

# Spotlight on: Small-Format Multifamily Housing

**Support initiatives or incentives in Garner to introduce “small-format multifamily” housing opportunities in new or existing neighborhoods.**

Dynamic neighborhoods are places that provide exceptional quality of life, attainable and diverse housing options, and connections to neighborhood-serving uses like community gardens, parks, schools, retail areas, or employment areas. In some communities, these aspirations are captured in local initiatives to create or support “small format multifamily housing” options for residents. The term refers to a range of small- to medium-size home choices provided at different price points. The homes are compatible in scale and character to an existing surrounding neighborhood (infill development), or made part of the solutions identified to effectively transition between land uses and densities in a new activity center (development or redevelopment).

Small-format multifamily housing types are represented by single buildings with multiple units on a single lot, multiple buildings with multiple units on multiple lots, or a cluster of single- or multi-unit homes oriented toward a common green. Common home types in this category include duplex, triplex, quadplex, courtyard apartments, live-work units, cottage courtyards, townhomes, and small-scale apartments.

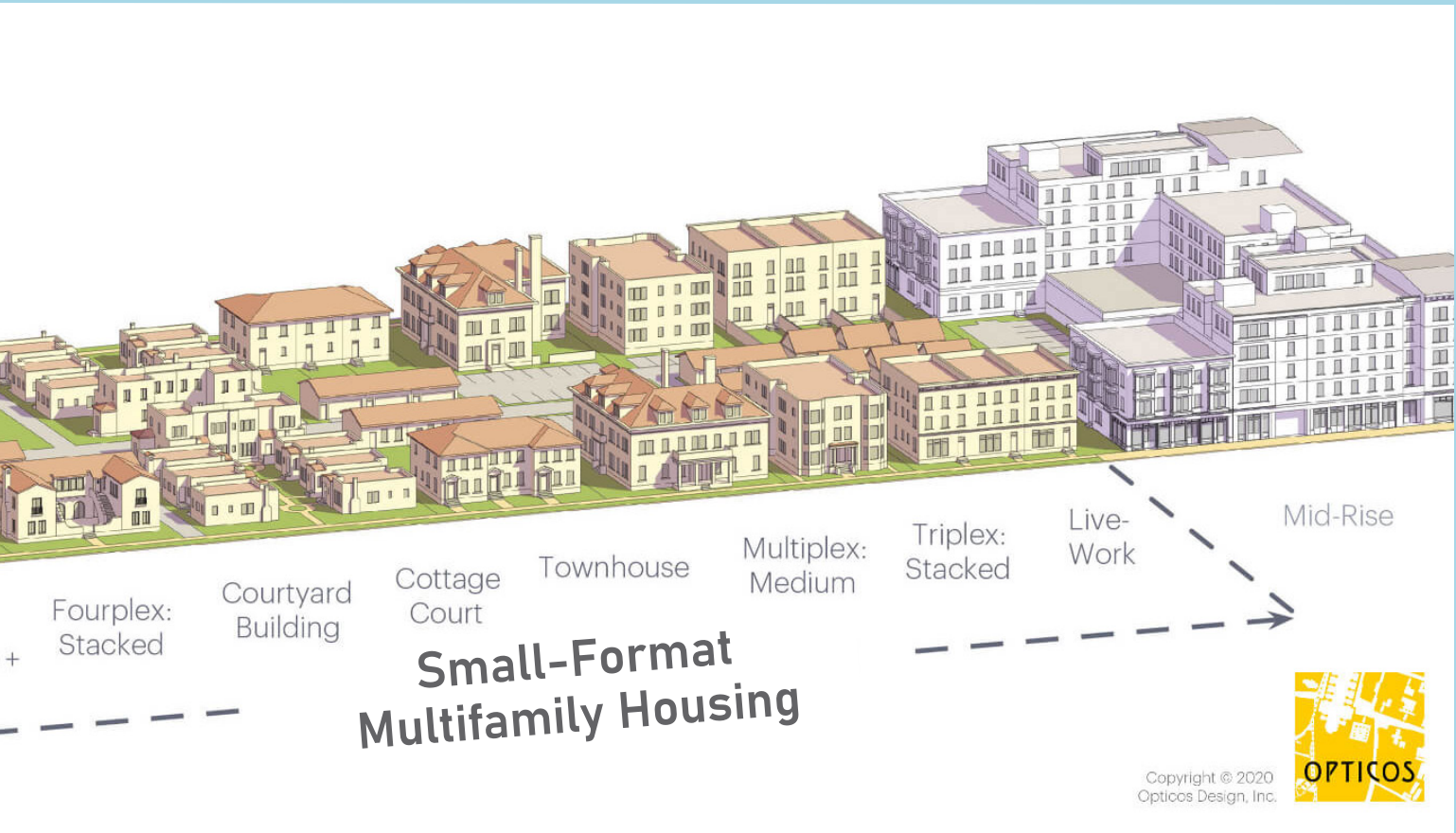
Small-format multifamily housing in Garner would increase home choices for both renters and owners, and provide more diverse home types in the community to foster socioeconomic diversity. The scale of small-format multifamily housing in the community would be a dramatic change compared to large-scale, stand-alone apartment complexes built in Garner over the last decade.

Town officials should create policies, ordinance, or incentives that advocate for small-format multifamily housing types in the community. Special considerations should be developed for infill development opportunities in existing neighborhoods, which are focused on 1) building architecture, orientation, and compatibility with adjacent homes; 2) potential issues with flooding associated with changed amounts of impervious surface; or 3) parking provisions to accommodate the target number of residents for the building.





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**Small-Format  
Multifamily Housing**

Fourplex:  
Stacked

Courtyard  
Building

Cottage  
Court

Townhouse

Multiplex:  
Medium

Triplex:  
Stacked

Live-  
Work

Mid-Rise

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