

Middle Housing building type characteristics

Type	bldg footprint	nmb du/bldg	minimum width	minimum lot	gross built area	net leaseable area	gross du/acre	unit size	bldg/lot	lot/gross	gross/net
Duplex 01	1,080	2	44	4,180	2,000	1,760	20.8	880	26%	48%	88%
Duplex 02	1,365	2	49	4,165	2,730	2,402	20.9	1,201	33%	66%	88%
Duplex 03	1,296	2	46	3,956	1,200	1,056	22.0	528	33%	30%	88%
Cottage Housing 01 - 6 du	2,772	6	105	12,600	2,100	1,848	20.7	462	22%	17%	88%
Cottage Housing 02 - 6 du	3,150	6	105	12,600	2,100	1,848	20.7	1,050	25%	17%	88%
Triplex 01	1,715	3	45	4,455	3,400	2,890	29.3	963	38%	76%	85%
Triplex 02	1,710	3	55	4,840	4,016	3,534	27.0	1,178	35%	83%	88%
Fourplex 01	1,600	4	50	4,500	3,200	2,720	38.7	680	36%	71%	85%
Fourplex 02	2,030	4	46	6,348	3,920	3,332	27.4	833	32%	62%	85%
Fourplex 03	2,303	4	59	5,723	4,735	4,025	30.4	1,006	40%	83%	85%
Fourplex 04	2,320	4	50	5,400	4,534	3,990	32.3	998	43%	84%	88%
Fiveplex 01	4,320	5	90	9,360	6,185	5,443	23.3	1,089	46%	66%	88%
Fiveplex 02	6,958	5	108	12,960	9,056	7,969	16.8	1,594	54%	70%	88%
Sixplex 01	3,149	6	77	7,469	6,478	5,506	35.0	918	42%	87%	85%
Sixplex 02	2,604	6	52	5,824	4,832	4,107	44.9	685	45%	83%	85%
Townhouse 01 - 3 du	2,310	3	76	6,460			20.2	1,540	36%	0%	
Townhouse 02 - 5 du	3,850	5	120	10,200			21.4	1,540	38%	0%	
Townhouse 03 - 3 du	2,100	3	160	9,600			13.6	2,100	22%	0%	
Courtyard Building 01	3,149		77	7,469	4,668	4,108		685	42%	62%	88%
Courtyard Building 02	9,504		140	16,800	8,068	7,100		710	57%	48%	88%
Courtyard Building 03	14,160		140	21,000	32,598	26,078		Varies	67%	155%	80%

Source: WA Dept of Commerce Middle Housing Guide

Note - gross built area and net leaseable area provided in Guide.

Gross du/acre = 43560 sf/acre divided by minimum lot divided by number dus in structure