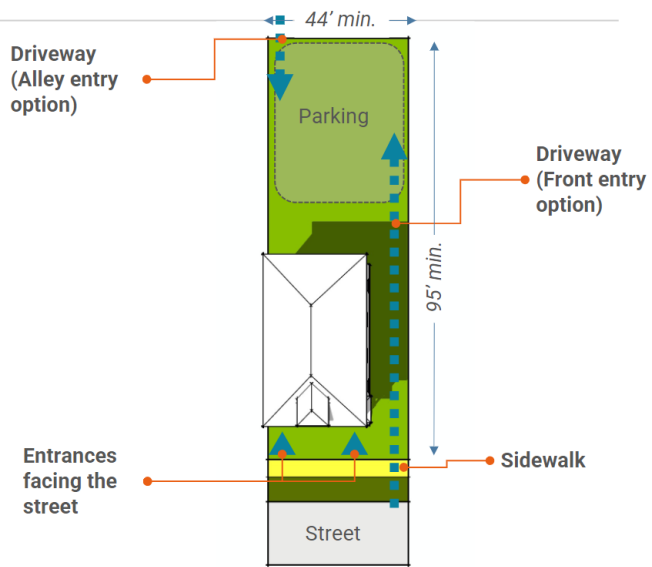


Examples  
small | medium | large

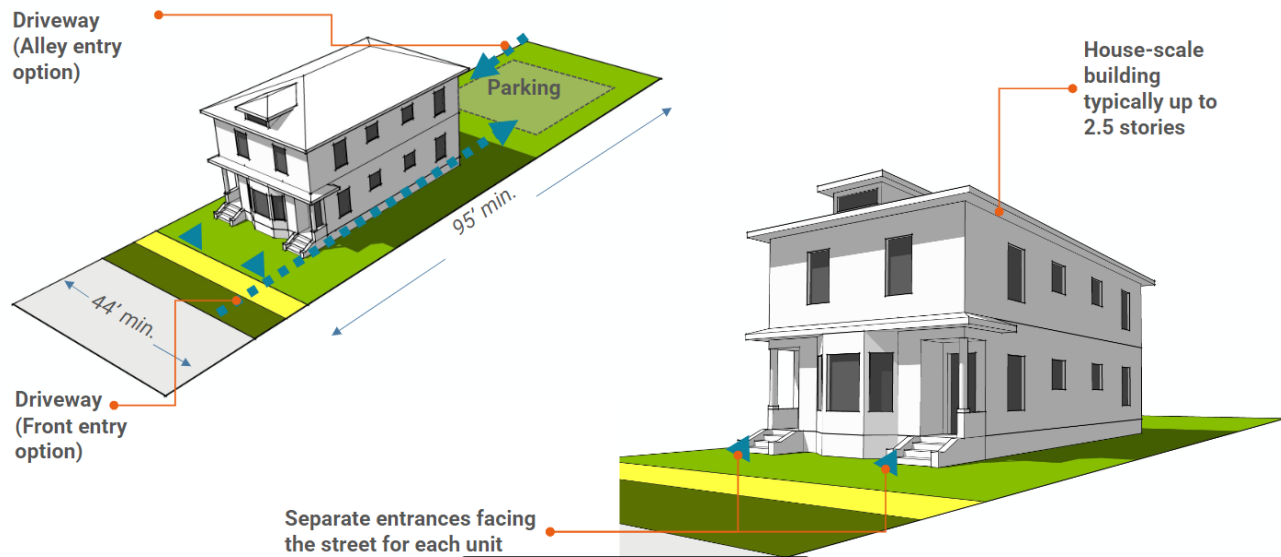
# Small Middle Housing Duplex 01 - Stacked

A small-to-medium sized, detached, house-scaled building consisting of two stacked units which both face the street and are contained within a single building, typically up to two and a half stories in height.

Typical Dimensions	
Building Width x Depth	24'x45'
Min. Lot Width x Depth	44'x95'
Gross Built Up Area	2,000 sf
Net Leasable Area (88% of Gross)	1,760 sf
Avg Unit Size	880 sf



# Small Middle Housing Duplex 01 - Stacked

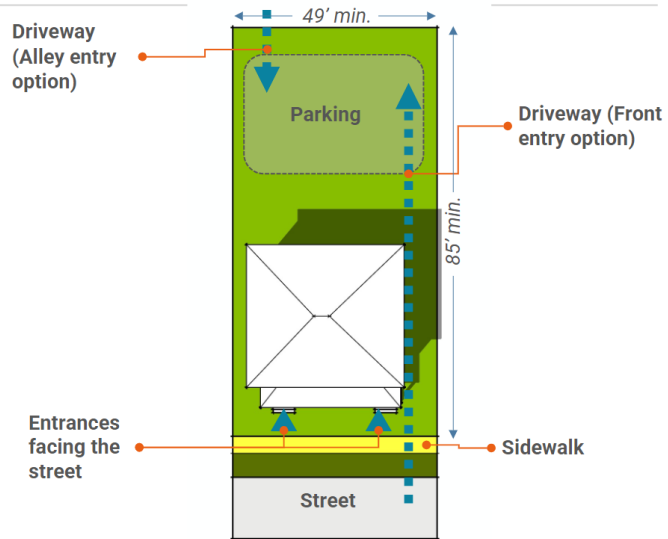


Small

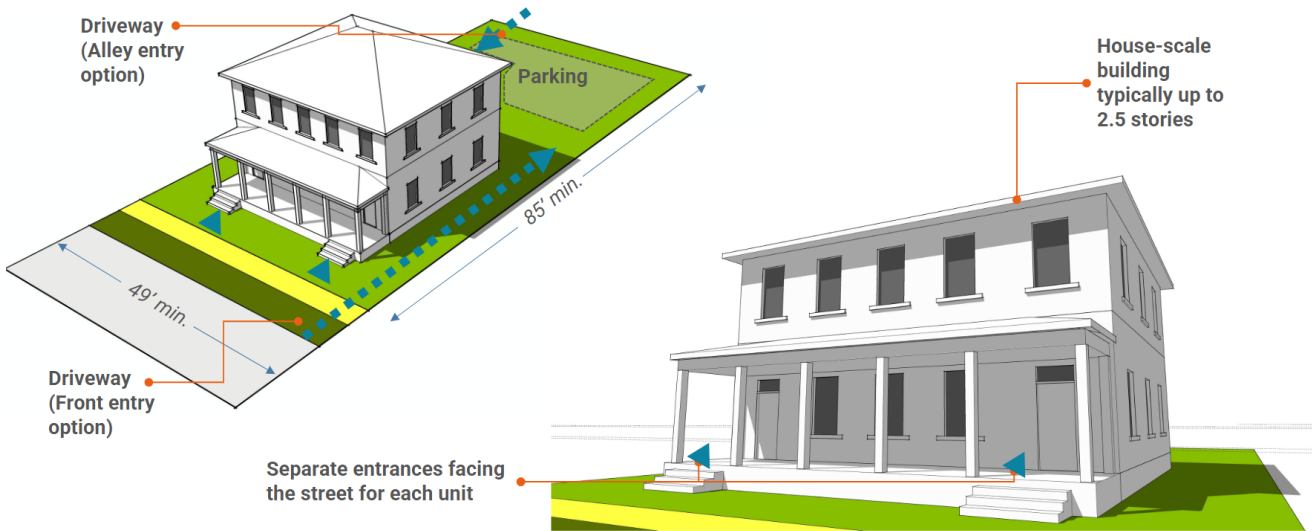
# Small Middle Housing Duplex 02 – Side-by-Side

A small-to-medium sized, detached, house-scaled building consisting of two side-by-side units which both face the street and are contained within a single building, typically up to two and a half stories in height.

Typical Dimensions	
Building Width x Depth	39'x35'
Minimum Lot Width x Depth	49'x85'
Gross Built Up Area	2,730 sf
Net Leasable Area (88% of Gross)	2,402 sf
Average Unit Size	1,201 sf



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

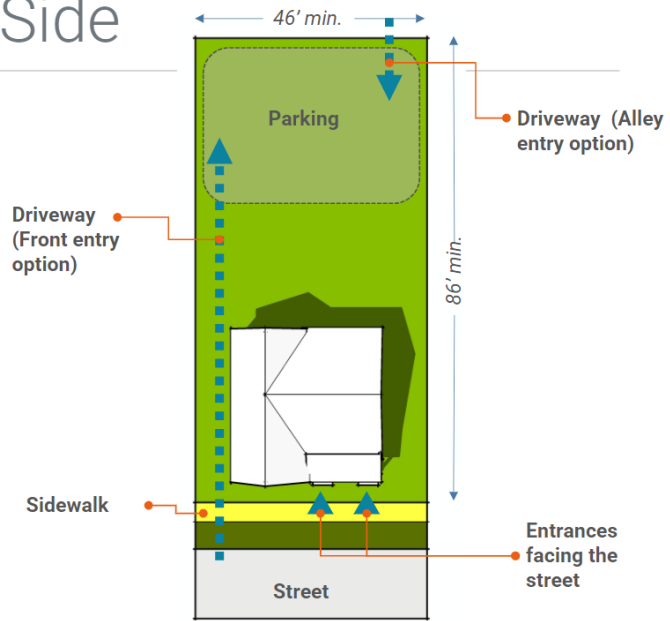


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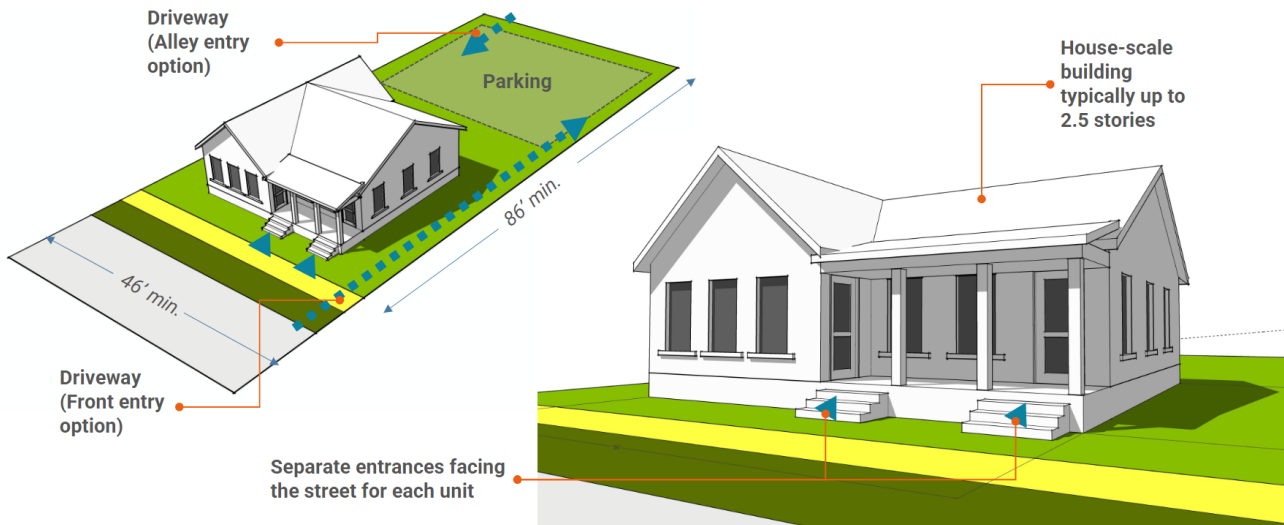
# Small Middle Housing Duplex 03 – Side-by-Side

A small-to-medium sized, detached, house-scaled building consisting of two side-by-side units which both face the street and are contained within a single building, typically up to two and a half stories in height.

