

Missing Middle Housing

Rob Terry

Statewide Land Use Training Director

Office of the Property Rights Ombudsman

robterry@utah.gov

**How do development styles and
types serve and shape a
community?**

**Desirable communities focus on
People, Places, and Progress**

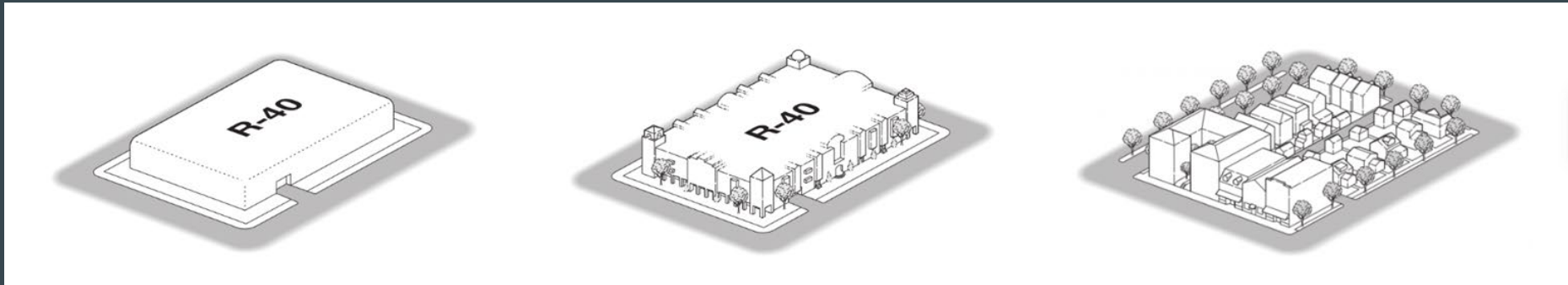
Community Considerations

- People
 - Individuals, households, neighborhoods, and communities
- Places
 - Balancing growth with tradition/history, improved access, nature, and maintenance
- Progress
 - Business activities and opportunities, infrastructure, technology, and transparency



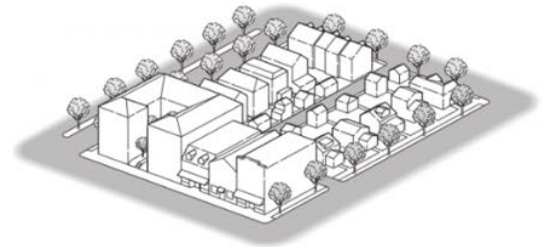
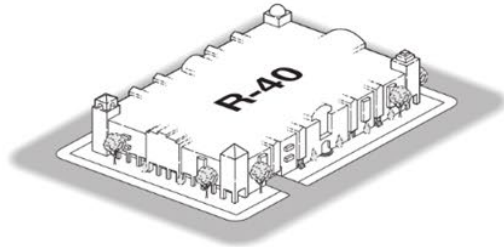
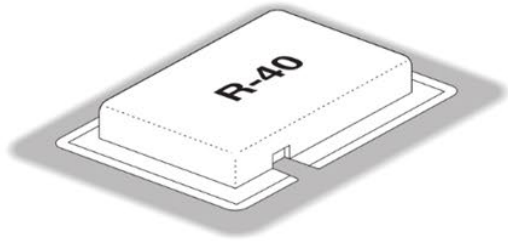
Zoning Types - Conventional Zoning

- Focuses on density, use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified



