



What is Middle Housing in Louisville, KY?

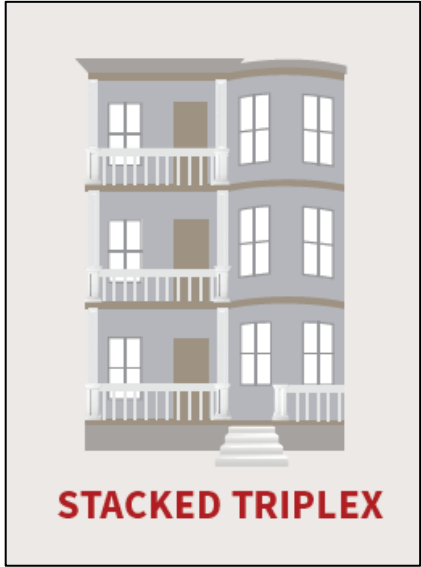
Middle Housing includes a range of house-sized choices with multiple units between single-family homes and larger apartment buildings. It fits the height and form of homes and neighborhoods.



Middle Housing Types – Duplexes



Middle Housing Types – Triplexes and Fourplexes



◀ A close look at the three front doors on this home reveals four unit numbers. (The center door leads to the two upstairs apartments.)



Middle Housing Types – Walking Courts



▲ In 2017, the city of Ashland, Oregon, approved an ordinance to allow developments with a minimum of three and a maximum of 12 cottages. Most of the homes must be 800 square-feet or smaller. Allowing one cottage per 2,500 square-feet of lot area, the overall lot size is, at its largest, about one-third of an acre. At least 20 percent of the land must be preserved as common open space.



Middle Housing Types – Courtyard Buildings



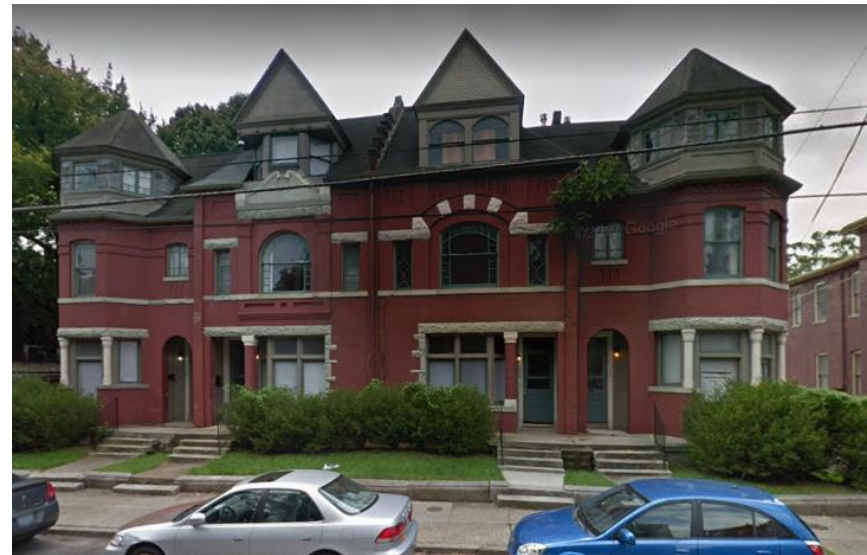
▲ The layout of courtyard housing can help build connections among neighbors.



▲ The courtyard is an ideal environment for landscaping to complement the adjacent homes.



Middle Housing Types – Townhouses and Attached Housing



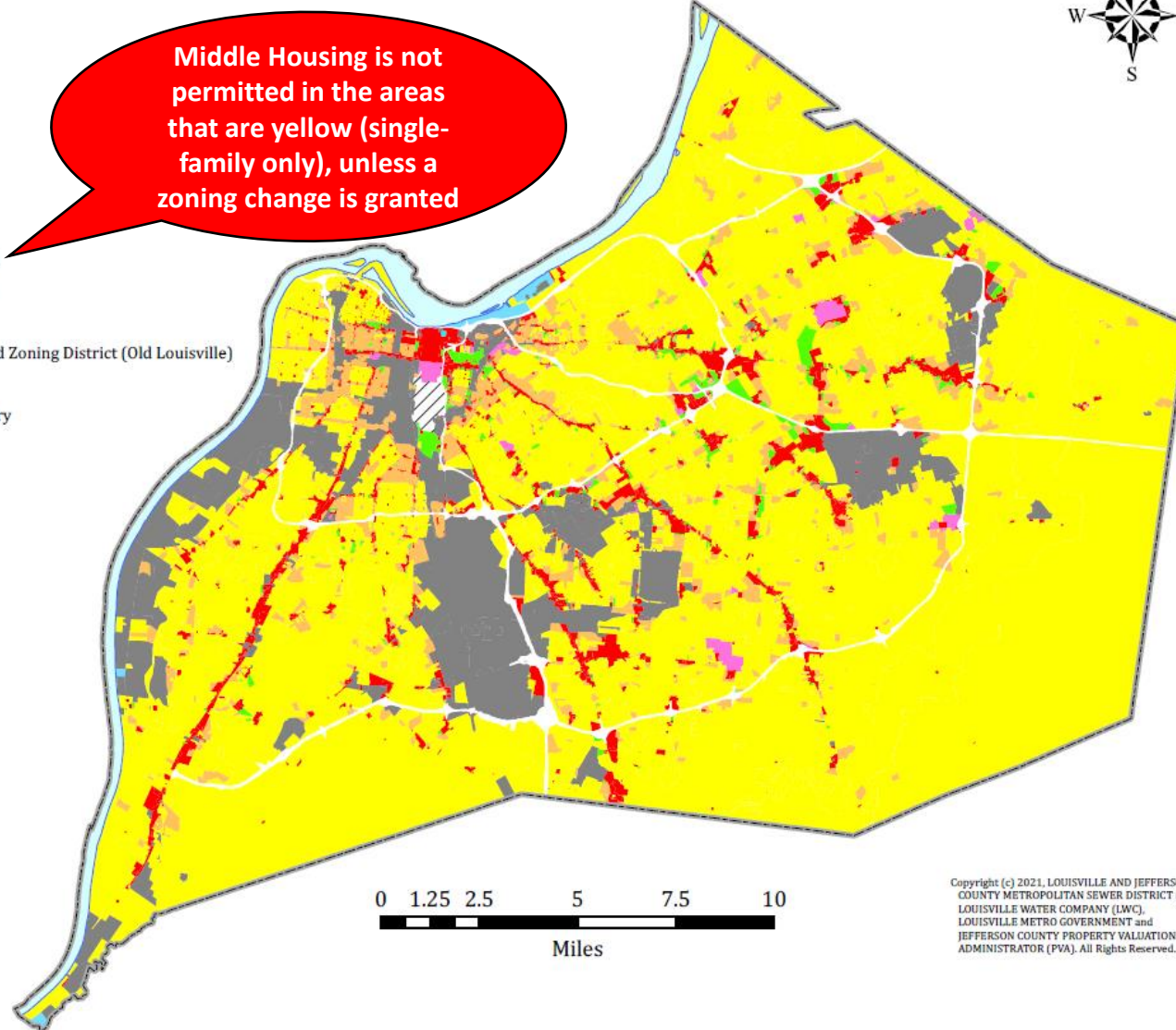
Where is Middle Housing Allowed?