Typical Dimensions	
Building Width x Depth	36'x36'
Minimum Lot Width x Depth	46'x86'
Gross Built Up Area	1,200 sf
Net Leasable Area (88% of Gross)	1,056 sf
Average Unit Size	528 sf



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

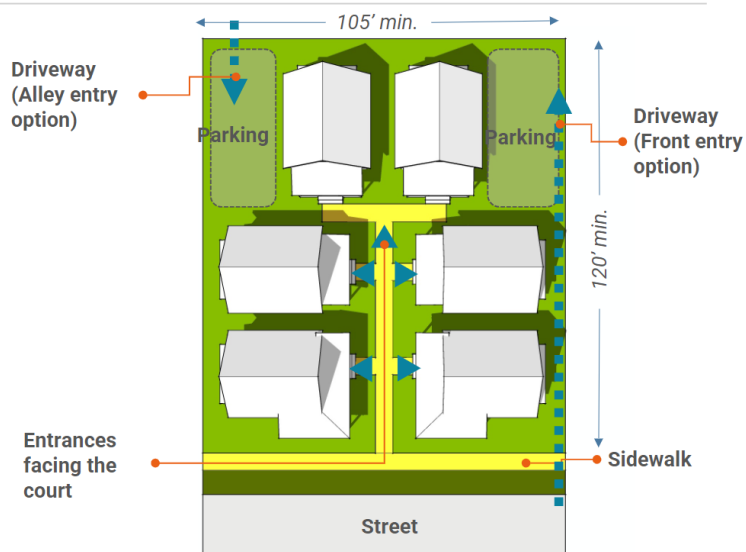


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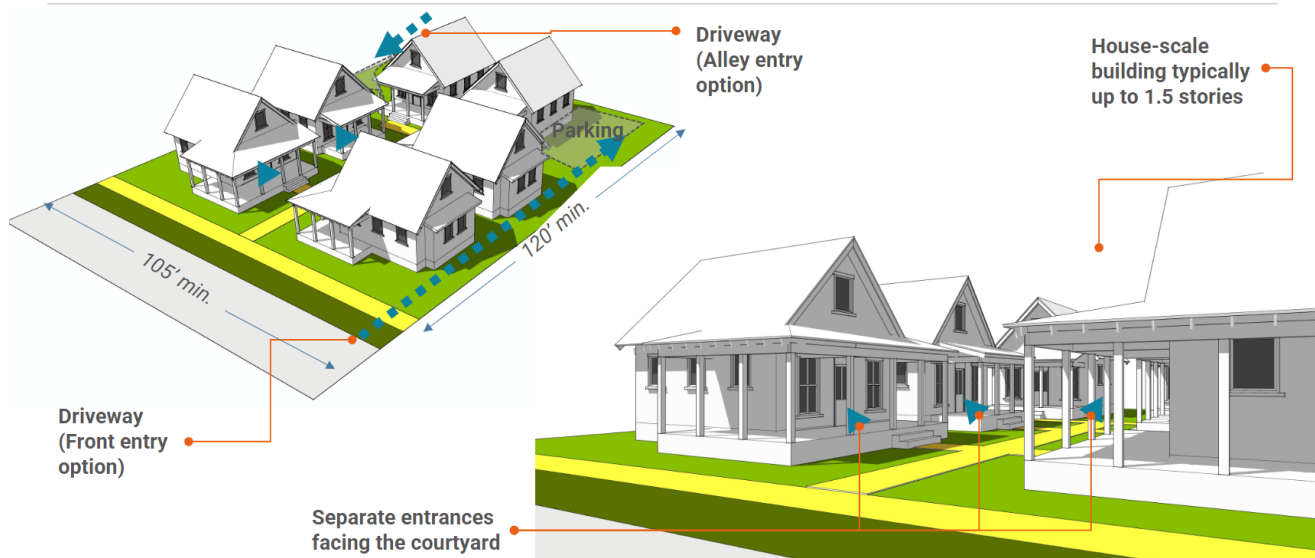
# Small Middle Housing Cottage Housing 01

A group of six small, detached, house-scaled buildings typically up to one and a half stories in height, arranged to define a shared court open to and visible from the street.

Typical Dimensions	
Building Width x Depth	21'x22'
Minimum Lot Width x Depth	105'x120'
Average Unit Size (6 units)	462 sf



# Small Middle Housing Cottage Housing 01

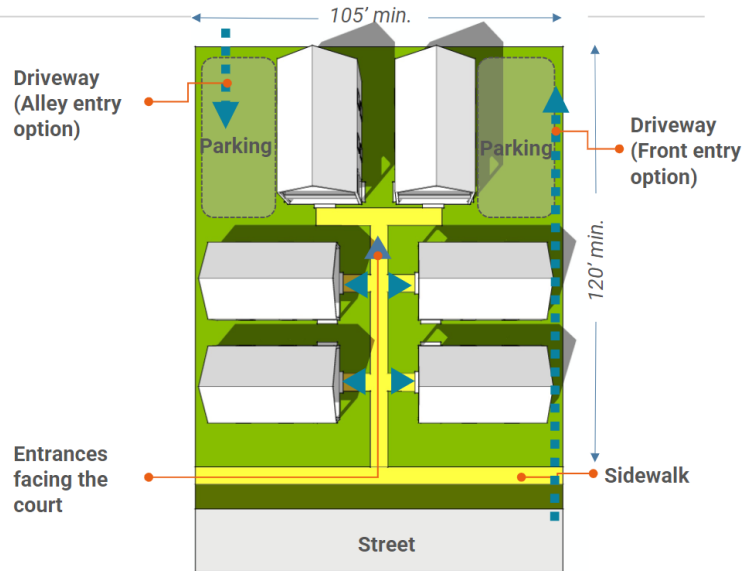


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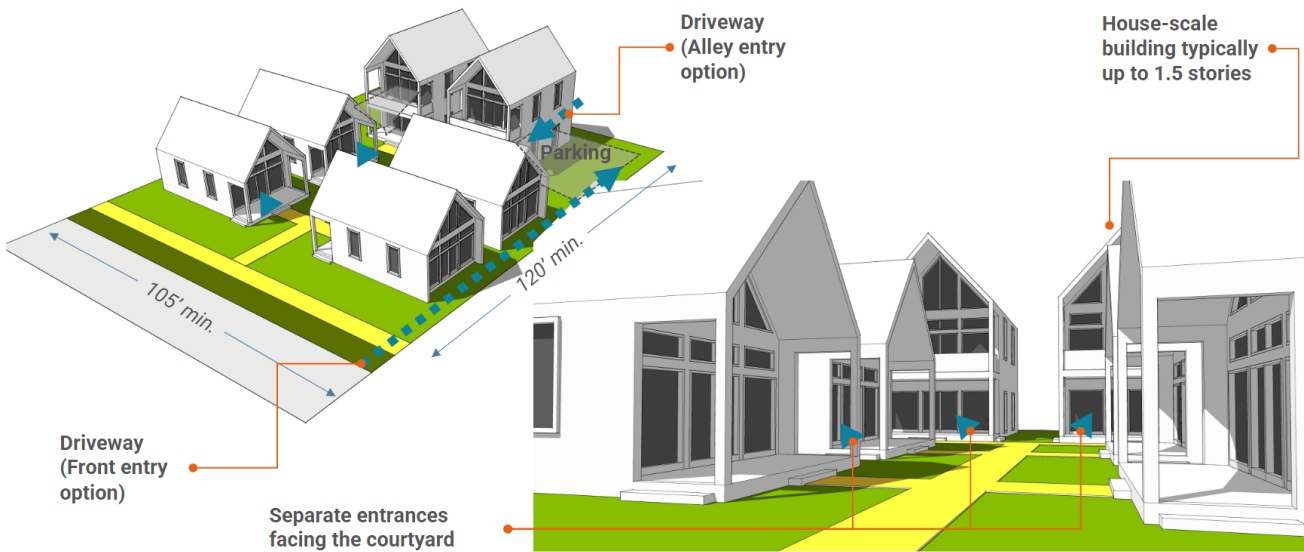
# Small Middle Housing Cottage Housing 02

A group of six small, detached, house-scaled buildings typically up to one and a half stories in height, arranged to define a shared court open to and visible from the street.

