



# COMMUNICATIONS:

## Middle Housing Types

# OVERVIEW

Missing middle housing serves as a transition in both form and scale between large-lot, detached single-family residences and high-density apartment buildings. Middle housing is characterized by a diverse set of housing types from duplexes to multiplex apartments that support sustainable, walkable places. These housing types vary in density, form, size, and provide varying levels of affordability.



Diagram of the spectrum of Missing Middle Housing. Source: Opticos Design, Inc.

# OVERVIEW

These housing types exist across Colorado and in countless cities nationwide, where they are widely popular and highly valued. They can seamlessly integrate into many neighborhoods without changing their existing character.

In Colorado, developing for-sale units, such as condominiums and townhomes, is challenging due to the state's Construction Defect laws, which drive up builder insurance costs, making affordable and attainable multifamily ownership options difficult to produce.

This toolkit is not a fully exhaustive list and does not include some types of housing that assist with gradually increasing density. For example, while accessory dwelling units (ADUs) are not technically considered middle housing, they play an integral role in increasing density by increasing the number of dwelling units on a single lot.



Top: Live Work in Crested Butte. Source: Trulia  
Bottom: Fourplex in Colorado Springs. Source: Redfin

# DUPLEX HOMES

## Overview

Duplexes are small 1-2.5 story dwellings arranged either side by side or one above the other with two street access points. They often have the appearance of a small to medium size house. Both units share a single lot and typically a yard as well. All other amenities such as living spaces, kitchens, entrances, and utility meters are separate.

Duplexes are often owned rather than rented and can potentially offer routes to homeownership at a lower cost than single-family homes. As cited in case studies and analysis, duplexes are among the most common and most widely desired types of missing middle housing.



Side-by-Side Duplex in Denver. Source: C. Noto



Stacked Duplex in Denver. Source: C. Noto

# DUPLEX HOMES

## Specifications

### Side-by-Side Duplex

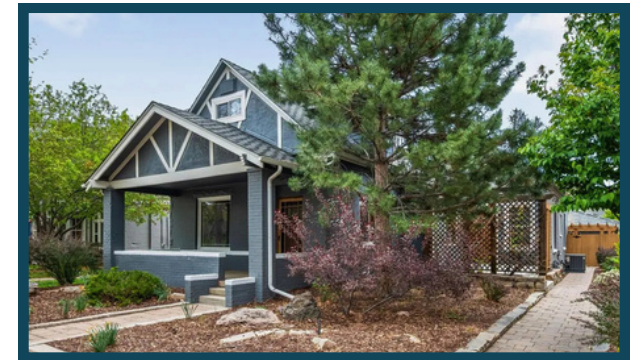
Lot	Front-loaded	Rear-Loaded
<b>Width*</b>	55-75 feet	40-70 feet
<b>Depth*</b>	100-150 feet	100-150 feet
<b>Area*</b>	5,000-11,250 sq. ft.	4,500-10,500 sq. ft.
	0.11-0.26 acres	0.10-0.24 acres
<b>Units</b>		
<b>Number of Units</b>	2 units	2 units
<b>Typical Unit Size</b>	600-2,400 sq. ft.	600-2,400 sq. ft.
<b>Density</b>		
<b>Net Density</b>	8-17 du/acre	8-19 du/acre
<b>Gross Density</b>	6-13 du/acre	7-14 du/acre
<b>Parking</b>		
<b>Parking Ratio*</b>		
<b>On-street Spaces</b>	2-3	2-3
<b>Off-street Spaces</b>	1 per unit max.	1 per unit max.
<b>Setbacks</b>		
<b>Front*</b>	10-25 feet	
<b>Side*</b>	5-12 feet	
<b>Rear (main building)*</b>	30-60 feet	
<b>Between Main and Accessory Buildings</b>	10-20 feet	
<b>Building</b>		
<b>Building Size</b>		
<b>Width</b>	28-55 feet	
<b>Depth</b>	28-60 feet	
<b>Height (to eave)*</b>	14-24 feet	
<b>Floors</b>	1-2 stories	

