



TO: City Council Land Use Committee

CC: Eric Jensen, Maia Knox, Mayor Friedman

FROM: Eli Mulberry, AICP

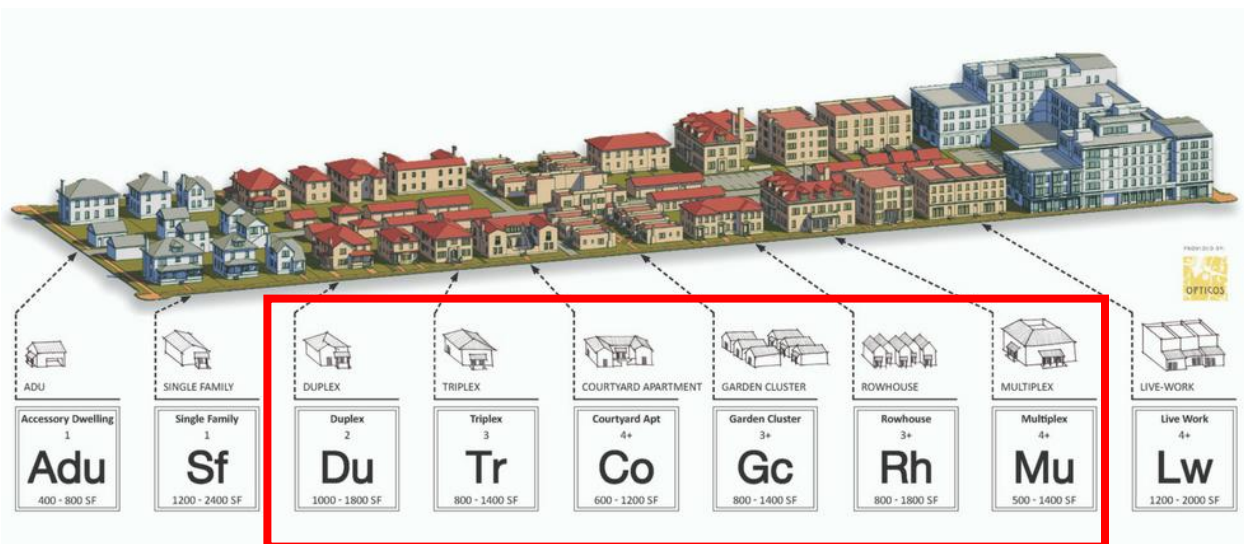
DATE: November 5, 2024

RE: Middle Housing Types Example

HB 1110 Middle Housing Types

Under the new state legislation, Clyde Hill must allow Middle Housing types that can accommodate two dwelling units on a lot. This document provides examples of these building types. The following images and figures are examples of what these types may look like or be configured. ***Note that the images are purely demonstrative and not to scale, and actual implementation and architectural configurations may be different for Clyde Hill.*** Furthermore, Clyde Hill is only required to allow two units of Middle Housing types on a lot. Some of the images show more than two units per lot.

Middle housing is defined as, *buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.*



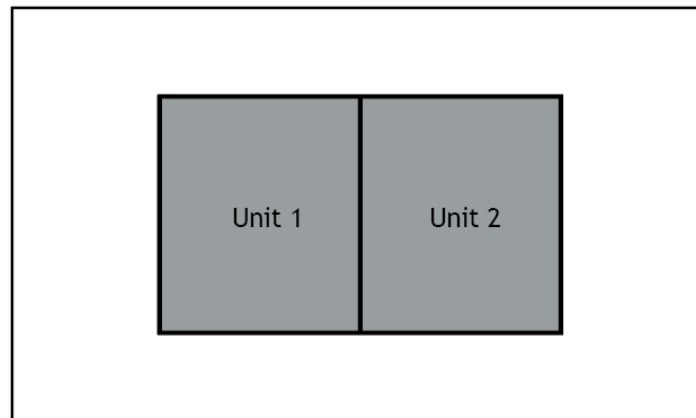
Source: Opticos Design

Duplex

Proposed definition: *“Duplex” means a residential building with two attached dwelling units. A single-family dwelling with an Accessory Dwelling Unit (ADU) is not a duplex.*

Duplexes usually have a shared wall or floor separating the two units. Many duplexes are indistinguishable from single-family homes except for the two front doors and mailboxes.

