

# Strategy #3

Increase diversity in housing choice by expanding "missing middle" development opportunities.

This strategy calls for expanding opportunities for market-rate development of **missing middle** housing types such as **duplexes, triplexes, townhomes, cottage housing, and courtyard apartments** in the Single-Family Residential (RS) zone. These housing types are considered "missing" because many zoning codes have blocked or disincentivized their production since the 1950s and are "middle" as they fall between single-family detached housing and larger apartment buildings.

In Federal Way and many suburban communities, nearly all housing choices fall into two categories: detached single-family homes or larger multifamily apartment buildings. Such limited options do not reflect the wide range of preferences and needs of differing family sizes, household incomes, and cultural groups.



Source: Opticos Design



Townhomes



Fourplex

Source: City of Olympia



Duplex

Source: City of Olympia



Triplex

Source: eMZed Architecture

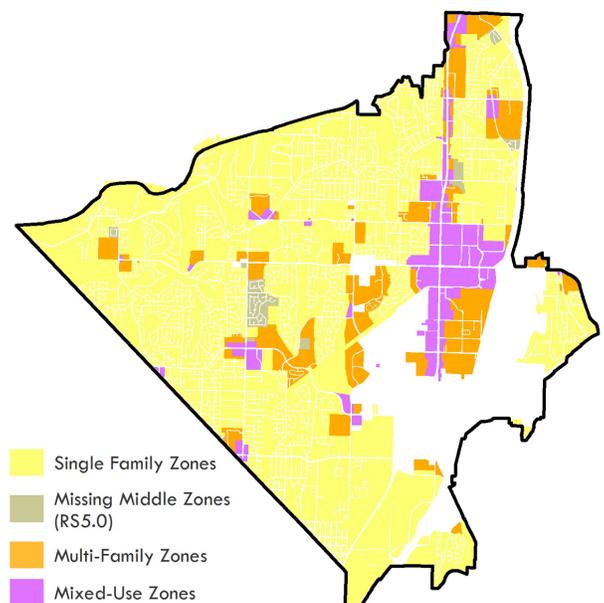
## Benefits

- In general, these types of housing are lower cost than detached single-family houses.
- Creation of entry-level homeownership opportunities.
- Provide a greater range of design and locational choices than larger apartment buildings.

## Actions & Implementation

**This is a medium term (3-7 year) strategy.**

- Modify zoning and development codes to allow for "missing middle" housing types.
- Consider lower school impact fees and expedited permitting for missing middle housing types.
- Pair regulatory strategies with updated design standards to ensure compatibility with the existing neighborhood.



Only RS5.0 provides limited options for missing middle housing, and this zone accounts for just 1.1% of land in Federal Way.