Typical Dimensions	
Building Width x Depth	21'x25'
Minimum Lot Width x Depth	105'x120'
Average Unit Size (4 units, 1 story)	525 sf
Average Unit size (2 unit, 2 story)	1,050 sf



# Small Middle Housing Cottage Housing 02

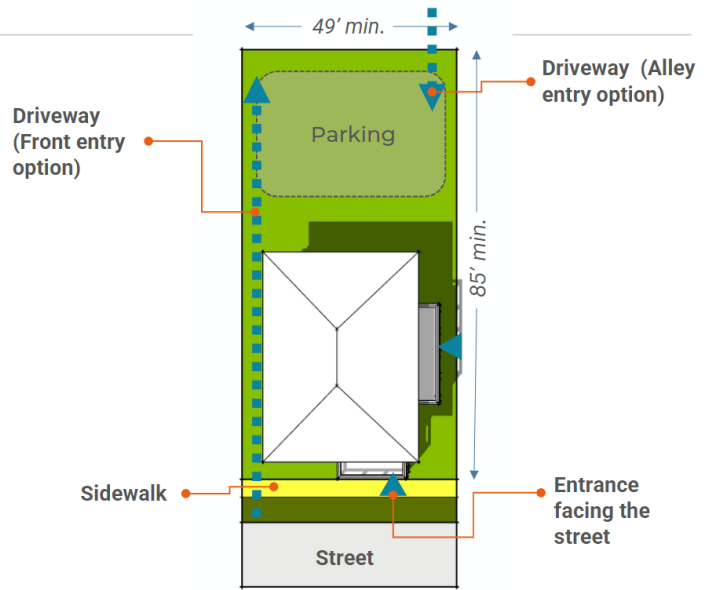


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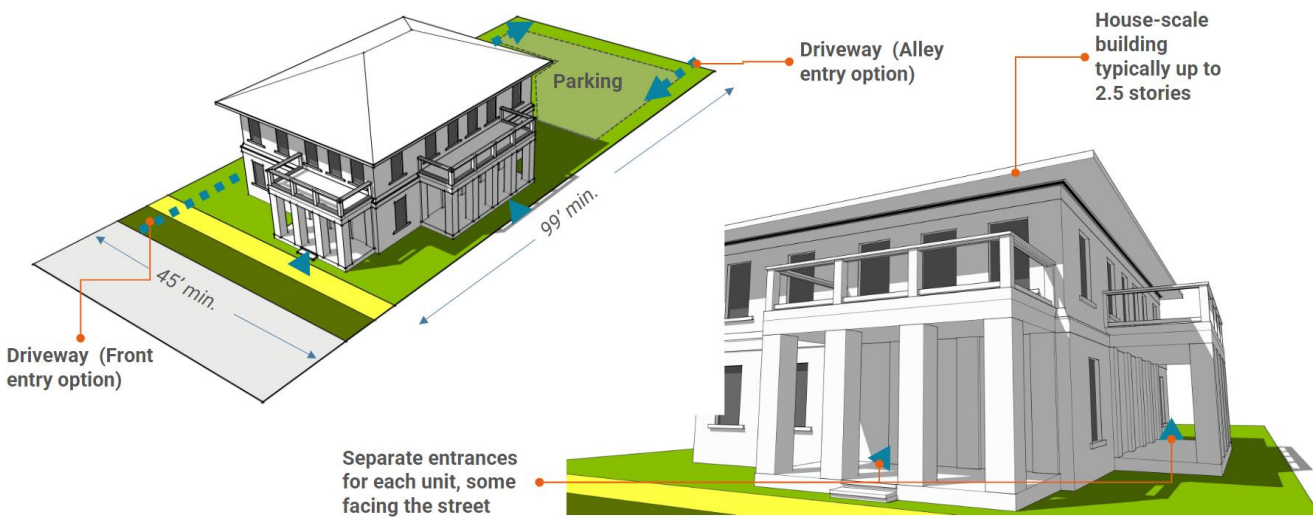
# Medium Middle Housing Triplex 01

A small-to-medium sized, detached, house-scaled building consisting of three units which are entered from the street and are contained within a single building, typically up to two and a half stories in height.

Typical Dimensions	
Building Width x Depth	35'x49'
Min. Lot Width x Depth	45'x99'
Gross Built Up Area	3,400 sf
Net Leasable Area (85% of Gross)	2,890 sf
Avg Unit Size	963 sf



# Medium Middle Housing Triplex 01

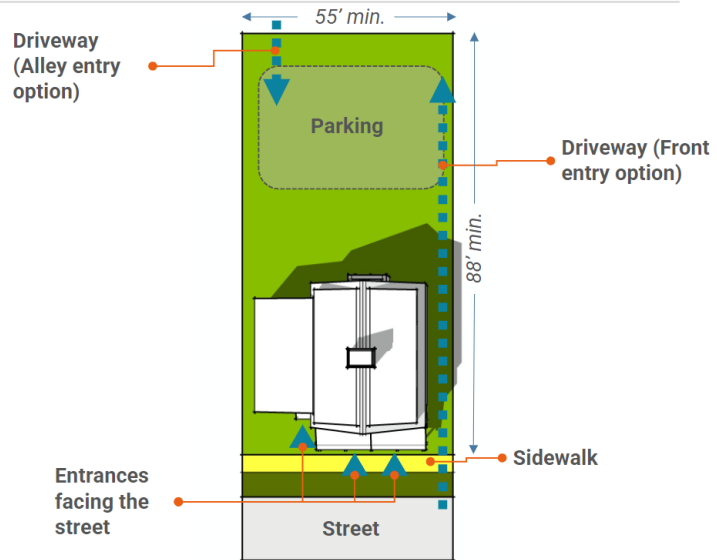


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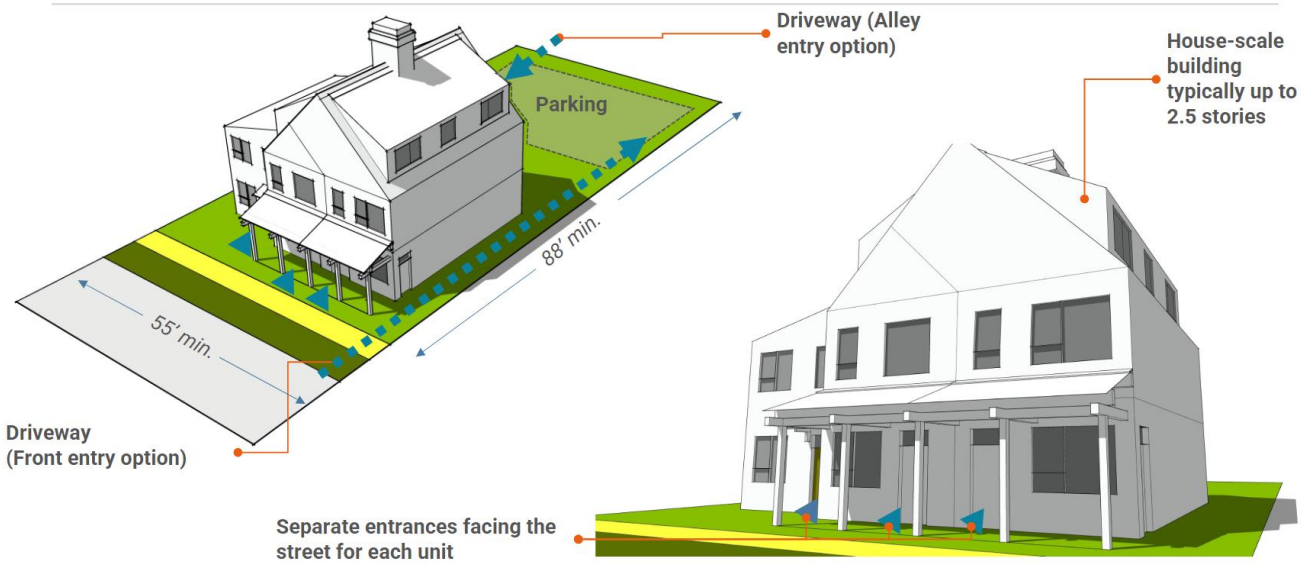
# Medium Middle Housing Triplex 02

A small-to-medium sized, detached, house-scaled building consisting of three side-by-side units which are entered from the street and are contained within a single building, typically up to two and a half stories in height.

Typical Dimensions	
Building Width x Depth	45'x38'
Minimum Lot Width x Depth	55'x88'
Gross Built Up Area	4,016 sf
Net Leasable Area (88% of Gross)	3,534 sf
Unit A & B Size	1,373 sf
Unit C Size	788 sf



# Medium Middle Housing Triplex 02



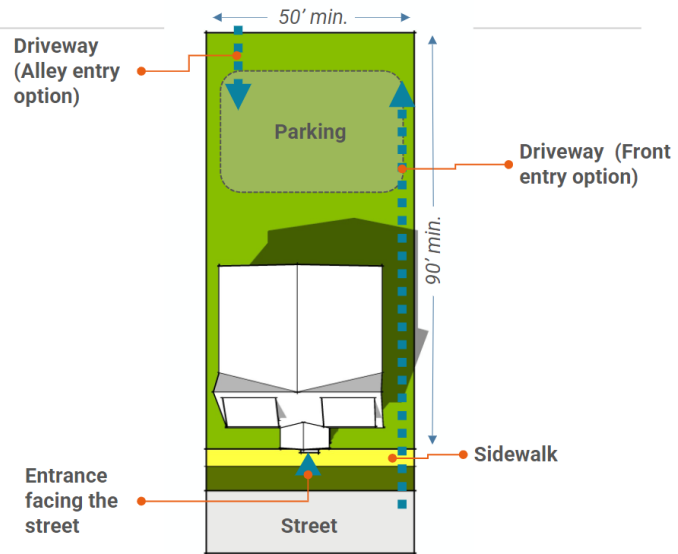
Medium



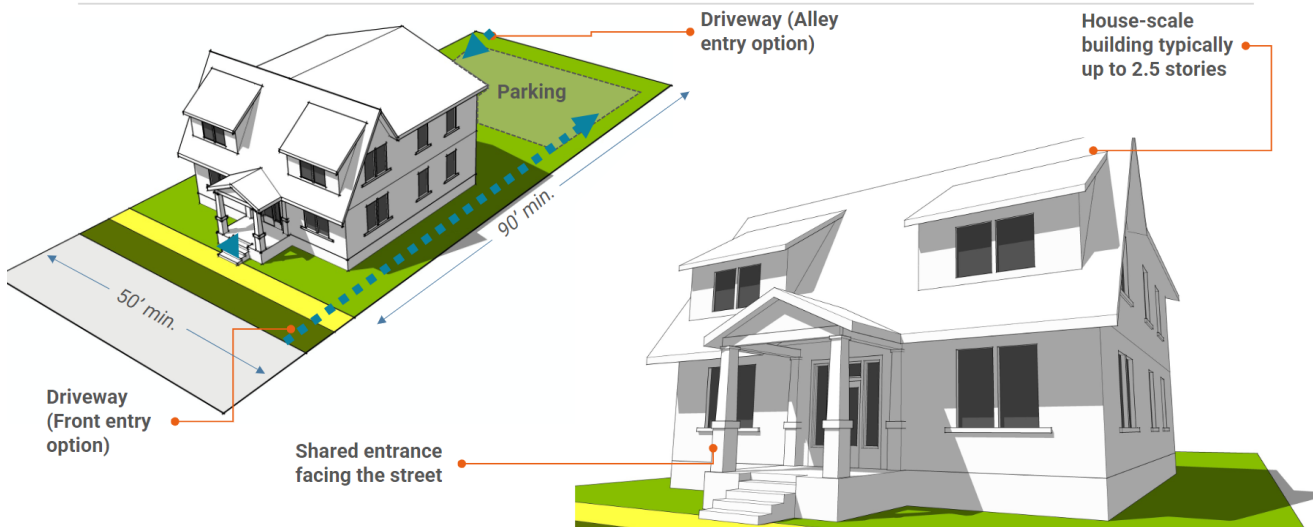
## Medium Middle Housing Fourplex 01

A small-to-medium sized, detached, house-scaled building typically up to two and a half stories in height, consisting of four units, two on each floor. These units share a common entry which faces the street.

