

Missing Middle Housing on Long Island

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Local Historic Precedent

Duplex – Huntington

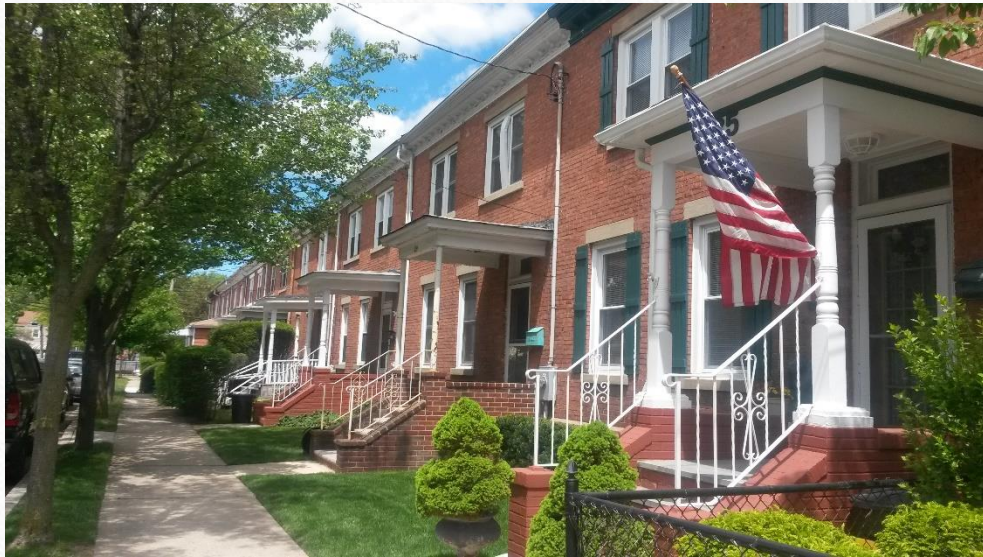


Duplex - Huntington



Local Historic Precedent

Townhouses- Farmingdale



Fourplex- Huntington



Local Historic Precedent

Multiplex – Huntington Station



Multiplex – Huntington Station



Local Historic Precedent

Multiplex – Huntington Village



Multiplex – Huntington Village



New Missing Middle Housing

6-unit Apt. Bldg.



Huntington Village



New Missing Middle Housing

16 unit mixed use building



Huntington Station



Challenges to Missing Middle Housing on L.I.

- **Zoning** – Though many municipalities allow two-family or multi-family housing outside of commercial districts, most require additional lot area per unit. Changes of zone and variances take a long time.
- **Parking** – Most off street parking requirements take up too much lot area
- **Sewers** – Many downtowns in Suffolk, and some in Nassau are unsewered allowing only 2 units per acre
- **High Construction and Land Costs** – Coupled with long approvals process makes development expensive

Opportunities for Missing Middle Housing on L.I.

- Transitions between commercial and single family residential zones
- Downtown “B” streets
- Small lots are more common in downtown areas – more opportunities than large lot development