MISSING MIDDLE HOUSING TYPOLOGIES:
Unrealized Life Cycle Housing Varieties in Austin

Missing Middle projects offer a range of architectural solutions to some of Central Texas’ most pressing challenges—sustainability, walkability, traffic congestion and quality of life—while simultaneously accommodating the housing needs of various age groups, family sizes, and incomes. They are middle because they are at a scale and density that falls between detached single family homes on a single lot and mid-rise, multi-family buildings, but are (largely) missing from the City’s urban fabric. Through these projects, the AIA aims to start a conversation with the Austin community about the importance of creating more inclusive urban density.

Accessory Dwelling Unit
Small, detached units sharing a lot with a single family home
Typically built above garages or in rear yards
Non-intrusive on lot, often hidden from street view
Rarely includes off-street parking
400 - 800 sf

The classic mid-century American home
Most abundant segment of the market
Built within the context of a single family neighborhood
Usually includes private attached or detached garages
1200 - 2400 sf

Two separate households in one building
Not necessarily equal in size
Fits seamlessly into a single family neighborhood
Usually includes shared attached or detached garages
1000 - 1800 sf/unit

Can be designed to look like a large single family house, not four doors facing street
Two ground floor units, two second floor units directly above
Can include a detached shared garage
800 - 1400 sf/unit

Attached or stacked units that are accessed through a shared courtyard
Private balconies or garden spaces in exchange for private rear yards
Parking provided in a shared garage/area
800 - 1400 sf/unit

Small detached or attached houses clustered around a communal central space
Shared outdoor space takes the place of private rear yards
Cluster complex may also provide residential amenities for the community to share, i.e. outdoor grill or pool
Parking provided in a shared garage/area
800 - 1400 sf/unit

Attached multi-story single-family units that are placed side-by-side
Access is typically directly off of the street
Fits well in both urban and single-family neighborhood contexts
Parking usually provided from an alley in the rear
800 - 1400 sf/unit

Medium-sized structure, side-by-side or stacked units
Offers shared outdoor spaces and other residential amenities such as laundry and outdoor kitchens
Parking usually provided in a shared garage complex
500 - 1400 sf/unit

Stacked dwelling units above or behind flexible ground floor space used for shops and businesses
Homes offer flexibility in transit options and proximity to goods and services
Designed for mixed-use neighborhoods with commercial synergy
Parking usually provided from an alley in the rear
1200 - 2000 sf/unit