



Appendix D: Missing Middle Housing

MMH defines a range of multi-unit or clustered housing types compatible in scale with single-family homes. The term refers to housing types that were often built, and still exist in most towns and cities, such as courtyard apartments or bungalow courts. They are “missing” because they are prohibited by many modern zoning codes and parking requirements. Many of these “old,” pre-suburban housing types filled in the gap between apartments and detached single dwellings.



- **Accessory Dwelling Units (ADUs)** - or backyard cottages or granny pods are a second, small dwelling located on the same lot as a single-family house. An ADU may be an internal conversion of a portion of an existing house, basement, or garage, or an addition to an existing house, or a separate detached structure but are not separately owned.
- **Duplex, Triplex, Fourplex** - include a duplex that is a small to medium-sized structure that consists of 2 side-by-side or stacked dwelling units, both facing the street, and within a single building massing. Multiplex (including a Triplex or Fourplex) is a medium-sized structure that consists of 3–6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. The Duplex and Multiplex type has the appearance of a medium-sized family home and is appropriately scaled to fit within primarily single-family neighborhoods or into medium-density neighborhoods.
- **Cottage or Bungalow Court** - is a group of 4 or more single dwellings arranged around a shared courtyard or passageway with pedestrian access to the building entrances from the courtyard and/or fronting street. The courtyard may be open to the street or surrounded by single dwellings with parking placed in the rear of the lot or behind each unit.
- **Town or Rowhouse** - is a small- to medium-sized building comprised of attached dwelling units arrayed side by side usually with the ground floor raised above grade in order to provide privacy for ground floor rooms. The primary building sits at the front of the property with the garage at the rear separated from the primary building by a rear yard. Dwelling units are accessed from the front yard/street with parking in the rear
- **Courtyard Buildings** - are a group of dwelling units oriented around a courtyard or series of courtyards. The courtyard replaces the rear yard and is more open to the street in low intensity neighborhoods and less open in more urban settings. Each unit is accessed from the courtyard.
- **Multiplex** - are detached structures that consist of multiple dwelling units arranged side-by-side and/or stacked with a shared entry from the street that may have retail, service, and/or office uses on the ground floor. The primary shared common space is the rear or side yard designed as a courtyard or outdoor space. Courtyards can be located on the ground, or on a podium, or on a parking deck or roof open to the sky.





- **Live-Work** - is an attached or detached structure that consists of single dwelling unit above and/or behind a flexible ground floor space that can be used for a range of non-residential uses such as personal and general service, small-scale craft production or retail uses. The flex space and residential unit typically have separate entrances. Parking areas are located and accessed from the rear of the lot.
- **Small Efficiency (SEDU) or Efficiency Dwelling Units (EDU)** - are small dwelling units that have gained popularity in areas like Seattle, Bellevue, Redmond. Typical occupants include service, education, health, and tech workers as well as seniors who commute by transit or bicycle with very low vehicle ownership and thus parking requirements. SEDUs and EDUs include individual dwelling units such as Accessory Dwelling Units (ADUs) or Tiny Houses but also structures that include several small units in buildings that resemble apartments or multiple family structures.

Poulsbo Current Zoning Analysis for Missing Middle Housing

Poulsbo’s existing zoning regulations were analyzed to determine to what affect the regulations encourage or constrain the use of “missing middle housing”.

- Courtyard Buildings and Multiplexes are permitted in all Poulsbo’s residential and commercial zoning districts except R-L (Residential Low Density), Duplex and Townhome in all the residential districts, and Accessory Dwelling Units (ADUs) and Live-Work conditionally allowed in all residential districts. Cottage and Bungalow Court are only permitted with a PRD (Planned Residential Development).
- Small Efficient Dwelling Units (SEDU) and Efficiency Dwelling Units (EDU) are not allowed in any of Poulsbo’s residential or commercial districts.
- In general, Poulsbo’s current zoning requires larger lot sizes than necessary for MMH; does not allow enough density for most MMH types; locates MMH in areas beyond 5–10-minute walks to transit and commercial services, requires more parking than necessary for MMH household requirements; and do not effectively provide for or consolidate open space.