\* Varies based on context

### Stacked Duplex

Lot	Front-loaded	Alley-Loaded
<b>Width*</b>	45-75 feet	40-70 feet
<b>Depth*</b>	100-150 feet	100-150 feet
<b>Area*</b>	4,500-11,300 sq. ft.	4,000-10,500 sq. ft.
	0.13-0.26 acres	0.09-0.24 acres
<b>Units</b>		
<b>Number of Units</b>	2	2
<b>Typical Unit Size</b>	600-2,400 sq. ft.	600-2,400 sq. ft.
<b>Density</b>		
<b>Net Density</b>	8-19 du/acre	8-25 du/acre
<b>Gross Density</b>	7-16 du/acre	7-16 du/acre
<b>Parking</b>		
<b>Parking Ratio*</b>	1-2 per unit	1-2 per unit
<b>On-street Spaces</b>	1-3	1-3
<b>Off-street Spaces</b>	1 per unit max.	1 per unit max.
<b>Setbacks</b>		
<b>Front*</b>	10-25 feet	
<b>Side*</b>	5-12 feet	
<b>Rear (main building)*</b>	30-60 feet	
<b>Between Main and Accessory Buildings</b>	10-20 feet	
<b>Building</b>		
<b>Building Size</b>		
<b>Width</b>	28-55 feet	
<b>Depth</b>	28-60 feet	
<b>Height (to eave)*</b>	20-24 feet	
<b>Floors</b>	2-2.5 stories	

\* Varies based on context



Top: Side-by-Side Duplex in Denver. Source: Redfin  
 Bottom: Stacked Duplex in Denver. Source: Movoto

Source: [Missing Middle Housing](#)

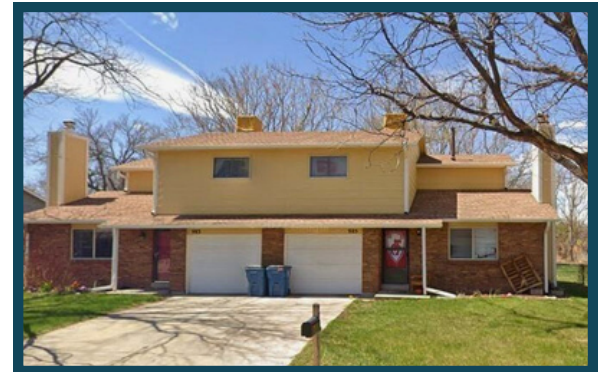
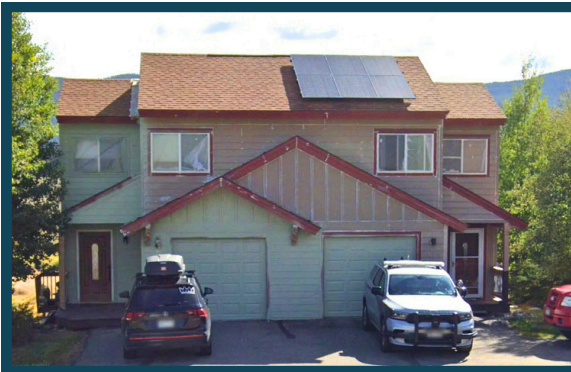
# DUPLEX HOMES

## Additional Duplex Examples

Side-by-Side



Stacked



Top: Fort Collins. Source: Redfin  
Bottom: Grand Junction. Source: Trulia

Top: Pueblo. Source: Redfin  
Bottom: Dillion. Source: Google Earth

Top: Denver. Source: Corcoran  
Bottom: Golden. Source: Redfin

# TWIN HOMES

## Overview

Twin homes are like duplexes in that one building is made of two dwellings. However, there are some key differences between duplexes and twin homes. Unlike duplexes, twin homes are two identical homes on two different lots. The lot line runs along the shared wall effectively creating single family dwellings on separate lots with a side setback of 0 ft.