Duplex (Site Plan View)



□ Lot boundary
■ Dwelling



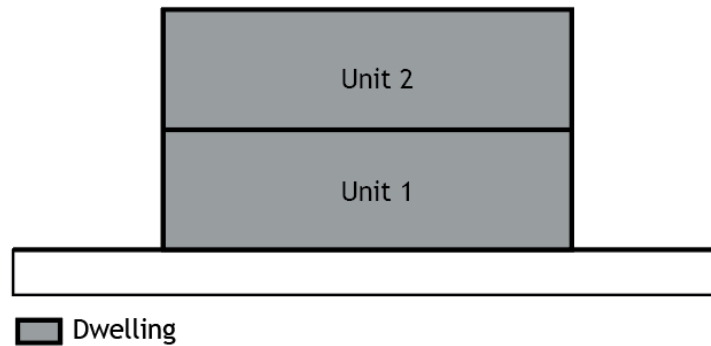
Source: Sightlines Institute Flickr

Stacked flats

“Stacked flat” means dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor may be separately rented or owned.

While this is separately defined under the HB 1110 and Model Ordinance requirements, a stacked flat is essentially a type of duplex where the units are separated by floor. Generally, the upper-floor unit’s door leads directly to a stairwell.

Stacked Flat (Elevation View)



Source: Sightlines Institute Flickr

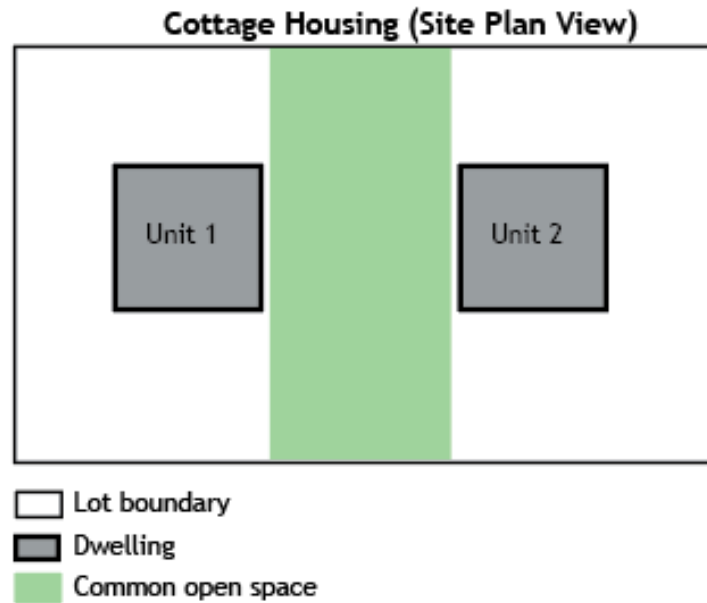
Cottage housing

"Cottage housing" means residential units on a lot with a common open space that either:

(a) Is owned in common; or

(b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space.

Generally, cottage housing orients around a shared public space that may be used for gardening or other activities. This type is the most consistent with single-family detached styles of housing.



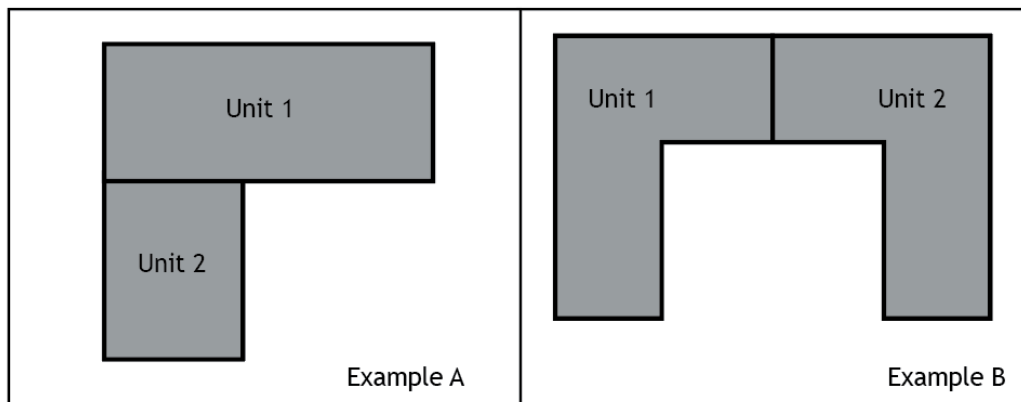
Source: Sightlines Institute Flickr

Courtyard apartments

"Courtyard apartments" means attached dwelling units arranged on two or three sides of a yard or court."

Considering that this definition and type is established as a required type for Tier 3, but only two units will be allowed on a lot, this type is essentially a different kind of duplex configuration. Most courtyard apartment types contain two rows of small attached

Courtyard Apartments (Site Plan View)



-  Lot boundary
-  Dwelling

