

Hybrid Neighborhood



Mixed Use Corridor visualization from Wasatch Choice Vision, "Menu of City and Town Centers"

What is a Hybrid Neighborhood?

A Hybrid Neighborhood is one categorized between the walkable grids of a Central Neighborhood and the car-centric development patterns of a Suburban Neighborhood. Typically located geographically between these two types, a Hybrid Neighborhood also combines characteristics from both.

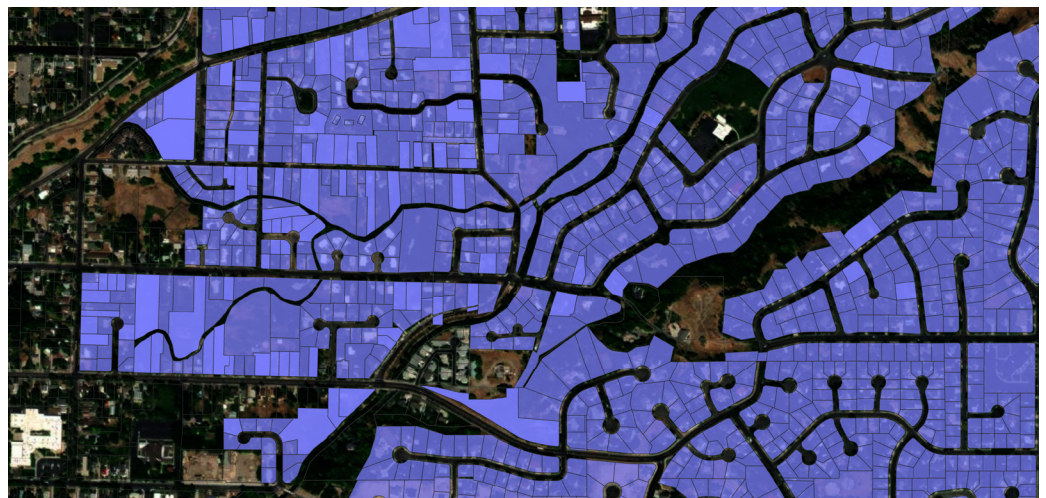
Look for These Characteristics to Identify this Neighborhood Type

- **Location in the Community:** A Hybrid Neighborhood is usually located between Central Neighborhoods and Suburban Neighborhoods close to any of the activity nodes, although they may also exist on their own, adjacent to other land uses.
- **Street and Block Network**
 - **Street Network Pattern:** Fragmented grid with some parallel warped grids, curves, and loops.
 - **Intersection Density:** Medium, streets intersect at a mix of right and oblique angles.
 - **Block Shapes:** Mix of rectilinear, parallel curves, and curved.
 - **Block Size:** Typically variable, with some consistency among large developments.
- **Lots and Buildings**
 - **Lots:** The shape and size of lots vary, although they may be consistent within developments.
 - **Building Footprints:** There is a wide variety of building footprints ranging from small to large.
 - **Building Placement:** Setbacks vary, but areas developed at the same time may have consistent setbacks.

Example Hybrid Neighborhood

This Hybrid Neighborhood in Logan features variable block lengths, with larger blocks measuring 630 feet and above, extending up to 800 feet. The lot configurations range from medium to large, with lots typically having a depth of 180 feet or more.

Hybrid Neighborhood



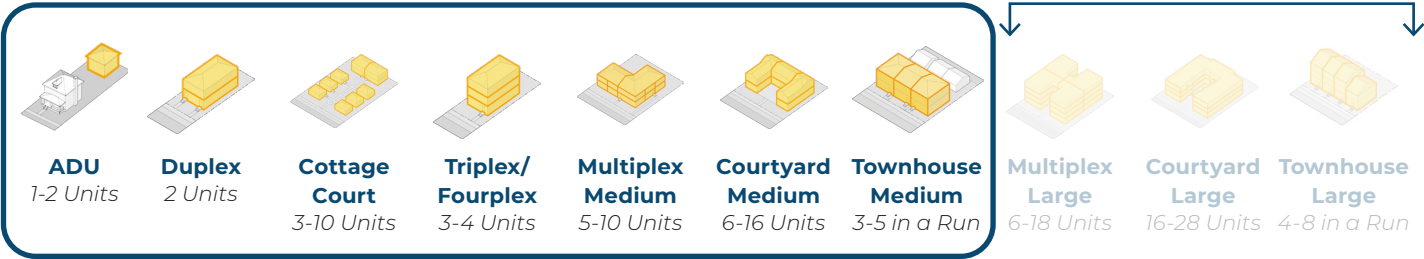
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Hybrid Neighborhood



These building types may be built in this area under the right conditions.