Zoning Classifications in Louisville Metro

Legend

Zoning Category

- Commercial
- Industrial
- Office Residential
- Special Districts
- Single Family Residential
- Multi Family Residential
- Right of Way
- Traditional Neighborhood Zoning District (Old Louisville)
- Waterfront District
- Jefferson County Boundary
- Ohio River



“The pervasiveness of single-family zoning in almost every major American city has created a scarcity of accessible land for affordable housing options, increasing the cost of development particularly in our most densely populated areas.”
-State of Metropolitan Housing Report, 2021

How is Middle Housing Placed in a Neighborhood?

Distributed Throughout a Block

Missing Middle Housing types can exist along a street, standing side by side and intermingling with detached single-family homes. The blended pattern of detached single-family residences and Missing Middle Housing works well because these types are comparable in form and scale.



How is Middle Housing Placed in a Neighborhood?

On the End of a Block

The streets that intersect the end of a block is often a busier corridor than the streets occupied by detached single-family homes. Placing Missing Middle Housing types on the “end grain” of a block allows for the use of slightly larger buildings because the structure isn’t sitting directly next to detached single-family homes. In this placement type, the alley to the rear of the Missing Middle structure also allows for a good transition in scale to the single-family lots.



How is Middle Housing Placed in a Neighborhood?

As a Commercial Corridor Transition

When a Missing Middle residence is located in an area that's adjacent to a neighborhood Main Street, the building itself provides a gradual transition point between residential and commercial or mixed-used properties. The nearness of residents provides a customer base for local businesses and services. By serving as a type of buffer, a Missing Middle-type structure can actually keep a single-family home in a walkable area from being located directly next to, say, a restaurant or bar (or a store or office building) and the parking lots needed by the businesses' customers and employees.



How is Middle Housing Placed in a Neighborhood?

As a Transition to Higher-Density Housing

Another transition benefit of Missing Middle Housing is achieved by placing small to mid-sized multiunit housing on a few of the lots that transition from a residential side street to a more populated corridor, thus providing a transition in scale to the larger buildings on the end grain of the block along the primary street.




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Middle Housing Resources


[AARP.org/MissingMiddleHousing](https://www.aarp.org/MissingMiddleHousing)

AARP
Discovering and Developing
Missing Middle Housing




TOWNHOUSE


- What it is
- Where it went
- And why it's a needed housing option for people of *all* ages




DUPLEX



ACCESSORY DWELLING UNIT




MANSION APARTMENT



COTTAGE COURT
SEE MORE HOME TYPES INSIDE!


By AARP and Opticos Design




[AARP.org/MissingMiddleHousing](https://www.aarp.org/MissingMiddleHousing)

AARP


Re-Legalizing
Middle Housing
A Model Act and Guide
to Statewide Legislation




STACKED TRIPLEX




TOWNHOUSE




FOURPLEX



COTTAGE



SIDE-BY-SIDE DUPLEX



STACKED DUPLEX

CREATED FOR STATE AND LOCAL LEADERS BY:
AARP GOVERNMENT AFFAIRS
and ECONORTHWEST

Resources

- Land Development Code Reform: <https://louisvilleky.gov/ldcreform>
- AARP: <https://AARP.org/MissingMiddleHousing>
- Opticos Design: <https://missingmiddlehousing.com/>
- APA Equity in Zoning Policy Guide:
<https://www.planning.org/publications/document/9264386/>
- Confronting Racism in City Planning and Zoning:
<https://storymaps.arcgis.com/stories/8cd986b3c5ab4f1c8bedba85f195662f>

Images contained in this presentation were pictures taken by the staff of Planning and Design Services or collected from Google street view, Discovering and Developing Missing Middle Housing (AARP & Opticos Design), or Re-legalizing Middle Housing (AARP & ECONorthwest).





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