

Definitions

Accessory dwelling unit (ADU): A dwelling unit that is secondary to a principal use of the property (TMC 108.40.110(B)).

- » *Includes:*
 - » Employee apartment.
 - » Caretaker's quarters.
 - » Mother-in-law suite.
 - » Guesthouse.
- » *Standards:*
 - » One ADU is allowed per lot of record.
 - » ADUs are not included in residential density calculations.
 - » The maximum size of an ADU is 1,000 sq. ft. of habitable floor area.
 - » The ADU must closely match the principal use's design, color scheme, and roof materials whether attached to or detached from the principal structure.

Attached single-family unit: A residential unit occupied by not more than one family that is connected to at least two other dwelling units or nonresidential units by one or more common walls.

- » *Includes:*
 - » Attached townhouse unit.
 - » Condominium.
 - » Triplex, quadruplex, etc.
 - » Apartment.
- » *Does not include:*
 - » Single-family units attached to accessory dwelling units.
 - » Duplexes.

Housing Types

The Missing Middle Housing types described on the following pages provide diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes. These house-scale buildings fit seamlessly into existing residential neighborhoods and support walkability, locally-serving retail, and public transportation options. They provide solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability.

The majority of Missing Middle Housing types have 4-8 units in a building, or 4-8 units on a lot in the case of a cottage court. Most Missing Middle building

Detached single-family unit: A single residential unit occupied by not more than one family having no roof, wall, or floor in common with any other residential unit or nonresidential unit (TMC 108.40.040(B)).

- » *Includes:*
 - » Single-family units attached to accessory dwelling units.
 - » Individual manufactured homes and modular homes, when sited on a permanent foundation in accordance with Tenino's building code.
- » *Does not include:*
 - » Mobile homes.
 - » Individual manufactured homes and modular homes when not sited on a permanent foundation.
 - » Recreational vehicles, park trailers and travel trailers.

Duplex: Two residential units, each occupied by not more than one family, that are connected to each other by one or more common walls.

- » *Does not include:*
 - » Attached single-family units.
 - » Townhouse.
 - » Condominium.
 - » Single-family units attached to accessory dwelling units.

Missing Middle Housing: A range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood. Identified by Daniel Parolek in the book *Missing Middle Housing* (2020) and website missingmiddlehousing.com.

types are 2 to 2.5 stories in height, with the exception of the cottage court at 1.5 stories. They have a maximum of one off-street parking space per unit.

Upper Missing Middle Housing types typically have 12 units per building, with a maximum of 19 units. These are typically deeper buildings, and 3-4 stories in height. These buildings should be treated as a separate category of Missing Middle, and used very carefully in low-to-moderate intensity neighborhoods or more liberally in higher intensity neighborhoods. Carriage houses (also known as Accessory Dwelling Units or ADUs) are not a Missing Middle housing type but can be a useful tool in increasing housing access and affordability without changing the community's physical character.