



# MISSING MIDDLE HOUSING TYPES

City of Battle Creek

## DUPLEX: SIDE-BY-SIDE

A small (1 to 2-story), detached structure that consists of two dwelling units arranged side-by-side, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house and may include a rear yard.



**TYPICAL SPECIFICATIONS**

**LOT**  
Width: 55 to 75 feet  
  
Minimum Depth: 100 feet  
  
Minimum Lot Area: 5,500 SF

**UNITS**  
Number of Units: 2  
Unit Size: 450 or more SF

**DENSITY**  
Net: 8 to 19 units/acre

**PARKING**  
2 on-site spaces per unit

**BUILDING SIZE**  
Width: 28 to 55 feet  
Depth: 28 to 60 feet  
Height: 14 to 24 feet to eave  
Floors: 1 to 2 stories



## DUPLEX: STACKED

A small (2 to 2.5-story), detached structure that consists of two dwelling units arranged one above the other, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house, may include a rear yard and fits on narrower lots than the side-by-side duplex.



**TYPICAL SPECIFICATIONS**

**LOT**  
Width: 45 to 75 feet  
  
Minimum Depth: 100 feet  
  
Minimum Lot Area: 4,500 SF

**UNITS**  
Number of Units: 2  
Unit Size: 450 or more SF

**DENSITY**  
Net: 8 to 25 units/acre

**PARKING**  
2 on-site spaces per unit

**BUILDING SIZE**  
Width: 28 to 55 feet  
Depth: 28 to 60 feet  
Height: 20 to 24 feet to eave  
Floors: 2 to 2.5 stories





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## TRIPLEX: INTEGRATED

A small (1 to 2-story), detached structure that consists of 3 dwelling units with 2 units stacked on top of each other and one unit integrated with the lower unit, each with an entry from the street. The lower integrated unit is typically smaller than the main lower unit. This type has the appearance of a small-to-medium single-unit house and may include a rear yard.



**TYPICAL SPECIFICATIONS**

**LOT**  
Width: 45 to 75 feet  
Minimum Depth: 100 feet  
Minimum Lot Area: 4,500 SF

**UNITS**  
Number of Units: 3  
Unit Size: 450 or more SF

**DENSITY**  
Net: 12 to 35 units/acre

**PARKING**  
2 on-site spaces per unit

**BUILDING SIZE**  
Width: 28 to 55 feet  
Depth: 28 to 60 feet  
Height: 20 to 24 feet to eave  
Floors: 2 to 2.5 stories



## TRIPLEX: STACKED

A small-to-medium (3 to 3.5-story) sized detached structure that consists of 3 dwelling units typically stacked on top of each other on consecutive floors, with one entry for the ground floor unit and a shared entry for the units above. This type does not include a rear yard.



**TYPICAL SPECIFICATIONS**

**LOT**  
Width: 40 to 65 feet  
Minimum Depth: 100 feet  
Minimum Lot Area: 4,000 SF

**UNITS**  
Number of Units: 3  
Unit Size: 450 or more SF

**DENSITY**  
Net: 13 to 38 units/acre

**PARKING**  
2 on-site spaces per unit

**BUILDING SIZE**  
Width: 24 to 40 feet  
Depth: 40 to 55 feet  
Height: 30 to 45 feet to eave  
Floors: 3 to 3.5 stories







# MISSING MIDDLE HOUSING TYPES

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## FOURPLEX: STACKED

A detached (2 to 2.5-story) structure with four dwelling units, two on the ground floor and two above, with shared or individual entries from the street. This type has the appearance of a large-sized single-unit house and may include a rear yard. This type is attractive to developers by generating four units on a typical 50' lot with alley access.



TYPICAL SPECIFICATIONS

LOT

Width: 50 to 75 feet

Minimum Depth: 100 feet

Minimum Lot Area: 5,000 SF

UNITS

Number of Units: 4

Unit Size: 450 or more SF

DENSITY

Net: 18 to 35 units/acre

PARKING

1.5 on-site spaces per unit

BUILDING SIZE

Width: 34 to 56 feet

Depth: 32 to 60 feet

Height: 20 to 28 feet to eave

Floors: 2 to 2.5 stories



## COTTAGE COURT

A group of small (1 to 2-story), detached structures arranged around a shared court visible from the street. The shared court is an important community-enhancing element and unit entrances should be from the shared court. It replaces the function of a rear yard.



TYPICAL SPECIFICATIONS

LOT

Width: 115 to 160 feet

Minimum Depth: 100 feet

Minimum Lot Area: 10,000 SF

UNITS

Number of Units: 5 to 10

Unit Size: 450 or more SF

DENSITY

Net: 13 to 44 units/acre

PARKING

1.5 on-site spaces per unit

BUILDING SIZE

Width: 18 to 24 feet

Depth: 24 to 36 feet

Height: 12 to 18 feet to eave

Floors: 1 to 2 stories





# MISSING MIDDLE HOUSING TYPES

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## TOWNHOUSE

A small-to medium-sized attached structure that consists of 2 to 16 multi-story dwelling units placed side-by-side. Entries typically face a street or courtyard. The street façades do not include garages.



**TYPICAL SPECIFICATIONS**

**LOT**  
Width:  
18 to 25 feet (alley is required for townhouse)  
  
Minimum Depth: 100 feet  
  
Minimum Lot Area: 1,800 SF

**UNITS**  
Number of Units: 2 to 16  
Unit Size: 900 or more SF

**DENSITY**  
Net: 11 to 25 units/acre

**PARKING**  
2 on-site spaces per unit

**BUILDING SIZE**  
Width: 18 to 25 feet  
Depth: 35 to 55 feet  
Height: 25 to 40 feet to eave  
Floors: 2 to 3.5 stories



## SMALL APARTMENT BUILDING

A detached (2 to 2.5-story) structure that consists of 5 to 12 dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street. This type has the appearance of a medium-to-large single-unit house and does not include a rear yard.



**TYPICAL SPECIFICATIONS**

**LOT**  
Width: 95 to 120 feet  
  
Minimum Depth: 100 feet  
  
Minimum Lot Area: 9,500 SF

**UNITS**  
Number of Units: 5 to 12  
Unit Size: 450 or more SF

**DENSITY**  
Net: 12 to 70 units/acre

**PARKING**  
1.5 on-site spaces per unit

**BUILDING SIZE**  
Width: 50 to 80 feet  
Depth: 35 to 75 feet  
Height: 25 to 40 feet to eave  
Floors: 2 to 2.5 stories