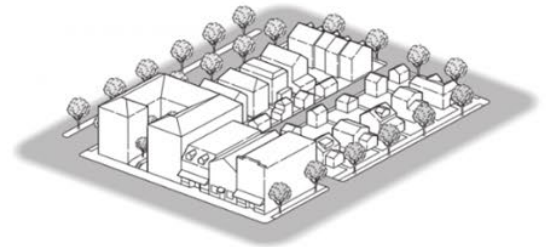
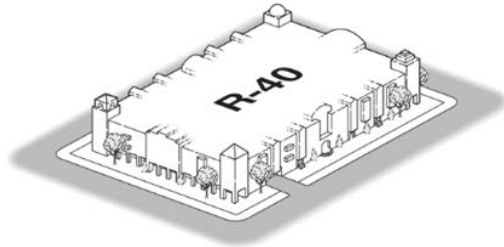
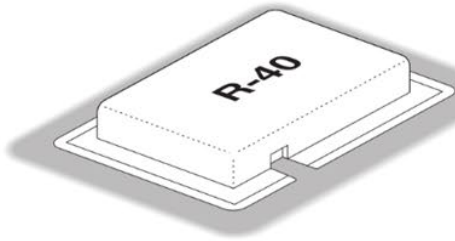
Zoning Types - Conventional Zoning w/ Design Standards

- Retains concentration on density, use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified - but add required design elements such as frequency of openings, facade articulation, landscaping, etc.



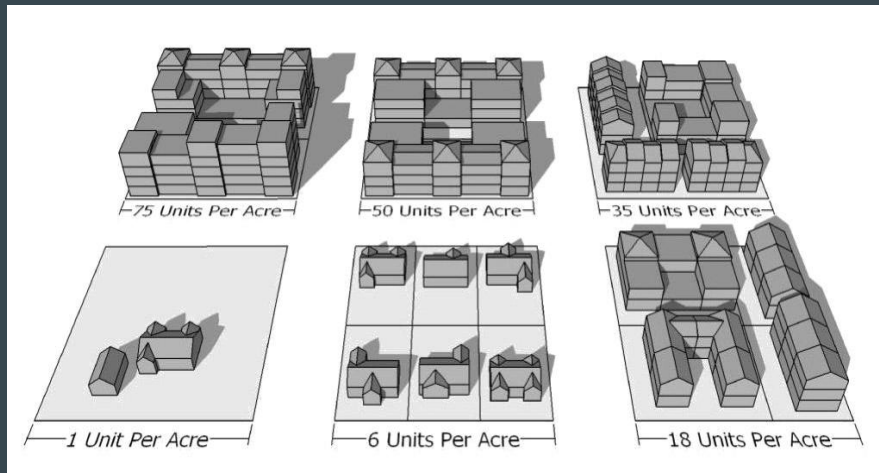
Zoning Types - Form Based

- Focuses on street and building types (or mix of types), architectural design standards, number of floors, landscaping & environmental resource standards, signage regulations, percentage of built site frontage, and human-scale access and scope.



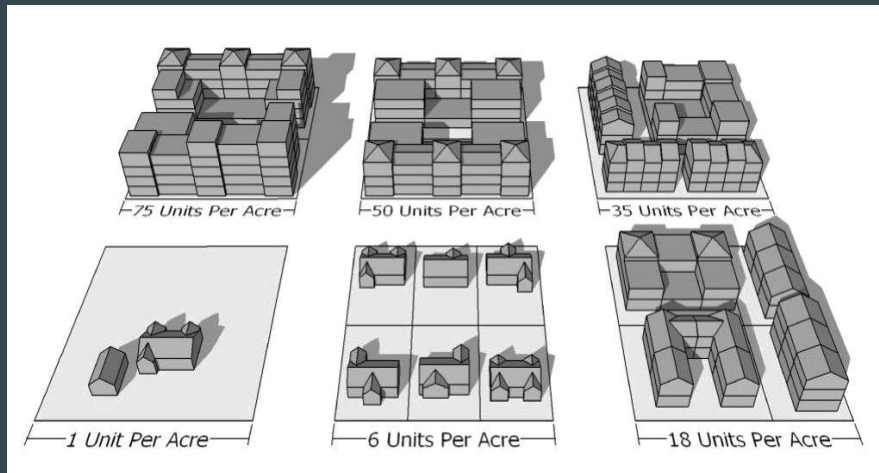
Density

- Defined as “the measurement of how tightly packed together a material is within a given area.” In land use planning, density is the ratio of a particular type of land use per given area of land
- Density is a mathematical equation, but is often viewed as “single-family vs. multi-family” in land use discussions. Design greatly impacts this viewpoint.