Lot Characteristics

Existing lots are analyzed and grouped into categories such as small, medium and large. Since Missing Middle types have minimum size criteria for lots in which they can work, this analysis helps identify the range of Missing Middle types that can actually fit on existing lots. The check marks indicate the ideal lot size for each building type.

Lot Size Categories	ADU	Duplex	Cottage Housing	Triplex/ Fourplex	Multiplex Medium	Courtyard Medium	Townhouse Medium	Multiplex Large	Courtyard Large	Townhouse Large
Extra Small (XS)	✓						✓			✓
Small (S)	✓	✓		✓						
Medium (M)					✓	✓	✓			
Large (L)			✓					✓	✓	✓

✓ Ideal Size for Building Type

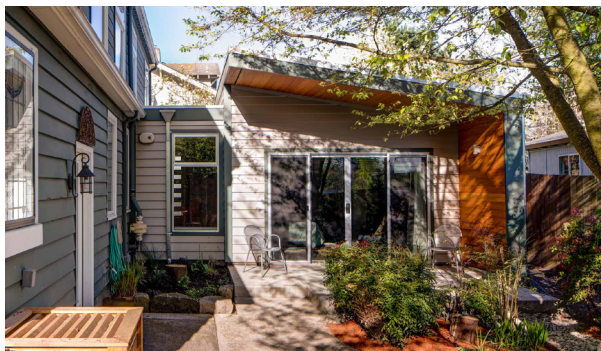
Accessory Dwelling Unit (ADU)

A small-sized independent living space located on the same property as a primary residence, offering additional housing options and often used for family members or as a rental property.

Prototypical Example



Examples



Source: Hammer and Hand



Source: The Small House Catalog

Key Characteristics

Height: 1 to 2 stories.

Number of Units: 1 unit.

Built Form: A small-footprint building with a similar architecture and scale to the main house, with a separate entrance and living space.

Frontage Type: Porch.

Recommended Parking Ratio in Utah: 1 space per unit.

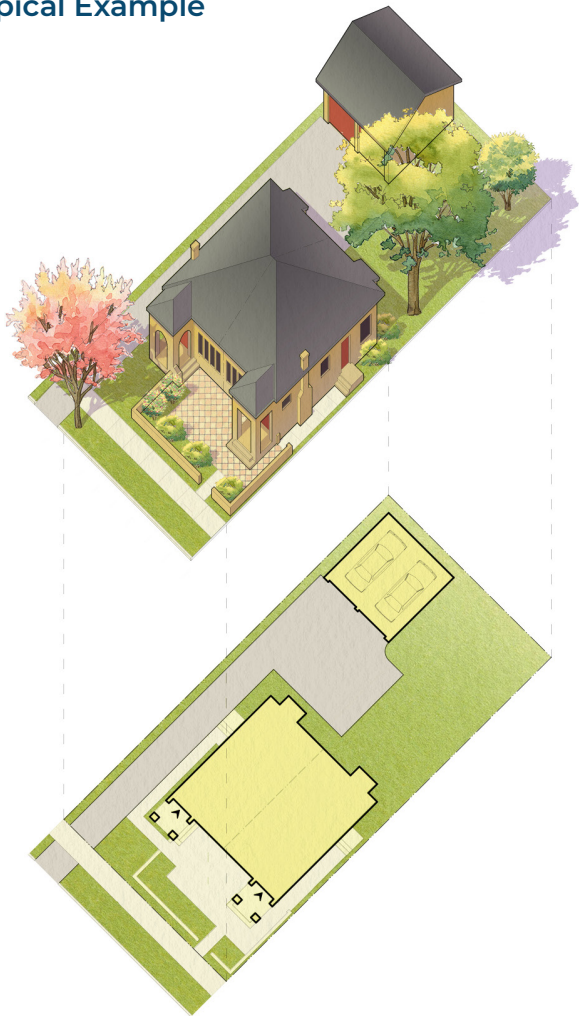
Duplex Side-by-Side

A small- to medium-sized building that consists of two dwelling units, one next to the other, both of which face and are entered from the street.

Utah Examples



Prototypical Example



Key Characteristics

- Height:** 1 to 2 stories.
- Number of Units:** 2 units.
- Built Form:** A small-to-medium-sized building that looks like a single-unit house and may include a rear yard.
- Frontage Type:** Porch, and stoop.
- Recommended Parking Ratio in Utah:** 1.5 spaces per unit.