Typical Dimensions	
Building Width x Depth	40'x40'
Min. Lot Width x Depth	50'x90'
Gross Built Up Area	3,200 sf
Net Leasable Area (85% of Gross)	2,720 sf
Avg Unit Size	680 sf



## Medium Middle Housing Fourplex 01

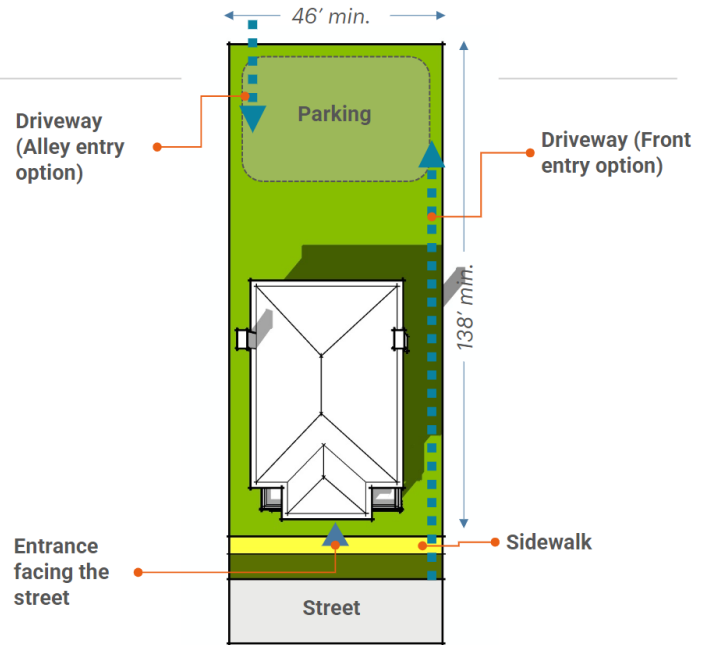


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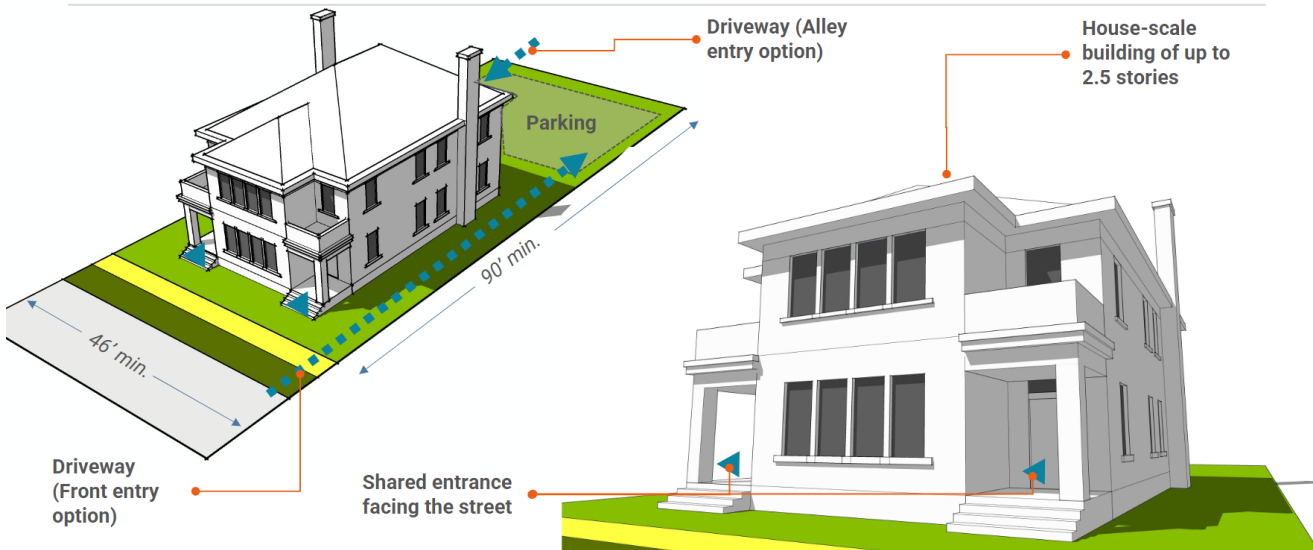
## Medium Middle Housing Fourplex 02

A small-to-medium sized, detached, house-scaled building typically up to two and a half stories in height, consisting of four units, two on each floor. These units share a common entry which faces the street.

Typical Dimensions	
Building Width x Depth	36'x58'
Min. Lot Width x Depth	46'x138'
Gross Built Up Area	3,920 sf
Net Leasable Area (85% of Gross)	3,332 sf
Avg Unit Size	833 sf



## Medium Middle Housing Fourplex 02

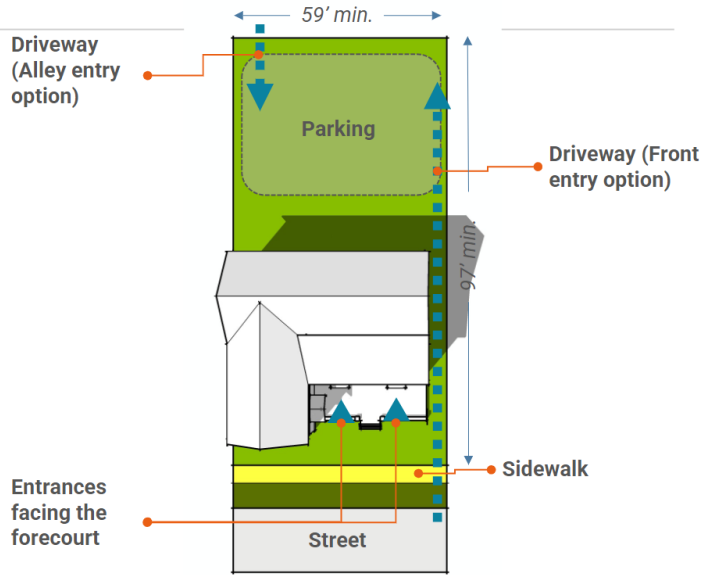


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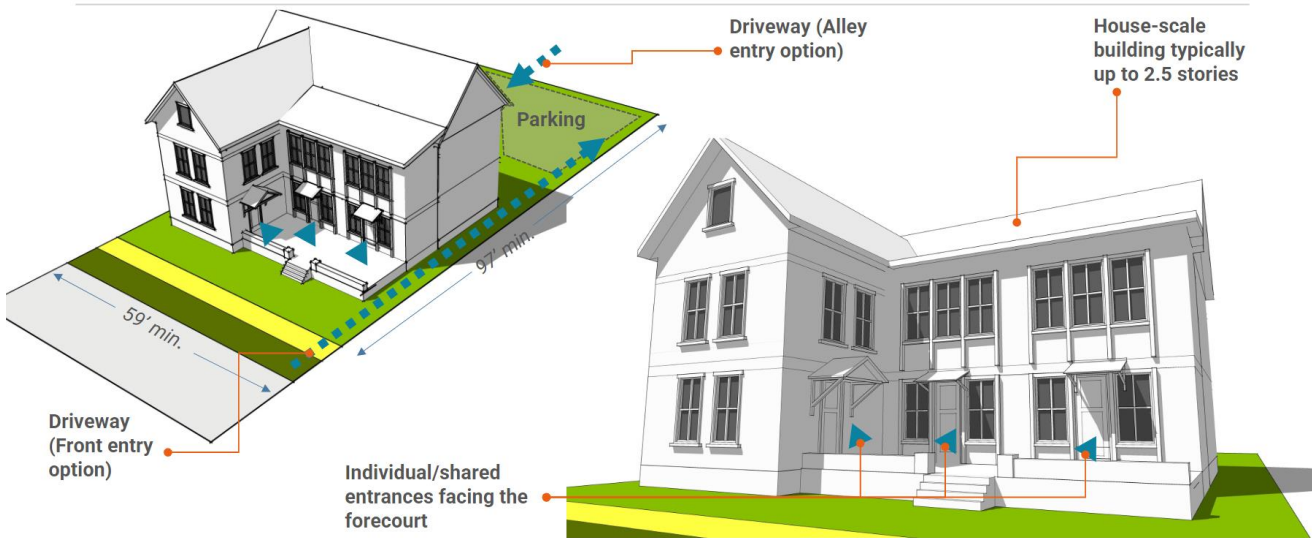
# Medium Middle Housing Fourplex 03

A small-to-medium sized, detached, house-scaled building typically up to two and a half stories in height, consisting of four units centered around a small forecourt. Two units share an entrance, and two units have separate entrances, all of which face the street.

Typical Dimensions	
Building Width x Depth	49'x47'
Min. Lot Width x Depth	59'x97'
Gross Built Up Area	4,735 sf
Net Leasable Area (85% of Gross)	4,025 sf
Avg Unit Size	1,006 sf



