

# Housing Types

## SINGLE-FAMILY TYPES

### TINY HOME

- Residential area of 600 sf or less
- Land use codes 101, 1010, 1012, 1013, 1014, and 0101

### EXTRA SMALL LOT SINGLE-FAMILY HOME

- Residential area of 600 sf – 4,999 sf
- Land use codes 101, 1010, 1012, 1013, 1014, and 0101
- Lot size less than .5 acres

### SMALL LOT SINGLE-FAMILY HOME

- Residential area of 600 sf – 4,999 sf
- Land use codes 101, 1010, 1012, 1013, 1014, and 0101
- Lot size .5 acres – 0.99 acres

### MEDIUM LOT SINGLE-FAMILY HOME

- Residential area of 600 sf – 4,999 sf
- Land use codes 101, 1010, 1012, 1013, 1014, and 0101
- Lot size 1 acre – 1.99 acres

### LARGE LOT SINGLE-FAMILY HOME

- Residential area of 600 sf – 4,999 sf
- Land use codes 101, 1010, 1012, 1013, 1014, and 0101
- Lot size 2+ acres

### EXTRA LARGE SINGLE-FAMILY HOME

- Residential area 5,000+ sf
- Land use codes 101, 1010, 1012, 1013, 1014, and 0101

## MULTIFAMILY TYPES

### DUPLEX

- Land use codes 104, 1040, 1041

### TRIPLEX

- Land use codes 105, 1050

### APARTMENT

- Land use codes 1110, 0111, 111, 1111, 111C, 112, 1120, 112C, 1140

### CONDO

- Land use codes 102, 1020, 1021, 1022, 102U, 102V, 1023

### MOBILE HOMES

- Land use codes 1030

## OTHER TYPES

### MIX OF USES

These are properties with both a residential use and some other type of use, typically commercial. In most cases it was not possible to tell how many units were in these properties so they are categorized in the “other” broad category.

- Land use codes 160, 170, 180, 013, 0130, 013A, 013S, 014, 0140, 0160, 0170, 0180, 031, 0310, 037, 0370, 0710, 0730, 017

### COMPOUND

A compound is a property with two or more detached units of housing on a single piece of property that is under single ownership. In some cases, these properties may include a main house with a guest house, or in other cases may include multiple primary residences.

- Land use codes 109, 1090, 1092, 1093

## OTHER NOTES

- The lot size used for the properties was calculated using GIS, rather than using the assessing data lot size to better understand the physical attributes of the property.
- Properties where the residential area = 0 were not included in the analysis, with the exception of mobile home properties.
- Land use code 9430 was not included as these are educational properties. Though they may have some housing on them, the type and purpose are unclear from the assessing data.

- Properties with land use codes 9590, 970, and 9700 (charitable housing, other; and housing authority properties) were included in the analysis where a type—e.g., duplex, small lot single-family—could be determined from other aspects of the assessing data such as units or style.
- Unit estimation: For those properties that did not have a number of units assigned to them or had a lower number of units than what would be expected (e.g., only 1 for a duplex), a number of units was estimated:
  - Any single-family type or condo = 1 unit
  - Duplexes = 2 units
  - Triplexes = 3 units
  - Mix of uses = 1 unit
  - Apartments = residential area / 1200 sf