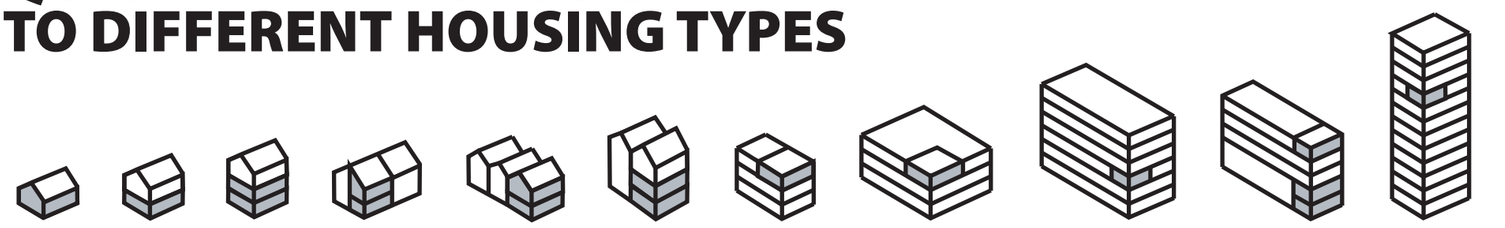
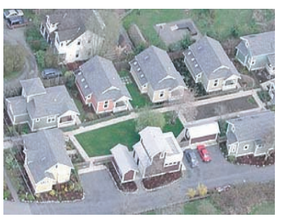
QUICK REFERENCE GUIDE TO DIFFERENT HOUSING TYPES



Single Detached | Duplex | Triplex | Multiplex/ Big House | Side Attached | Stacked Rowhouse | Small Apartment | Low-rise Apartment | Mid-rise Apartment | Apartment over Commercial | High-rise Apartment



ACCESSORY DWELLING UNITS (ADU)

Inside ADU - lower level.

Detached ADU above garage.

Attached ADU above garage.

SMALL LOT AND CLUSTER SUBDIVISIONS

Sometimes small lot developments are also called cluster developments.

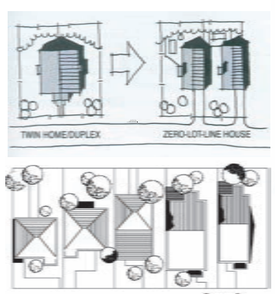
A cluster subdivision generally sites houses on smaller parcels of land, while the additional land that would have been allocated to individual lots is converted to common shared open space for the subdivision residents. Typically, road frontage, lot size, setbacks, and other traditional subdivision regulations are redefined to permit the developer to preserve ecologically sensitive areas, historical sites, or other unique characteristics of the land being subdivided.

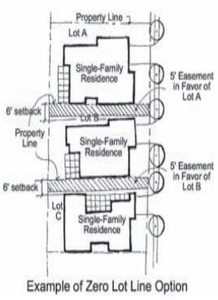
COTTAGE HOUSING

Langley, Washington

ZERO LOT LINE HOUSING

The construction of one or more building walls of a detached house on a property boundary.





Example of Zero Lot Line Option

BUNGALOWS

West Seattle

DUPLEXES

2 Units on the same lot

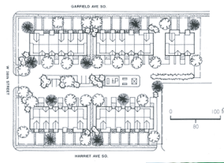
FOURPLEX

North Portland

TOWNHOUSES

Tacoma, WA

26 units
27 surface parking spaces
Density: 29 units/acre
Total site area: 39,000 sq. ft. (.89 acres)



Site plan

24 units
48 surface parking spaces
Density: 10 units/acre
Total site area: 2.5 acres

Two- and three-bedroom townhouse-units

APARTMENTS

Livermore, CA

Apartments in Livermore, CA

70 units
131 parking surface/carport
Density: 16 units/ acre
Total site area: 5 acres

This housing combines 70 stacked flats and townhouses in ten detached buildings clustered around five courtyards.

APARTMENTS

Seattle, WA

Apartments in Seattle, WA
100 units
138 parking spaces
Density: 151 units/acre
Total site area: 28,827 sq. ft. (.66 acres)

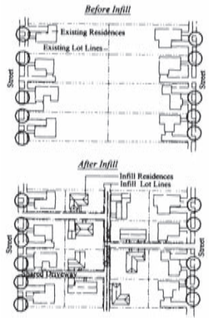
Five-story building over two-story below-grade concrete parking podium

ARTIST LOFTS/LIVE WORK UNITS

Seattle

Kansas City, Mo

INFILL



CITY OF LONGVIEW COMPREHENSIVE PLAN UPDATE
COMPILED BY JONES & STOKES

SOURCES:
http://www.transcoalition.org/ia/acssdwel/01.html
http://www.designadviser.org (Demystifying Density)

Figure 3-2
Housing Types
Sources: http://www.transcoalition.org/ia/acssdwel/01.html
http://www.designadviser.org (Demystifying Density)