Twin homes allow independence on multiple fronts. Ownership is separate due to the separate lots; design and maintenance are also separate. Despite the dwellings being identical, the design and upkeep of the building exteriors are at the discretion of the owners.



Left & Right: Twin Home in Denver. Source: C. Noto

# TWIN HOMES

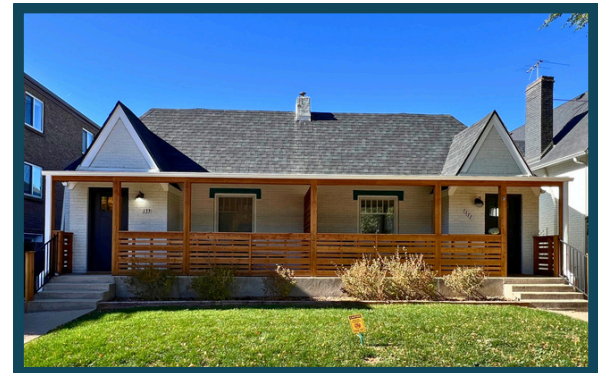
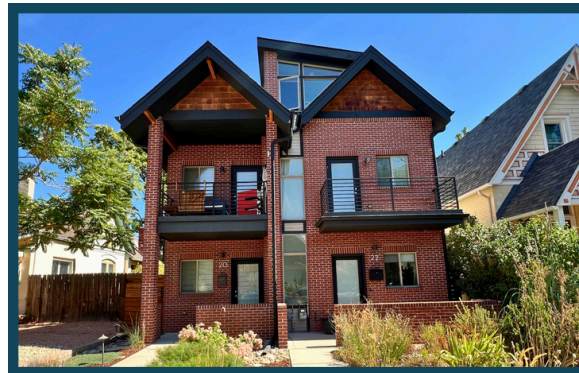
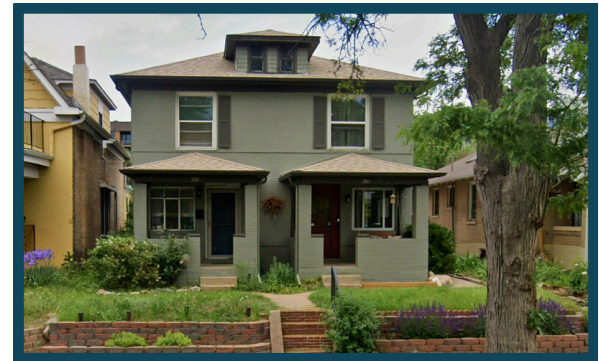
## Specifications

### Twin Home

Lot	Front-loaded	Rear-Loaded
<b>Width*</b>	40-75 feet	40-70 feet
<b>Depth*</b>	100-150 feet	100-150 feet
<b>Area*</b>	4,000-11,250 sq. ft.	4,000-10,500 sq. ft.
	0.11-0.26 acres	0.10-0.24 acres
<b>Units</b>		
<b>Number of Units</b>	2 units	2 units
<b>Typical Unit Size</b>	600-2,400 sq. ft.	600-2,400 sq. ft.
<b>Density</b>		
<b>Net Density</b>	8-17 du/acre	8-19 du/acre
<b>Gross Density</b>	6-13 du/acre	7-14 du/acre
<b>Parking</b>		
<b>Parking Ratio*</b>		
<b>On-street Spaces</b>	2-3	2-3
<b>Off-street Spaces</b>	1 per unit max.	1 per unit max.
<b>Setbacks</b>		
<b>Front*</b>	10-25 feet	
<b>Street Side*</b>	10 feet	
<b>Rear (main building)*</b>	30-60 feet	
<b>Between Main and Accessory Buildings</b>	10-20 feet	
<b>Building</b>		
<b>Building Size</b>		
<b>Width</b>	28-55 feet	
<b>Depth</b>	28-60 feet	
<b>Height (to eave)*</b>	14-35 feet	
<b>Floors</b>	1-2 stories	

\* Varies based on context

Source: Missing Middle Housing



All: Twin Homes in Denver. Source: C. Noto

# TRIPLEX HOMES

## Overview

Triplexes are three dwellings either stacked one above another or side by side in the form of rowhomes. They vary in appearance from a tall singular house to a shorter and wider building. The stacked triplex will often have two ground floor entrances- one for the ground floor unit and a shared entrance for the two units above.