# Medium Middle Housing Fourplex 03

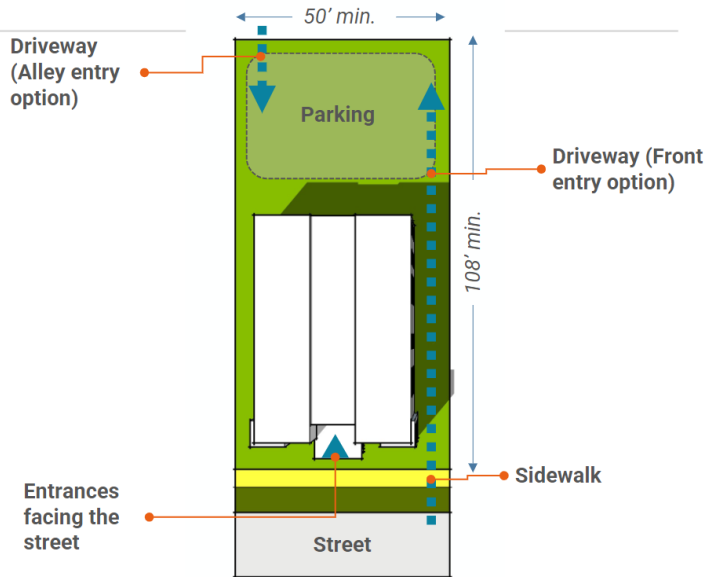


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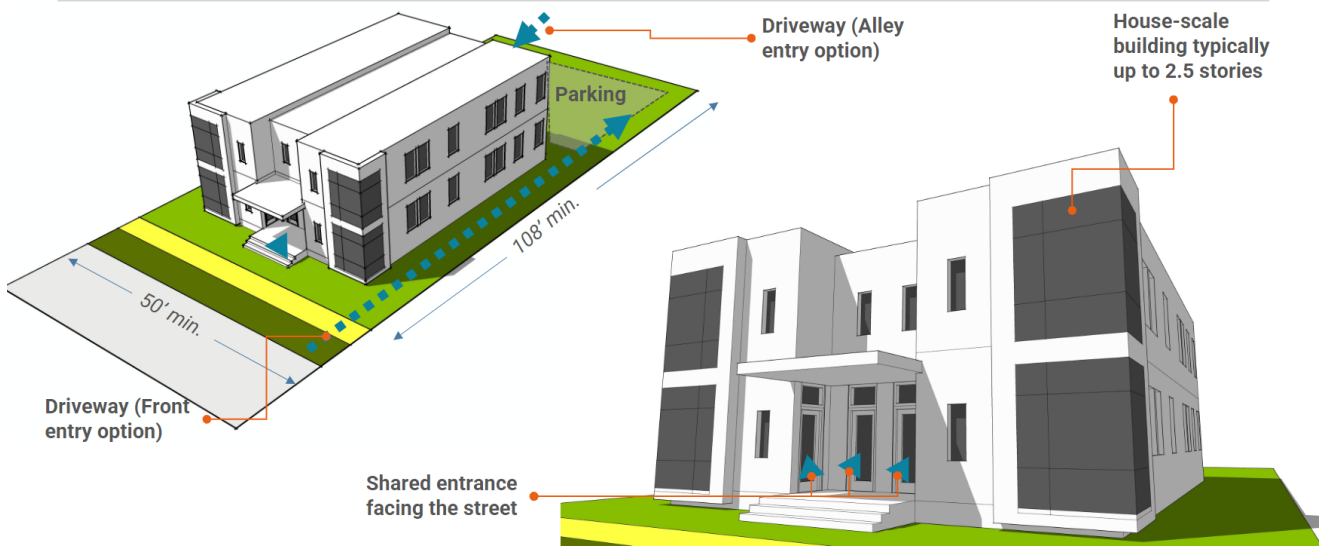
# Medium Middle Housing Fourplex 04

A small-to-medium sized, detached, house-scaled building typically up to two and a half stories in height, consisting of four units, two on each floor. These units have individual entrances which face the street.

Typical Dimensions	
Building Width x Depth	40'x58'
Min. Lot Width x Depth	50'x108'
Gross Built Up Area	4,534 sf
Net Leasable Area (85% of Gross)	3,990 sf
Avg Unit Size	998 sf



# Medium Middle Housing Fourplex 04

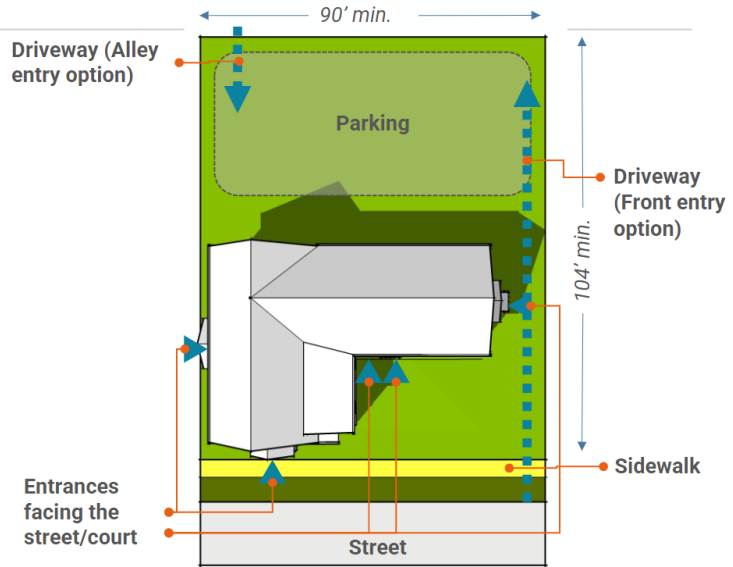


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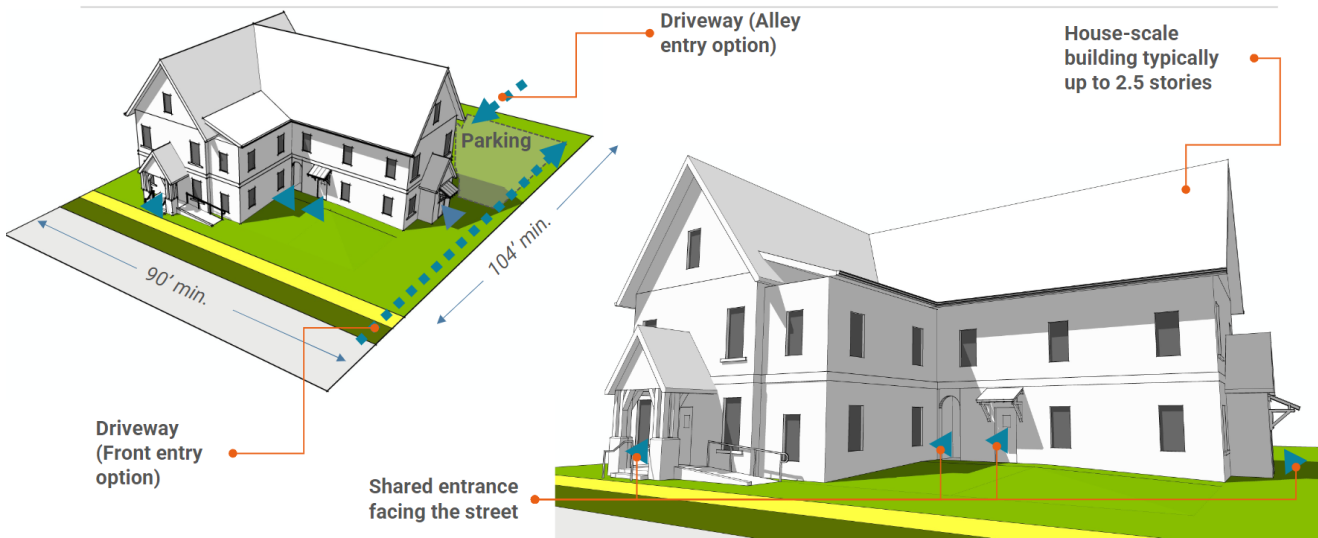
# Medium Middle Housing Fiveplex 01

A small-to-medium sized, detached, house-scaled building consisting of five units within a single building, typically up to two and a half stories in height. These units have individual entries accessed from the street or forecourt.

Typical Dimensions	
Building Width x Depth	80'x54'
Min. Lot Width x Depth	90'x104'
Gross Built Up Area	6,185 sf
Net Leasable Area (88% of Gross)	5,443 sf
Avg Unit Size	1,089 sf



# Medium Middle Housing Fiveplex 01

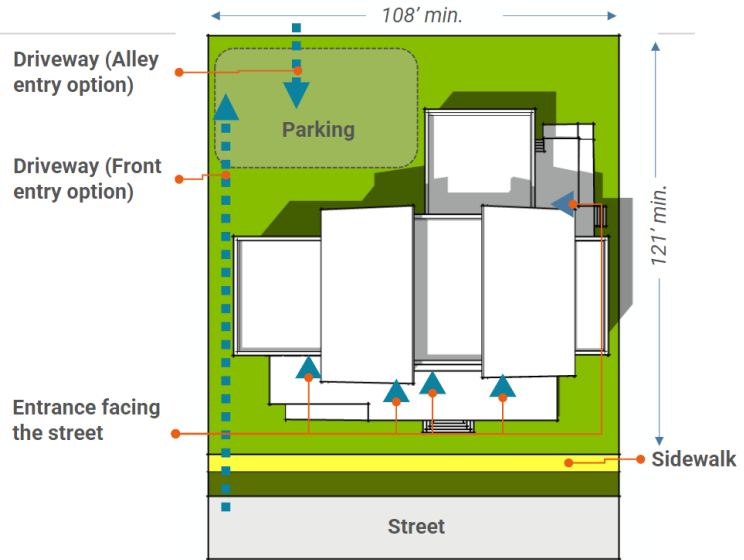


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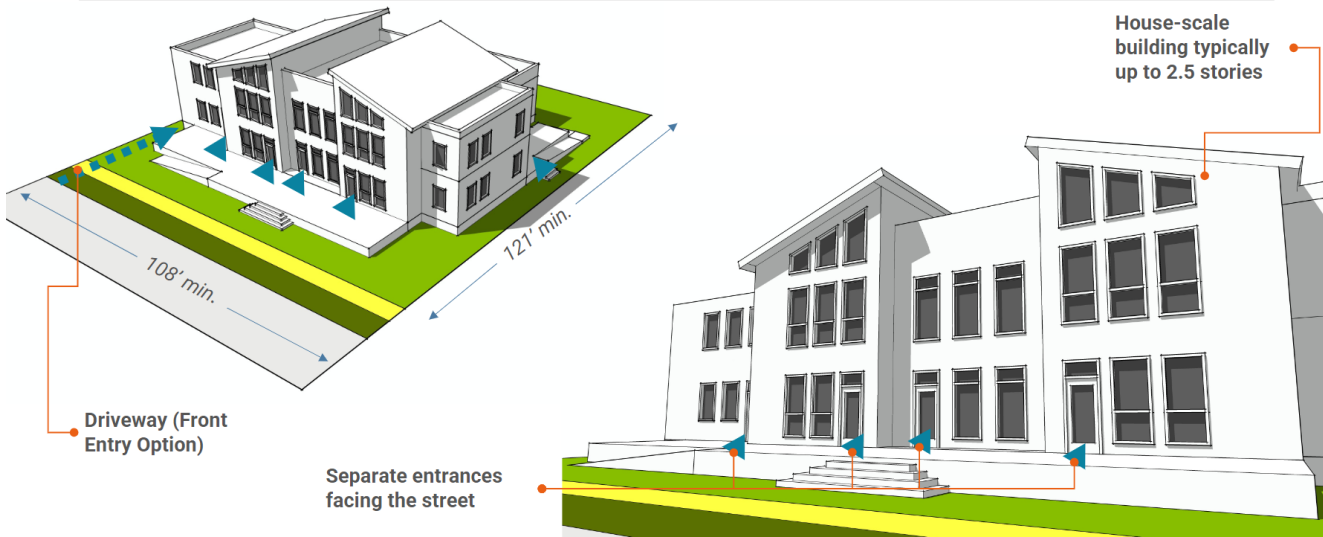
# Medium Middle Housing Fiveplex 02

A medium-to-large sized, detached, house-scaled building consisting of five units within a single building, typically up to two and a half stories in height. These units have individual entries accessed from the street.

