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Creative Zoning Solutions to Enable Missing Middle Housing

What will it take to make “missing middle” housing viable at scale?

In a recent *Pro Builder* article, Day Pitney Miami Land Use Partner Steven Wernick points to zoning reform as a critical lever. His piece, “Creative Zoning Solutions to Enable Missing Middle Housing,” outlines how current land use frameworks often limit development to single-family homes or large projects—overlooking smaller, family-friendly housing types.

Wernick identifies several targeted solutions, including reducing minimum lot sizes and parking requirements, permitting ADUs, and expanding incentives for small infill developments. Together, these changes could help bridge the gap between housing supply and community-compatible density.

Read the full article here.

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