

Missing Middle Housing Study

Framework for Expanding Housing Choice



The draft framework presents a preliminary approach for providing more housing options for more people at more income levels and more stages of life to create more equitable housing options.

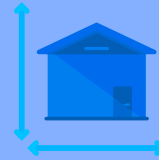
The Draft Framework would :



Allow townhouses and buildings with 2-8 units in zoning districts currently limited to single-household development (R-5 to R-20 zones)



Duplicate the same standards required for single-household development (height, setbacks, lot coverage)



Set a maximum building size for new housing types and limit townhouses to groups of 3 to manage unit sizes and sales prices

Reduce parking requirements to conserve trees, help manage stormwater, and support lower costs



Opportunities and Impacts of the Draft Framework:



20 lots per year would become "missing middle" (94 - 108 units)



1,500 people would be added to Arlington over 10 years through missing middle housing (~150 per year)

\$108,000+ income needed to attain the new housing types (6-8 unit multiplex)

Expanding housing choice creates opportunities for first-time homebuyers, empty-nesters, and smaller households



Stormwater runoff would be comparable to current impacts from single-detached redevelopment; Tree canopy of 20% to 50% is achievable



Net increase in students estimated to be 9-13 students per year

Modest housing and population growth, geographically dispersed, can be accommodated with existing infrastructure



Neighborhood change is already occurring and most redevelopment in residential areas would continue to be single-detached homes ("teardowns")



Neighborhoods that are predominantly duplexes and townhouses (e.g., Arlington Mill, Green Valley, Penrose) and other mixed-use areas would not be impacted



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