Density (cont.)

- Focus on design and aesthetic can greatly impact perceived density and land use, protect/enhance community character, and maximize service delivery.
- Density-conscious development impacts:
 - Infrastructure costs
 - Property taxation
 - Conservation
 - Community character and activity



Mixing Density and Design in Development

More housing choices & improved affordability

Inclusive & diverse communities

Improved access to amenity

Increased opportunity for economic exchange

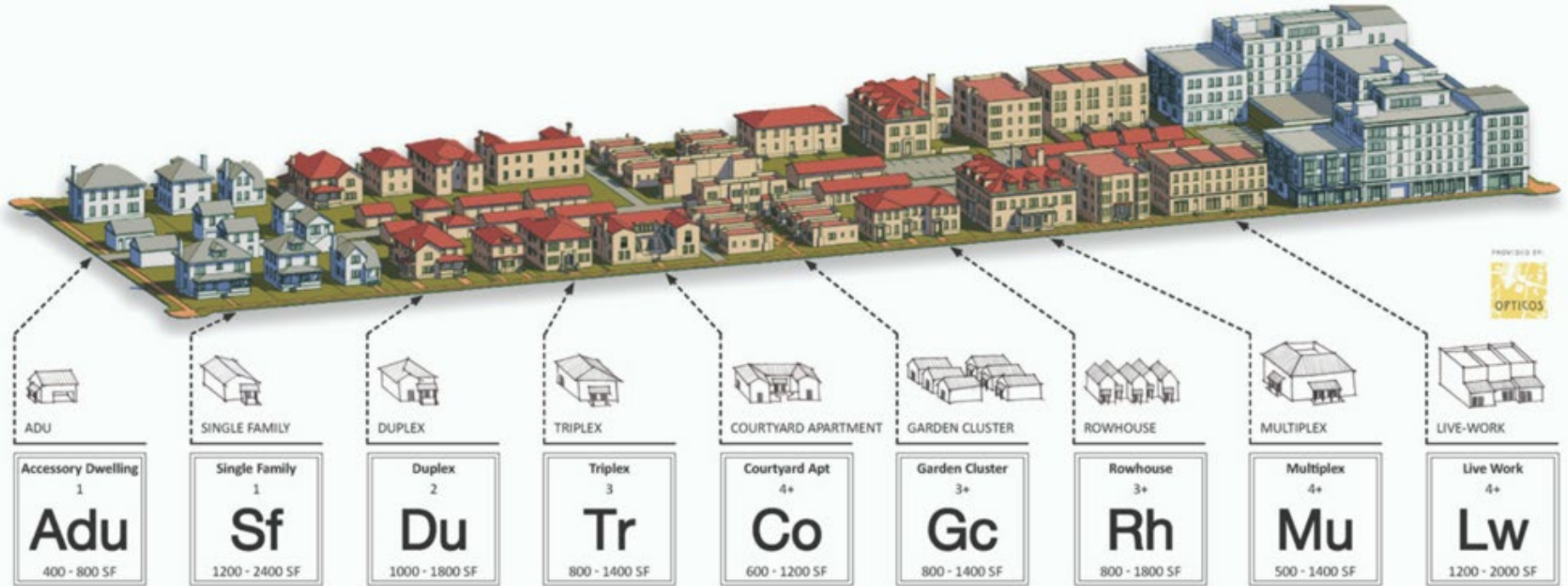
Better public transport opportunities



Missing Middle Housing



Missing Middle Housing



Improving the Aesthetics of Density with Design at “Housing Scale”

Duplex (Side-by-side)



Duplex (Stacked)



Triplex (Split-Stacked)



Triplex (Stacked)



