

INTRODUCTION

In October 2018, Opticos Design presented on Missing Middle Housing to the City of Greenville. Missing Middle Housing is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living. This includes units that are compatible in scale with single-family homes, but help create density to accommodate the desire for diversity in housing, transportation, and workplace choices among urban residents.

There are a number of different types of Missing Middle Housing. They include: duplex, fourplex, multiplex, carriage house, townhouse, live/work, and courtyard apartments. In Missing Middle, these types of houses blend in with surrounding single-family homes both in footprint and architectural style. This allows for a lower perceived density in urban neighborhoods. Whether it be young professionals looking for active urban neighborhoods, or empty nesters looking for an increase of walkability in their daily lives, there is an active shift in housing demand in the urban neighborhoods of American cities. It is crucial for the City of Greenville to incorporate Missing Middle Housing into their neighborhoods to keep with the demand.

Missing Middle Housing already exists in Greenville. The following case study will take a look at the existence of Missing Middle Housing on W Earle Street and the Heritage Historic District in Greenville, as well as examine ways to implement Missing Middle Housing in the future.



HOUSING TYPES

Duplex (side-by-side or stacked): Duplexes are medium sized structures that consist of two dwelling units, either next to each other or stacked on top of one another, both of which face and are entered from the street.

Bungalow Court: Bungalow courts consist of a collection of small, detached structures which provide multiple units arranged to define a shared court. The shared court acts as a backyard and is a critical element of community enhancement.

Carriage Houses: Carriage houses are accessory structures that are typically located at the rear of a lot that provide space for a number of different uses including residential, office, or small commercial or service uses. Often, the unit is located above a garage.

Fourplex: Fourplexes are medium sized structures that typically consist of four units. Often, two units are on the ground floor and two are above with a shared entry.

Multiplex: Multiplexes are medium structures that consist of five to ten side-by-side or stacked dwelling units. Typically, there is either a single shared entry, or individual entries along the front of the building.

Townhouse: Townhouses are small to medium sized structures that consist of two to eight attached single-family homes placed side-by-side.

Live/Work: Live/work units are small to medium sized attached or detached structures consisting of one dwelling unit above or behind a flexible ground floor space which is used for residential, service, or retail uses. Both the primary ground floor space and the second unit are owned by a single entity.

Courtyard Apartments: Courtyard apartments are medium to large sized structures consisting of multiple side-by-side or stacked dwelling units accessed from a courtyard or series of courtyards. There will either be a shared, common entry for a number of units, or the units may have their own entry.