Typical Dimensions	
Building Width x Depth	98'x71'
Min. Lot Width x Depth	108'x121'
Gross Built Up Area	9,056 sf
Net Leasable Area (88% of Gross)	7,969 sf
Avg Unit Size	1,594 sf



# Medium Middle Housing Fiveplex 02

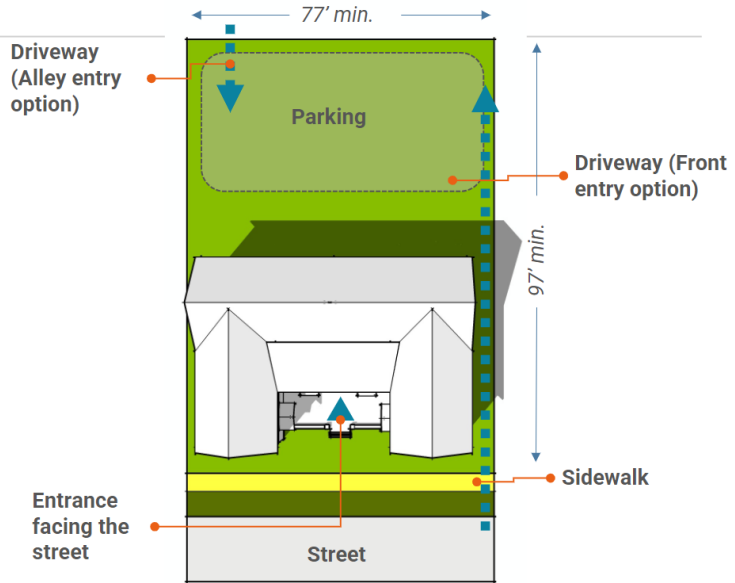


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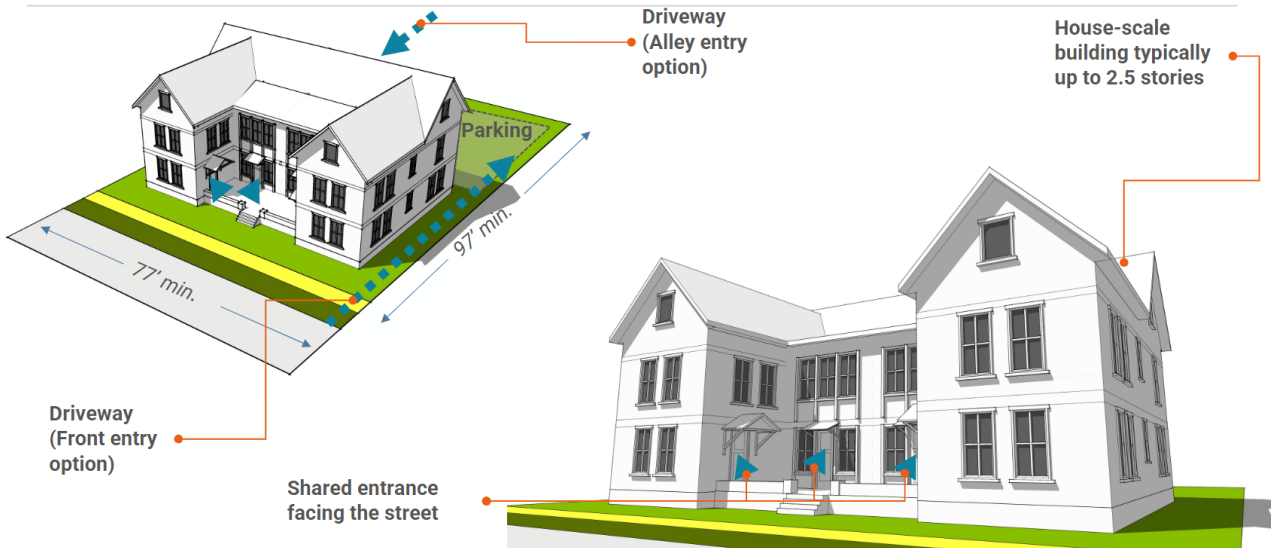
# Medium Middle Housing Sixplex 01

A small to medium sized, detached, house-scaled building consisting of six units within a single building, typically up to two and a half stories in height. Four of these units share entrances and two of these units have separate entrances. All entrances are from the central forecourt.

Typical Dimensions	
Building Width x Depth	67'x47'
Min. Lot Width x Depth	77'x97'
Gross Built Up Area	6,478 sf
Net Leasable Area (85% of Gross)	5,506 sf
Avg Unit Size	918 sf



# Medium Middle Housing Sixplex 01

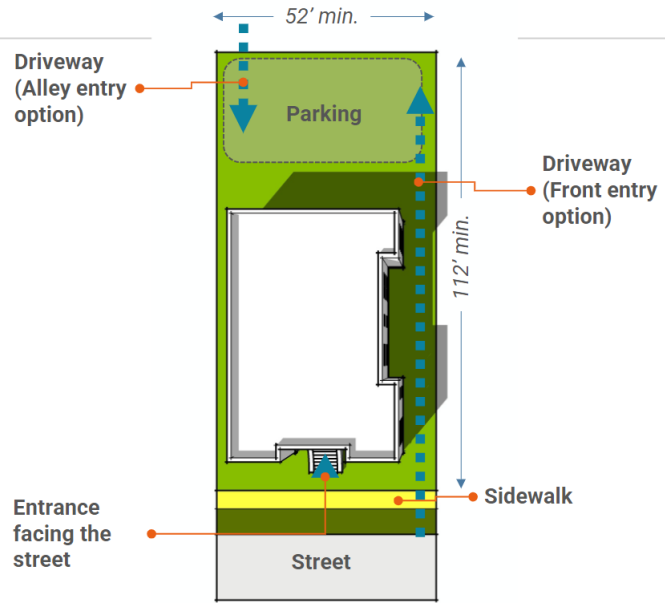


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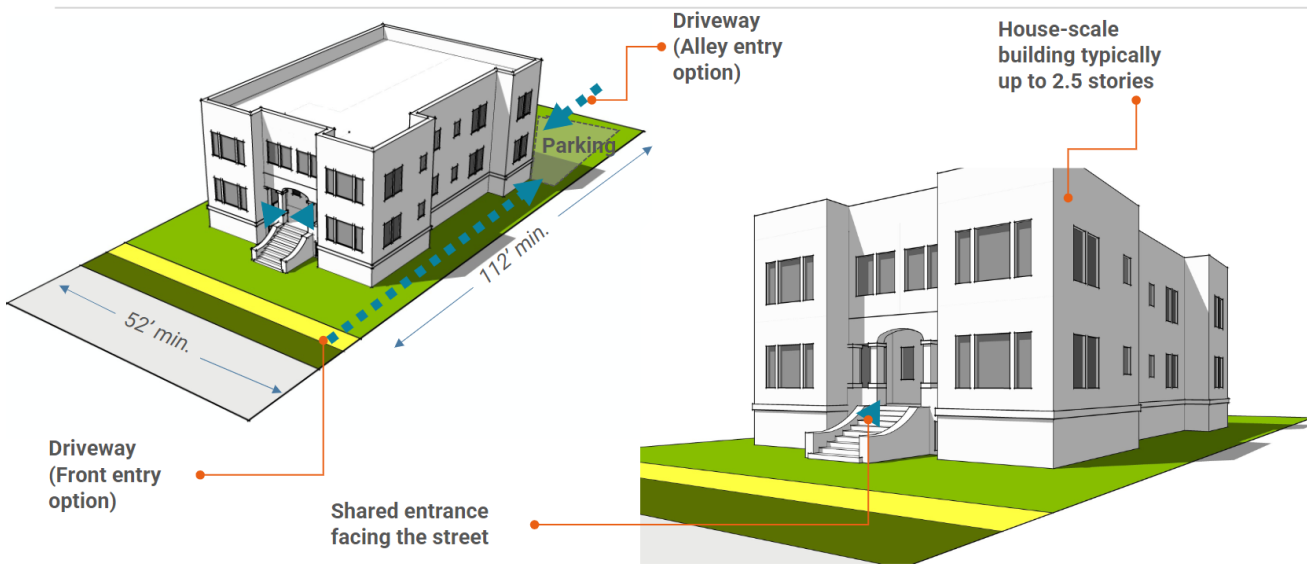
# Medium Middle Housing Sixplex 02

A small to medium sized, detached, house-scaled building typically up to two and a half stories in height, consisting of six units, three on each floor. These units share a common entry that faces the street.

Typical Dimensions	
Building Width x Depth	42'x62'
Min. Lot Width x Depth	52'x112'
Gross Built Up Area	4,832 sf
Net Leasable Area (88% of Gross)	4,107 sf
Avg Unit Size	685 sf