Triplexes are often rented units. The existence of shared outside areas such as lawns, patios, and gardens varies from triplex to triplex.



Side-by-Side Triplex in Wheat Ridge. Source: Redfin



Stacked Triplex in Boulder. Source: Trulia

# TRIPLEX HOMES

## Specifications

### Stacked Triplex

Lot	Front-loaded	Alley-Loaded
Width*	40-65 feet	40-55 feet
Depth*	100-150 feet	85-150 feet
Area*	4,000-9,750 sq. ft.	3,400-8,250 sq. ft.
	0.092-0.22 acres	0.078-0.19 acres
<b>Units</b>		
Number of Units	3	3
Typical Unit Size	700-1,600 sq. ft.	700-1,600 sq. ft.
<b>Density</b>		
Net Density	13-32 du/acre	15-38 du/acre
Gross Density	11-30 du/acre	13-35 du/acre
<b>Parking</b>		
Parking Ratio*	1-2 per unit	1-2 per unit
On-street Spaces	1-2	1-2
Off-street Spaces	1 per unit max.	1 per unit max.
<b>Setbacks</b>		
Front*	10-25 feet	
Side*	5-12 feet	
Rear (main building)*	5-30 feet	
Between Main and Accessory Buildings	10-20 feet	
<b>Building</b>		
<b>Building Size</b>		
Width	24-40 feet	
Depth	40-55 feet	
Height (to eave)*	30-45 feet	
Floors	3-3.5 stories	

\* Varies based on context

Side-by-Side



Stacked



Top: Triplex in Denver. Source: C. Noto  
Bottom: Triplex in Colorado Springs.  
Source: Kenna Real Estate

Top: Triplex in Arvada. Source: Homes.com  
Bottom: Triplex in Boulder. Source: Trulia

Source: [Missing Middle Housing](#)

20 MIDDLE HOUSING TYPES

# FOURPLEX HOMES

## Overview

Fourplexes consist of a singular building that houses four separate dwelling units. The appearance of fourplexes vary greatly but often take on the appearance of a medium-sized single-unit home with a main entrance.

Fourplexes are often owned by a single owner and units are rented. The existence of a front or back yard or other outdoor common spaces will vary by site and context. Generally, buildings with individual units for sale and jointly owned common space are considered condominiums.



Fourplex in Denver. Source: C. Noto



Fourplex in Colorado Springs. Source: Trulia

# FOURPLEX HOMES

## Specifications

### Stacked Fourplex

Lot	Front-loaded	Alley-Loaded
Width*	50-75 feet	45-65 feet
Depth*	100-150 feet	100-150 feet
Area*	5,000-11,250 sq. ft. 0.11-0.26 acres	4,500-9,750 sq. ft. 0.10-0.22 acres
<b>Units</b>		
Number of Units	4	4
Typical Unit Size	500-1,200 sq. ft.	500-1,200 sq. ft.
<b>Density</b>		
Net Density	18-29 du/acre	21-35 du/acre
Gross Density	14-22 du/acre	15-25 du/acre
<b>Parking</b>		
Parking Ratio*	1-2 per unit	1-2 per unit
On-street Spaces	2-3	2-3
Off-street Spaces	1.5 per unit max.	1.5 per unit max.
<b>Setbacks</b>		
Front*	10-25 feet	
Side*	5-12 feet	
Rear (main building)*	30-60 feet	
Between Main and Accessory Buildings	10-20 feet	
<b>Building</b>		
<b>Building Size</b>		
Width	34-56 feet	
Depth	32-60 feet	
Height (to eave)*	20-28 feet	
Floors	2-2.5 stories	