CASE STUDY: W EARLE STREET

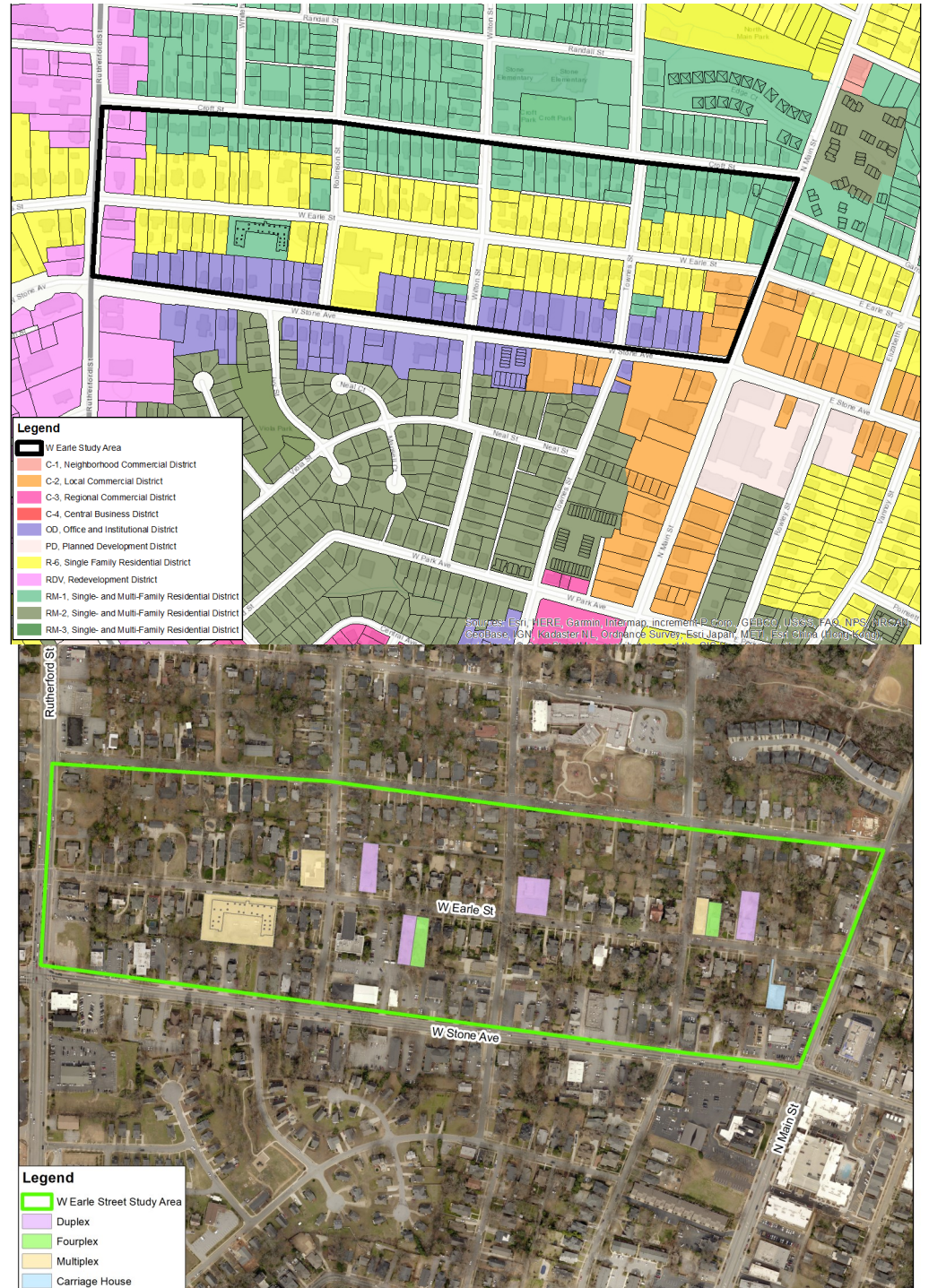
Housing Types

The W Earle Street study area has a number of different types of Missing Middle Housing including duplex, fourplex, multiplex, and a carriage house. These different housing types are mixed along the street and are often located next to single-family homes. Due to the architectural design and footprint of the buildings, many of them are not easily differentiated from their single-family home neighbors.

Zoning and Regulation

The Zoning of the study area, as well as the different housing types within the study area, can be seen to the right. The majority of the site is zoned R-6 which is meant to encourage single-family residential development on minimum lot sizes of 6,000 square feet. Two of the Missing Middle Housing multiplex sites are spot zoned RM-1. Those sites are zoned appropriately. However, the remainder of the Missing Middle Housing in the study area is non-conforming. For regulation, Opticos suggests that municipalities implement form based codes to promote the construction of Missing Middle Housing. In 2019, Opticos will be in Greenville to make recommendations on how the city's code could be more accommodating to Missing Middle Housing.

The following two pages provide some examples of current Missing Middle Housing on W Earle Street. The pictures were taken by city staff on February 7th.