Prototypical Lot Size and Resultant Density		
	Vehicular Access	
	Front	Rear
Lot Width (ft)	50' - 75'	40' - 70'
Lot Depth (ft)	100' - 150'	100' - 150'
Resultant Density (du/acre)		
Without ADU	8 - 17	8 - 22
With ADU	12 - 26	12 - 33

Cottage Court

A series of small, detached buildings on a lot arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and is an important community-enhancing element.

Utah Examples



Prototypical Example



Note: The diagram considers alley access, which is ideal for MMH.

Key Characteristics

Height: 1 to 1.5 stories.

Number of Units: 1-10 units.

Built Form: A group of small-footprint detached buildings, arranged around a shared open space, visible from the street.

Frontage: Porch, and stoop.

Recommended Parking Ratio in Utah: 1.5 spaces per unit

Prototypical Lot Size and Resultant Density		
	Vehicular Access	
	Front	Rear
Lot Width (ft)	100' - 160'	90' - 150'
Lot Depth (ft)	100' - 150'	100' - 150'
Resultant Density (du/acre)		
Without ADU	18 - 22	19 - 24
With ADU	n/a	n/a

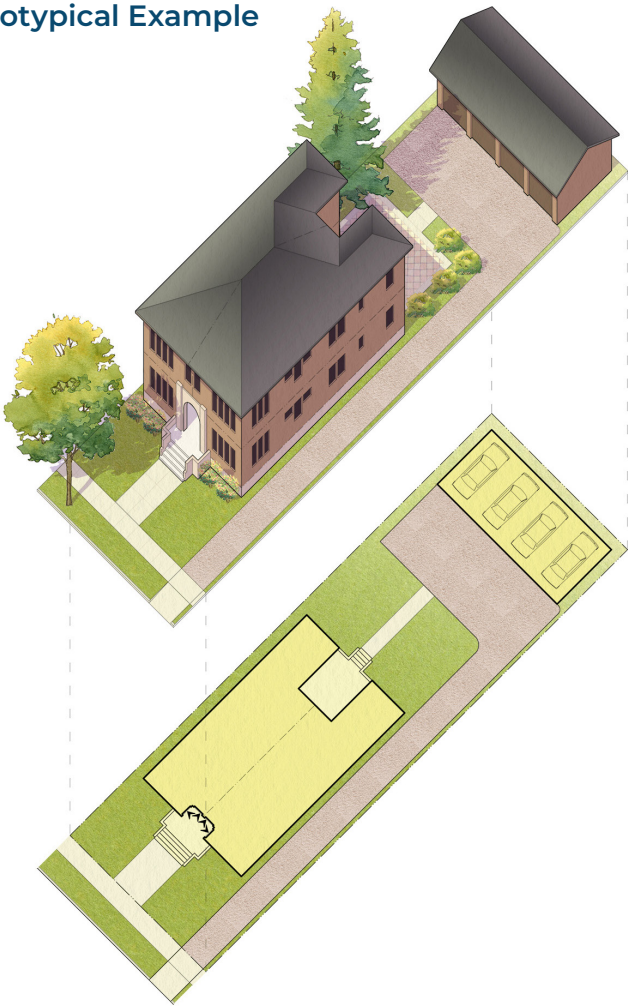
Fourplex

A medium-sized building that consists of four units: typically two on the ground and up to two above with a shared entry from the street. Although this type shows four units, a triplex has the same built form characteristics but contains three units.

Utah Examples



Prototypical Example



Key Characteristics

- Height:** 2 stories.
- Number of Units:** 4 units.
- Built Form:** A detached building that has the appearance of a medium-size single-family house and may include a rear yard.
- Frontage:** Porch, and stoop.
- Recommended Parking Ratio in Utah:** 1.5 spaces per unit.

Prototypical Lot Size and Resultant Density		
	Vehicular Access	
	Front	Rear
Lot Width (ft)	55' - 80'	50' - 70'
Lot Depth (ft)	100' - 150'	100' - 150'
Resultant Density (du/acre)		
Without ADU	15 - 32	17 - 35
With ADU	18 - 40	21 - 44

Multiplex Medium

A medium-sized building that consists of five to ten side-by-side stacked dwelling units, typically with one shared entry or individual entries along the front or sometimes along one or both sides.

Utah Examples



Prototypical Example



Key Characteristics

- Height:** 2 to 2.5 stories.
- Number of Units:** 5 to 10 units.
- Built Form:** A building that has the appearance of a medium-to-large single-unit house, but does not include a rear yard.
- Frontage:** Porch, stoop, and forecourt.
- Recommended Parking Ratio in Utah:** 1.5 spaces per unit.