\* Varies based on context



Top: Fourplex in Lakewood. Source: Trulia  
Bottom: Fourplex in Greely. Source: Homes.com

Top: Fourplex in Loveland. Source: Homes.com  
Bottom: Fourplex in Colorado Springs.  
Source: Kenna Real Estate

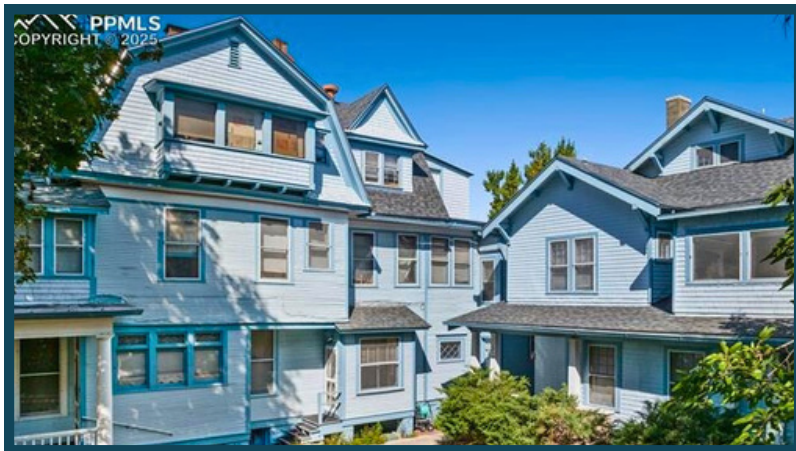
Source: [Missing Middle Housing](#)

# MULTIPLEX HOMES

## Overview

Multiplexes, sometimes referred to as grand houses or mansion apartments, are detached structures that house anywhere from 5 - 12 dwelling units. Multiplexes can vary in look but often have the appearance of a middle to large single-family home.

Multiplexes are often rental units, though the inclusion of features like front yards, back yards, or shared outdoor spaces varies by site and context.



8 Unit Multiplex in Colorado Springs. Source: Kenna Real Estate



6 Unit Multiplex in Fort Collins. Source: Homes.com

# MULTIPLEX HOMES

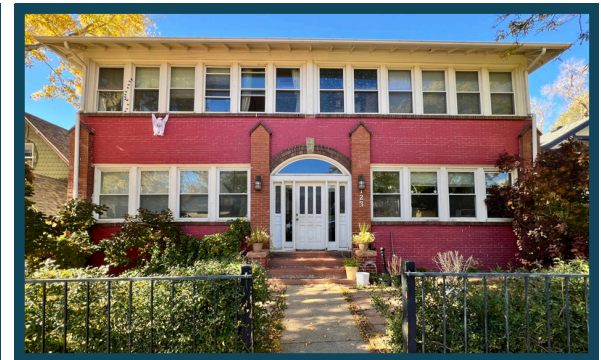
## Specifications

### Medium Multiplex

Lot	Front-loaded	Alley-Loaded
Width*	95-120 feet	75-100 feet
Depth*	100-150 feet	100-150 feet
Area*	9,500-18,000 sq. ft.	7,500-15,000 sq. ft.
	0.22-0.41 acres	0.17-0.34 acres
<b>Units</b>		
Number of Units	5-12 units	5-12 units
Typical Unit Size	500-1,200 sq. ft.	500-1,200 sq. ft.
<b>Density</b>		
Net Density	12-55 du/acre	14-70 du/acre
Gross Density	10-50 du/acre	12-63 du/acre
<b>Parking</b>		
Parking Ratio*	1-1.5 per unit	1-1.5 per unit
On-street Spaces	3-4	3-5
Off-street Spaces	1.25 per unit max.	1.25 per unit max.
<b>Setbacks</b>		
Front*	10-25 feet	
Side*	5-12 feet	
Rear (main building)*	30-60 feet	
Between Main and Accessory Buildings	10-20 feet	
<b>Building</b>		
<b>Building Size</b>		
Width	50-80 feet	
Depth	35-75 feet	
Height (to eave)*	25-40 feet	
Floors	2-2.5 stories	