22 W Earle Street



222 W Earle Street



300 W Earle Street



215 W Earle Street



211 W Earle Street



120 W Earle Street



18 W Earle Street



24 W Earle Street



CASE STUDY: HERITAGE HISTORIC DISTRICT

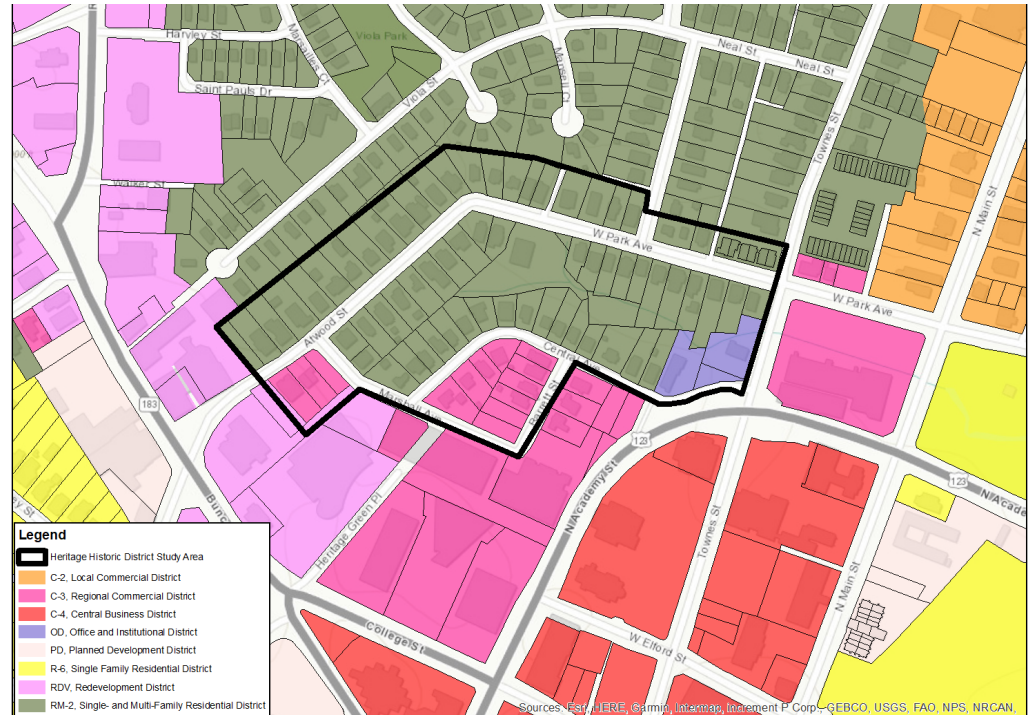
Housing Types

The Heritage Historic District acts as another great example of Missing Middle Housing in Greenville as it has a multitude of Missing Middle Housing Types. The Heritage Historic District study area is shown to the right and includes Atwood Street, W Parke Avenue, and Central Avenue. Similarly to W Earle, the Heritage Historic District includes duplex, fourplex and multiplex units. Unlike W Earle, the district contains a number of townhomes on the northeastern corner of the study area.

Zoning and Regulation

The majority of the study area is zoned RM-2. This is a multi-family district that encourages medium-density housing types with a maximum density of 20 units per acre. The fourplex units in the south and southwestern area of the study area are zoned C-3. While C-3 is a commercial district, housing units such as single-family, multi-family, duplex, and cottage subdivision are permitted. As with the W Earle Street neighborhood, the Missing Middle Housing in the Heritage Historic District is spread throughout the entire neighborhood and integrates well with the surrounding single-family units.

The following three pages provide some examples of current Missing Middle Housing in the Heritage Historic District. The pictures were taken by city staff on February 7th.



115 W Park Avenue



101 Atwood Street



100 Atwood Street



111 Atwood Street



14 Atwood Street



21 Atwood Street



100 Central Avenue



201 W Park Avenue



106 W Park Avenue



16 Atwood Street



102 Central Avenue



111 W Park Avenue



CONCLUSION

Missing Middle Housing offers the opportunity for dense, walkable neighborhoods in Greenville without compromising compatibility. This is accomplished through the construction of the Missing Middle Housing units which provide a smaller footprint and lower perceived density than large, multifamily units. By creating smaller, well designed units, Missing Middle Housing fosters community within neighborhoods by creating more affordable units within walking distance of amenities and other vibrant communities.

These types of communities already exist in the W Earle Street and Heritage Historic District neighborhoods of Greenville. By using those communities as examples, Greenville can expand Missing Middle Housing citywide. For this to happen, regulation and perception of Missing Middle Housing needs to change. In 2019, Opticos will be in Greenville to assess regulatory barriers to the construction of Missing Middle Housing. They will conduct a scan of the city's code and will provide their recommendations on how the City can better regulate and encourage Missing Middle Housing in the community.