Fourplex



Fourplex



Rowhouse



Townhouse



Townhouse



Garden Cluster



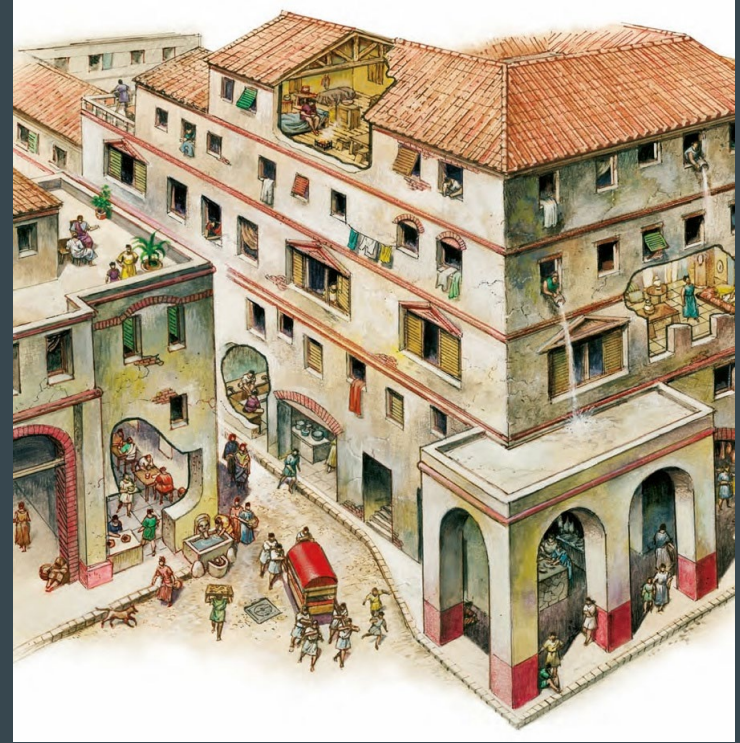
Cottage Homes



Courtyard



Live/Work Units (Mixed Use)



Live/Work Units (Mixed Use)



Live/Work Units (Mixed Use)



Live/Work Development Opportunities in Downtowns



Downtown Cedar City



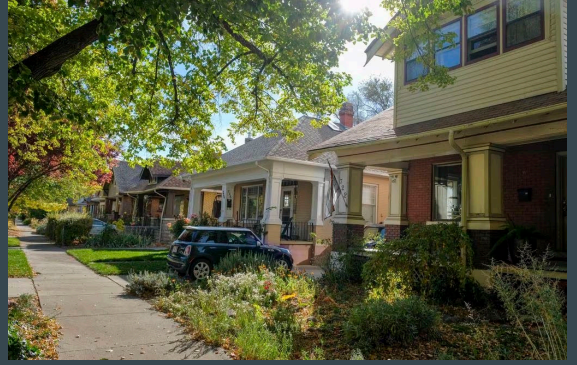
**Missing Middle Options Are Available
For Every Community**



New Development designs Ranging from 2-7 Units Pictured



Traditional Designs Ranging from 2-6 Units Pictured



ADUs and Conversions – Are They Missing Middle?

Research and Tools

Middle Housing Study (2021-2022)

- Utah's overall housing challenges and introduced how missing middle products may assist in addressing the issues; and
- Relevant development trends and the prevalence of middle housing in the four largest counties in Utah; and
- Utah's development preferences and current practices; and
- Obstacles and opportunities for increasing the supply of middle housing in Utah.



4-part Study available at utahfoundation.org

Research and Tools

Guiding Our Growth (2022-2023)

1.7 million responders from all 29 counties

- Access to housing that is affordable
- Desire to have a variety of housing product types available within their communities
- Convenient access to jobs, goods, and services
- Protecting and enhancing the character of their existing communities



Participate at guidingourgrowth.utah.gov

Research and Tools

Land Use Academy of Utah (LUAU)

Enhanced Site & Additional Tools Coming Soon!

- Missing Middle Housing Toolkit will include:
 - Informational Guide
 - Resource Matrix detailing Barriers and Strategies, with Templates, Resources, and Contact Database for agency use
 - Utah-specific local case study



Learn more at luau.utah.gov