\* Varies based on context

Source: [Missing Middle Housing](#)



Top: 7 Unit Multiplex in Pueblo. Source: Redfin  
 Bottom: 5 Unit Multiplex in Pueblo. Source: Redfin

Top: 5 Unit Multiplex in Denver. Source: C. Noto  
 Bottom: 5 Unit Multiplex in Colorado Springs. Source: Redfin

# TOWNHOMES / ROWHOMES

## Overview

Townhomes, like duplexes, are individual units that are placed side-by-side. What separates townhomes from duplexes are the multiple dwellings. Townhomes can range from 2 units to 16 units.

Townhomes are traditionally owner-occupied and characterized by their narrow, street-facing entrances, often with a small set of stairs and occasionally oriented around a shared courtyard. However, Colorado's Construction Defect laws are increasingly impacting home builders, driving up insurance costs and making for-sale townhome projects more risky—resulting in more townhomes shifting to rental products or, more likely, not being built at all.



Townhomes in Fort Collins. Source: Realtor.com



Townhomes in Denver. Source: Realtor.com

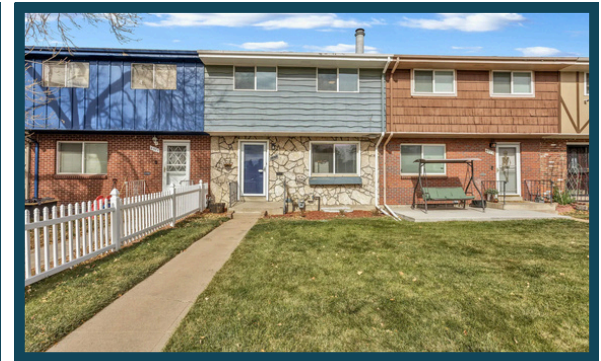
# TOWNHOMES / ROWHOMES

## Specifications

### Townhome

Lot	Front-loaded	Alley-Loaded
Width*	N/A	18-25 feet
Depth*		85-120 feet
Area*		1,530-3,000 sq. ft. 0.04-0.09 acres
<b>Units</b>		
Number of Units	N/A	1
Typical Unit Size		1,000-3,000 sq. ft.
<b>Density</b>		
Net Density	N/A	11-25 du/acre
Gross Density		10-22 du/acre
<b>Parking</b>		
Parking Ratio*	N/A	1-3 per unit
On-street Spaces		1-2
Off-street Spaces		2 per unit max.
<b>Setbacks</b>		
Front*		10-25 feet
Side*		0-12 feet
Rear (main building)*		30-60 feet
Between Main and Accessory Buildings		10-20 feet
<b>Building</b>		
<b>Building Size</b>		
Width		18-25 feet
Depth		35-55 feet
Height (to eave)*		25-40 feet
Floors		2-3.5 stories

\* *Varies based on context*



Top: Townhomes in Louisville.  
Source: KGA Studio Architects  
Bottom: Townhomes in Thornton. Source: Redfin

Top: Townhomes in Lakewood. Source: Zillow  
Bottom: Townhomes in Broomfield. Source: Redfin

Source: [Missing Middle Housing](#)