# Medium Middle Housing Sixplex 02



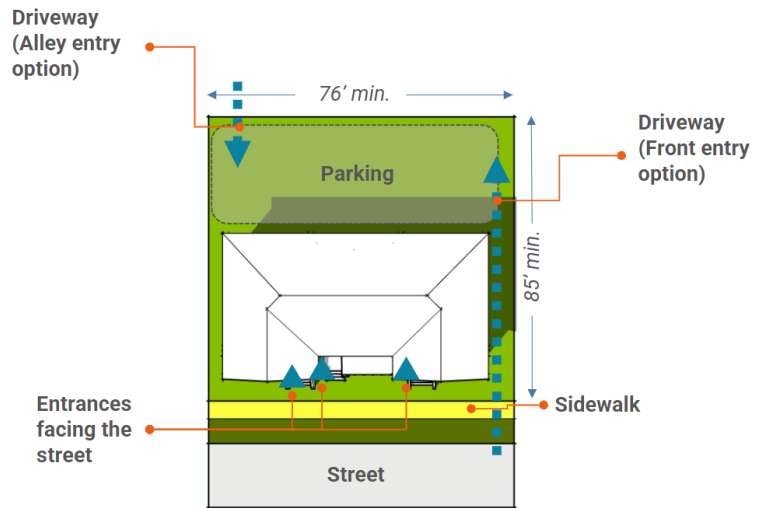
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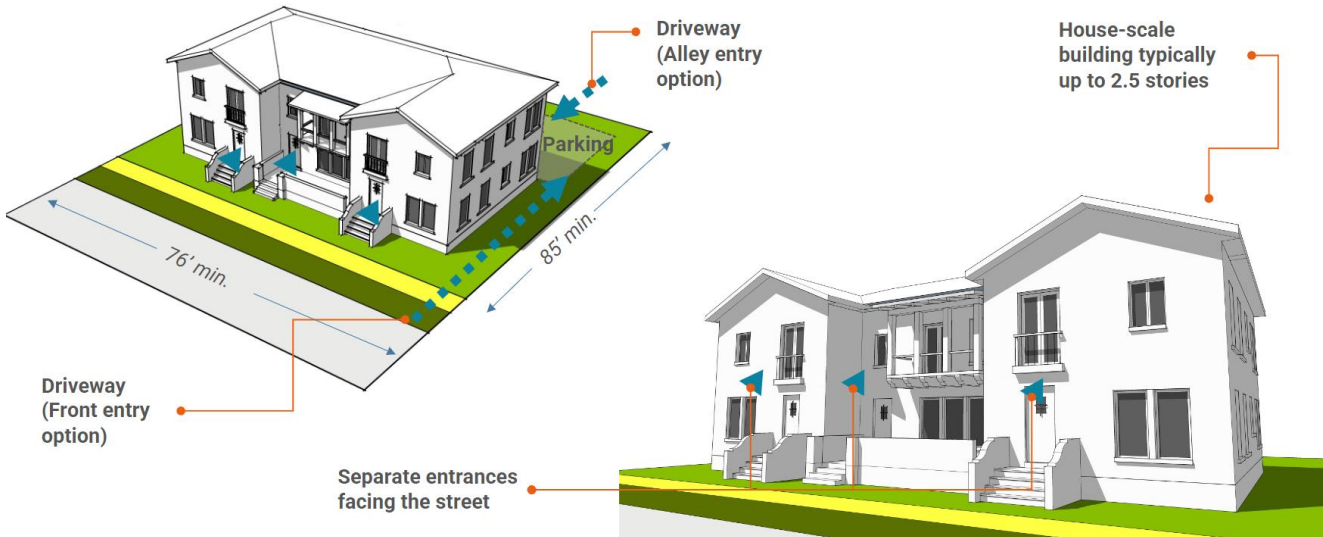
# Medium Middle Housing Townhouse 01

A small sized, attached, house-scaled building consisting of individual units with common walls. Each of the three townhouses is typically two to three stories in height and has its own entrance.

Typical Dimensions	
Building Width x Depth	22'x35'
Minimum Lot Width x Depth	76'x85'
Townhouses in a Row (Attached)	3
Average Unit Size	1,540 sf



# Medium Middle Housing Townhouse 01

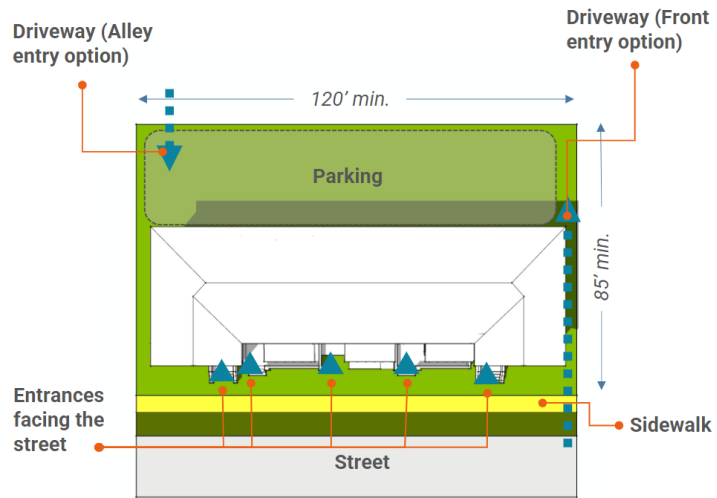


Medium

# Medium Middle Housing Townhouse 02

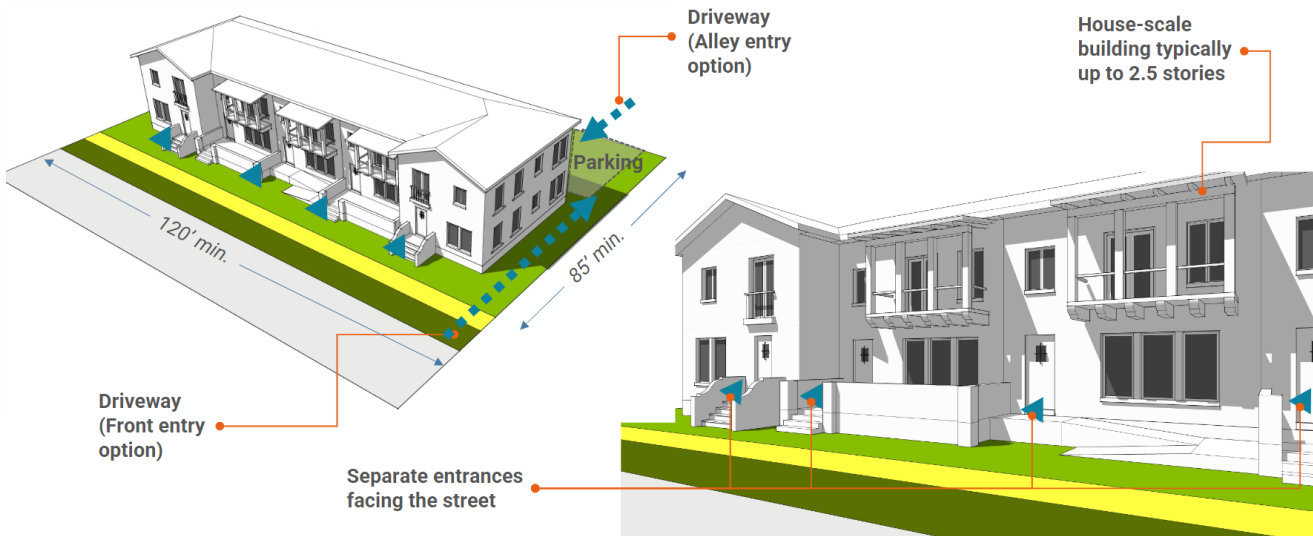
A small sized, attached, house-scaled building consisting of individual units with common walls. Each of the five townhouses is typically two to three stories in height and has its own entrance.

Typical Dimensions	
Building Width x Depth	22'x35'
Minimum Lot Width x Depth	120'x85'
Townhouses in a Row (Attached)	5
Average Unit Size	1,540 sf



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# Medium Middle Housing Townhouse 02

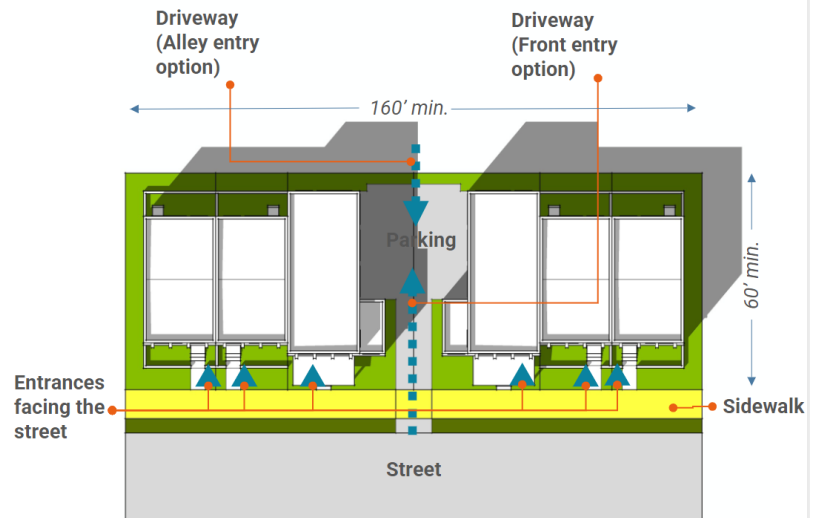


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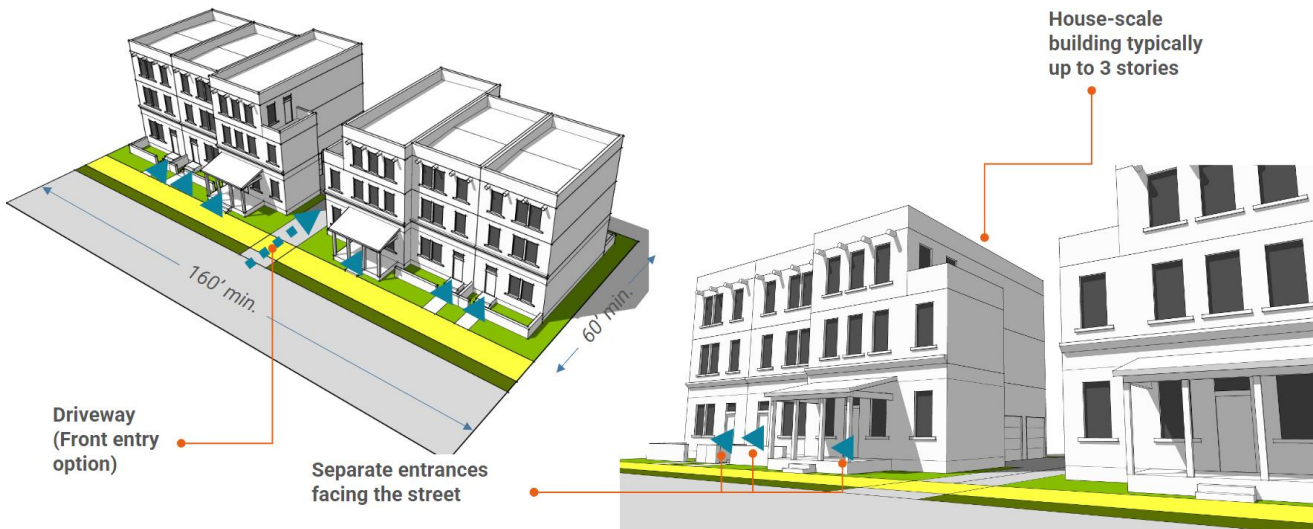
# Large Middle Housing Townhouse 03

A small sized, attached, house-scale building typically up to three or four stories in height, consisting of individual units with common walls. Each of the three townhouses has its own entrance.