Prototypical Lot Size and Resultant Density		
	Vehicular Access	
	Front	Rear
Lot Width (ft)	55' - 80'	50' - 70'
Lot Depth (ft)	100' - 150'	100' - 150'
Resultant Density (du/acre)		
Without ADU	36 - 40	41 - 44
With ADU	n/a	n/a

Courtyard Medium

A medium-to-large-sized building that consists of multiple side-by-side and/or stacked dwelling units arranged around a shared courtyard.

Utah Examples



Prototypical Example



Key Characteristics

Height: 2 stories.

Number of Units: 6 to 16 units.

Built Form: A medium-footprint building that is organized around a courtyard. The courtyard may be open to the street in low-intensity neighborhoods. Because of the courtyard, there may not be space for a rear yard.

Frontage: Porch, and stoop.

Recommended Parking Ratio in Utah: 1.5 spaces per unit.

Prototypical Lot Size and Resultant Density		
	Vehicular Access	
	Front	Rear
Lot Width (ft)	95' - 150'	85' - 140'
Lot Depth (ft)	110' - 175'	110' - 175'
Resultant Density (du/acre)		
Without ADU	25 - 33	28 - 36
With ADU	n/a	n/a

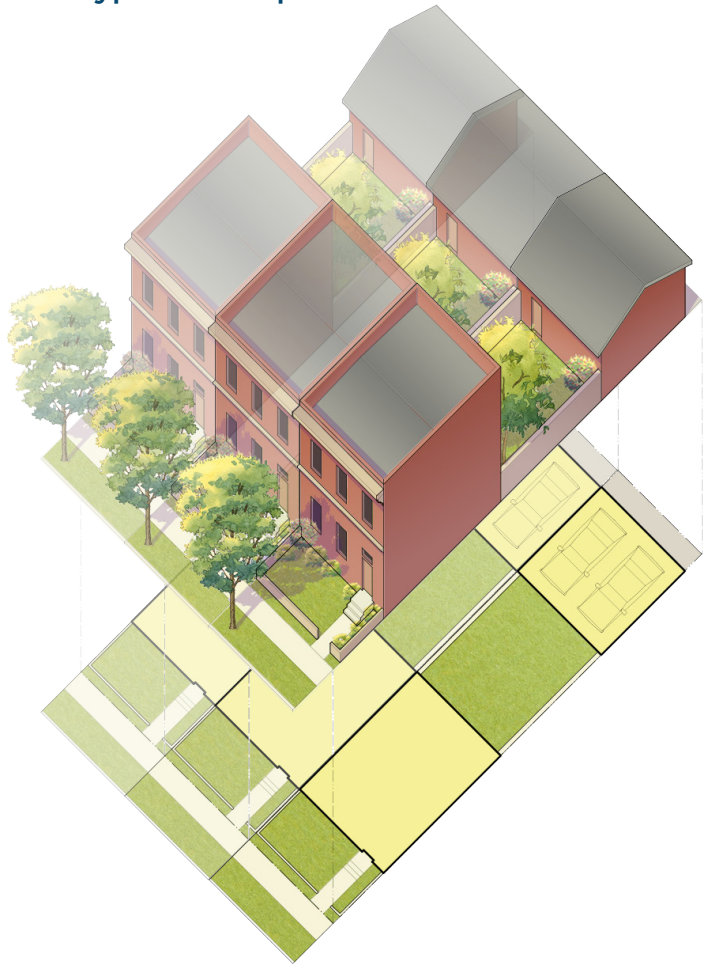
Townhouse Medium

A house-scale small-to-medium-sized building with one dwelling that is attached to other townhouses in an array of up to three.

Utah Examples



Prototypical Example



Note: The diagram considers alley access, which is ideal for MMH.

Key Characteristics

- Height:** 2.5 stories.
- Number of Units:** 3 to 5 units in a run.
- Built Form:** A small-to-medium-sized building with a multistory unit typically attached on both sides in a run up to four.
- Frontage:** Porch, stoop, and dooryard.
- Recommended Parking Ratio in Utah:** 1.5 spaces per uni

Prototypical Lot Size and Resultant Density		
	Vehicular Access	
	Front	Rear
Unit/Lot Width (ft)	n/a	16' - 45'
Lot Depth (ft)	n/a	85' - 120'
Resultant Density (du/acre)		
Without ADU	n/a	8 - 32
With ADU	n/a	16 - 64