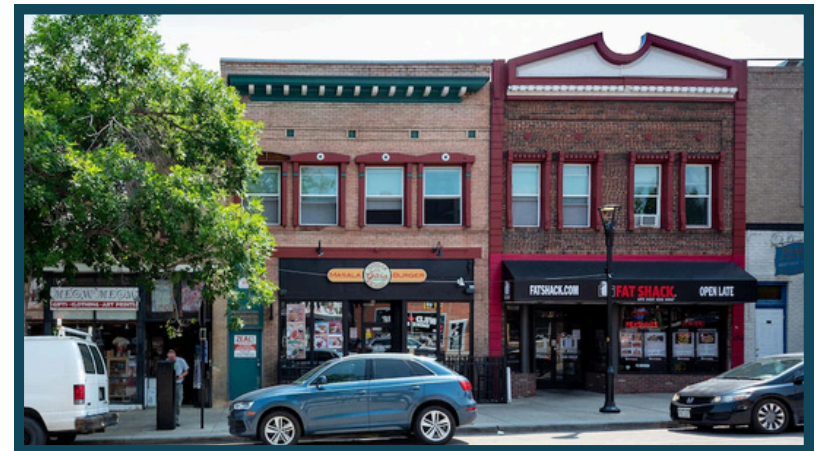
# LIVE-WORK HOMES

## Overview

Live-Work units combine residential with commercial or other non-residential uses. This type of housing includes dwelling units above or behind a fire-separated ground floor space that can accommodate different uses other than residential. Both the non-residential space and the dwelling units typically have separate ground floor entrances. The first floor or the non-residential portion often has a higher height minimum than the residential units. These units are typically rented spaces.



Live-Work Homes in Colorado Springs. Source: Kenna Real Estate



Live-Work Homes in Boulder. Source: Homes.com

# LIVE-WORK HOMES

## Specifications

### Live-Work

Lot	Front-loaded	Alley-Loaded
Width*	N/A	18-25 feet
Depth*		85-120 feet
Area*		1,530-3,000 sq. ft.
		0.04-0.07 acres
<b>Units</b>		
Number of Units	N/A	1
Typical Unit Size		1,000-3,000 sq. ft.
<b>Density</b>		
Net Density	N/A	14-29 du/acre
Gross Density		11-20 du/acre
<b>Parking</b>		
Parking Ratio*	N/A	1-3 per unit
On-street Spaces		1-2
Off-street Spaces		2 per unit max.
<b>Setbacks</b>		
Front*		10-25 feet
Side*		0-12 feet
Rear (main building)*		30-60 feet
Between Main and Accessory Buildings		10-20 feet
<b>Building</b>		
<b>Building Size</b>		
Width		18-25 feet
Depth		35-55 feet
Height (to eave)*		25-40 feet
Floors		2-3.5 stories

\* *Varies based on context*



Top: Live-Work Homes in Julesburg.  
Source: Realtor.com  
Bottom: Live-Work Homes in Denver.  
Source: C. Noto

Top: Live-Work Homes in Pueblo.  
Source: Realtor.com  
Bottom: Live-Work Homes in Denver.  
Source: Google Earth

Source: [Missing Middle Housing](#)

# COTTAGE / BUNGALOW COURT HOMES

## Overview

Cottage or Bungalow Courts are a group of small and detached individual units encircling a shared court that is visible to the street. The number of units can vary from court to court, but typically ranges from 5 - 10 units. These units are usually built on a single lot, but can be owned separately. The small size of these structures could potentially remove a barrier to entry into homeownership options.