Typical Dimensions	
Building Width x Depth	20'x35'
Minimum Lot Width x Depth	160'x60'
Townhouses in a Row (Attached)	3
Average Unit Size	2,100 sf



# Large Middle Housing Townhouse 03

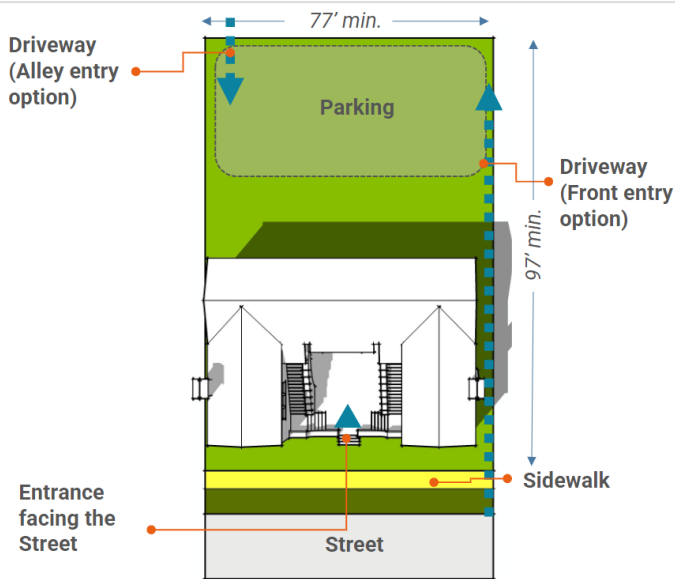


Large

# Medium Middle Housing Courtyard Building 01

A detached or attached, house-scaled building typically up to two and a half stories in height that consists of at least six attached units with individual entrances off the central courtyard.

Typical Dimensions	
Building Width x Depth	67'x47'
Minimum Lot Width x Depth	77'x97'
Gross Built Up Area	4,668 sf
Net Leasable Area (88% of Gross)	4,108 sf
Average Unit Size (6 units)	685 sf



# Medium Middle Housing Courtyard Building 01

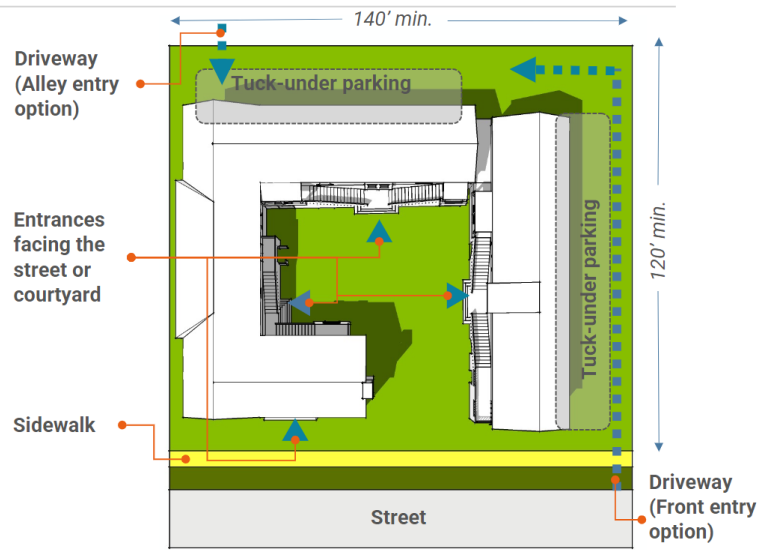


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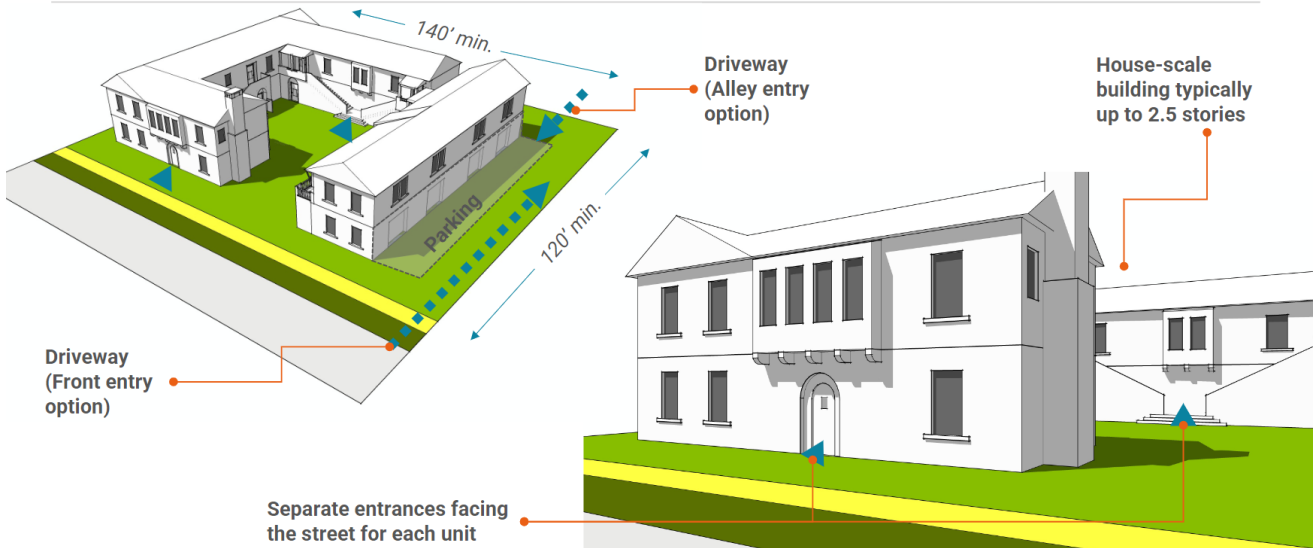
# Medium/Large Middle Housing Courtyard Building 02

A detached or attached house-scaled building typically up to two and a half stories in height that consists of at least six attached units with individual entrances off the central courtyard. The number of units can vary based on building size.

Typical Dimensions	
Building Width x Depth	108'x88'
Minimum Lot Width x Depth	140'x120'
Gross Built Up Area	8,068 sf
Net Leasable Area (88% of Gross)	7,100 sf
Average Unit Size	710 sf



# Medium/Large Middle Housing Courtyard Building 02

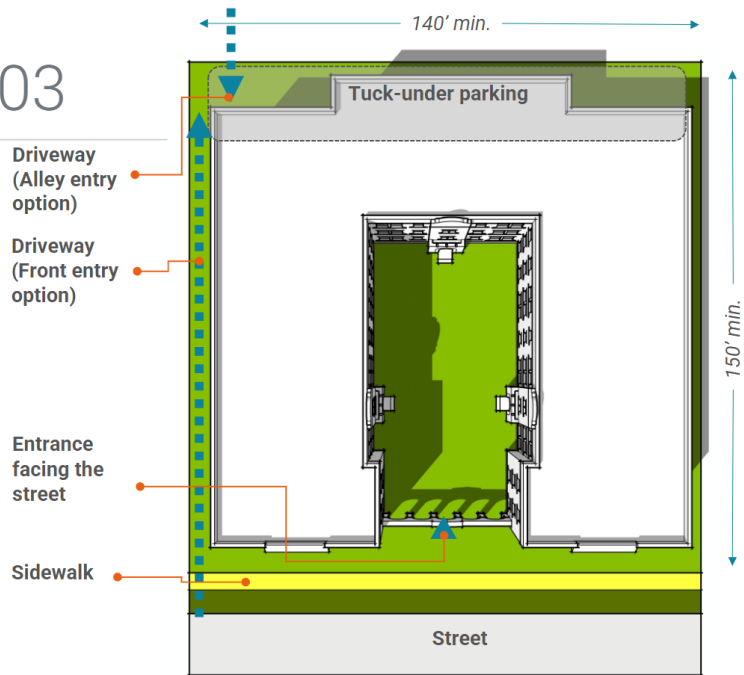


Medium/Large

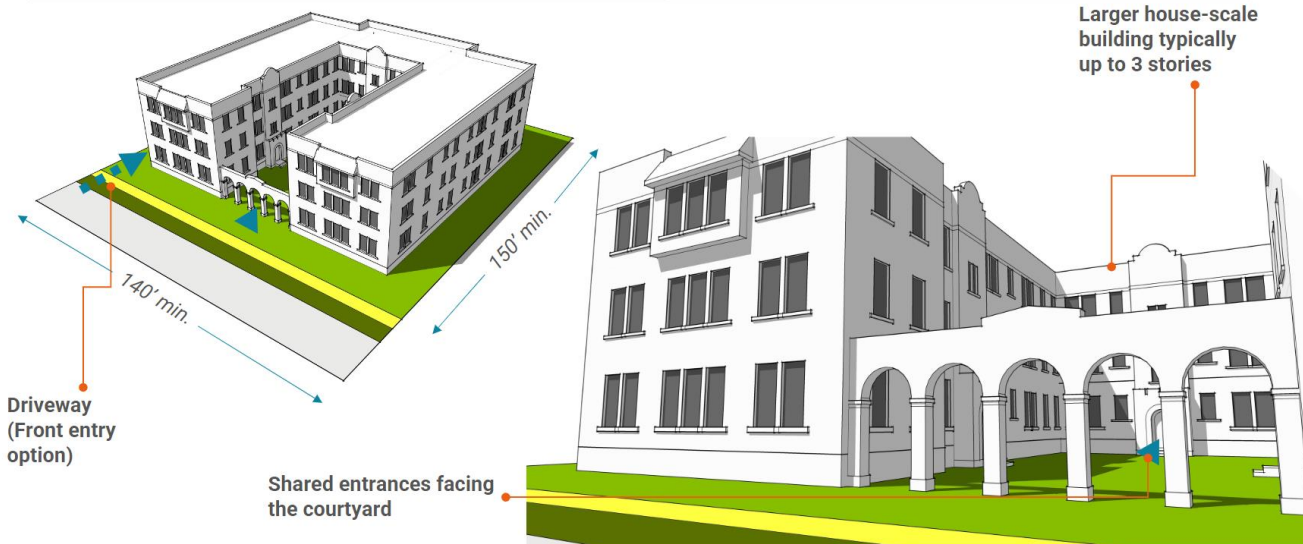
# Large Middle Housing Courtyard Building 03

A detached or attached building, slightly larger than typical Middle Housing types, that consists of attached units with shared entrances off a central courtyard. This (typically) three-storied housing type uses shared circulation for all units. The number of units can vary depending on unit size.

Typical Dimensions	
Building Width x Depth	120'x118'
Minimum Lot Width x Depth	140'x150'
Gross Built Up Area	32,598 sf
Net Leasable Area (80% of Gross)	26,078 sf
Average Unit Size	Varies



# Large Middle Housing Courtyard Building 03



Large

## Reference

Materials provided by the Washington State Department of Commerce

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