The Cottages at Mesa Ridge in Fountain. Source: Zillow



Vassar School Bungalows in Denver. Source: Denverite

# COTTAGE / BUNGALOW COURT HOMES

## Specifications

### Cottage Court

Lot	Front-loaded	Alley-Loaded
Width*	115-160 feet	100-150 feet
Depth*	100-150 feet	100-150 feet
Area*	11,500-24,000 sq. ft.	10,000-22,500 sq. ft.
	0.26-0.55 acres	0.23-0.52 acres
<b>Units</b>		
Number of Units	5-10	5-10
Typical Unit Size	500-800 sq. ft.	500-800 sq. ft.
<b>Density</b>		
Net Density	13-38 du/acre	19-44 du/acre
Gross Density	10-20 du/acre	15-31 du/acre
<b>Parking</b>		
Parking Ratio*	1-2 per unit	1-2 per unit
On-street Spaces	5-7	5-7
Off-street Spaces	1 per unit max.	1 per unit max.
<b>Setbacks</b>		
Front*	10-25 feet	
Side*	5-15 feet	
Rear (main building)*	5-15 feet	
Between Main and Accessory Buildings	5-10 feet	
<b>Building</b>		
<b>Building Size</b>		
Width	18-24 feet max.	
Depth	24-36 feet max.	
Height (to eave)*	12-18 feet max.	
Floors	1-1.5 stories (Rear-most building sometimes 2 stories)	

\* Varies based on context

Source: [Missing Middle Housing](#)



Top: [The Cottages at Sand Creek](#) in Colorado Springs. Source: Zillow  
 Bottom: [The Cottages at Peak View](#) in Colorado Springs. Source: Zillow

Top: [The Cottages at Erie](#) in Erie. Source: Zillow  
 Bottom: Bungalow-style home in Englewood. Source: Redfin

# COURTYARD BUILDING HOMES

## Overview

Courtyard buildings are distinct from cottage courts because they are not made up of individually detached units. Courtyard buildings are detached structures that take the form of a medium to large building and house multiple units. The number of units varies but typically ranges from 5 - 25 units. These units face a center courtyard that is typically perpendicular to the street. Each unit typically has its own courtyard facing entrance or shares an entrance with up to around 3 units depending on the height, size, and layout of the courtyard building.



Left & Right: Courtyard Building Homes in Denver. Source: C. Noto

# COURTYARD BUILDING HOMES

## Specifications

### Courtyard Building

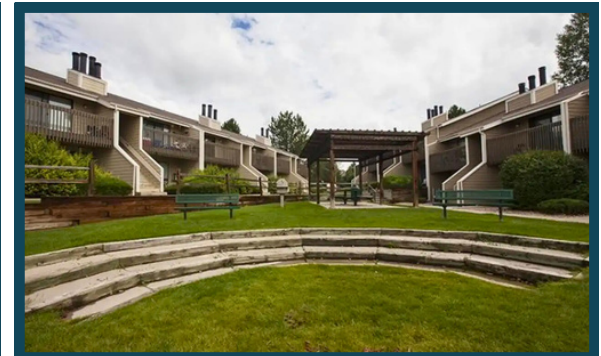
Lot	Front-loaded	Alley-Loaded
Width*	100-135 feet	85-125 feet
Depth*	110-150 feet	100-150 feet
Area*	11,000-20,250 sq. ft.	9,350-18,750 sq. ft.
	0.25-0.46 acres	0.21-0.43 acres
<b>Units</b>		
Number of Units	6-25	6-25
Typical Unit Size	500-1,300 sq. ft.	500-1,300 sq. ft.
<b>Density</b>		
Net Density	26-60 du/acre	33-70 du/acre
Gross Density	21-56 du/acre	24-61 du/acre
<b>Parking</b>		
Parking Ratio*	1-2 per unit	1-2 per unit
On-street Spaces	3-6	3-6
Off-street Spaces	1 per unit max.	1 per unit max.
<b>Setbacks</b>		
Front*	10-15 feet	
Side*	5-12 feet	
Rear (main building)*	10-20 feet	
Between Main and Accessory Buildings	10-20 feet	
<b>Building</b>		
<b>Building Size</b>		
Width	50-100 feet	
Depth	40-80 feet	
Height (to eave)*	20-40 feet	
Floors	1-3.5 stories	

\* Varies based on context

Source: [Missing Middle Housing](#)



Top: Courtyard Building in Denver.  
Source: Google Earth  
Bottom: Courtyard Building in Denver.  
Source: Cornerstone



Top: Courtyard Building in Aurora. Source: Zumper  
Bottom: Courtyard Building in Lakewood.  
Source: Rent Cafe