

Rural Neighborhood



Small Town Center visualization from Wasatch Choice Vision, "Menu of City and Town Centers"

What is a Rural Neighborhood?

A Rural Neighborhood is typically located in a Rural Community at the edge of the community, where development gives way to natural areas or agricultural uses. A Rural Neighborhood may have street networks and block patterns similar to a Central Neighborhood, however, the lots are generally larger, the building footprints are generally smaller, and the land use is less intense.

Look for These Characteristics to Identify this Neighborhood Type

■ **Location in the Community:** Rural Neighborhoods is usually in places where land is largely undeveloped.

■ Street and Block Network

- **Street Network Pattern:** Grid-like and low connectivity, somewhat connected but not as frequently.
- **Intersection Density:** Low, usually only to arterials and not between residential developments.
- **Blocks Shapes:** Typically can be medium and/or long, depending on the size of the city.
- **Block Size:** Large typically accommodating agricultural uses.

■ Lots and Buildings

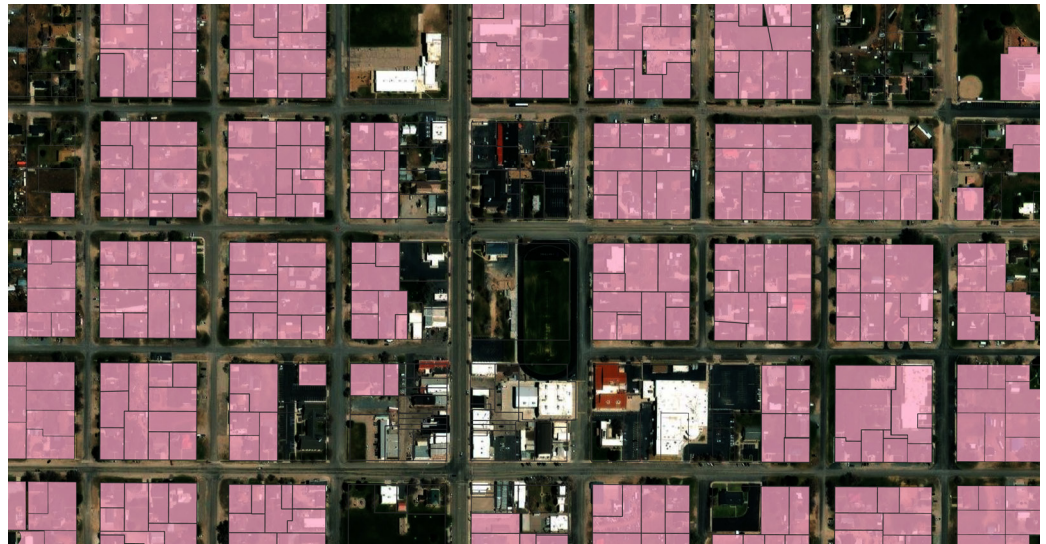
- **Lots:** Variable, but rectangular, typically narrow and deep.
- **Building Footprints:** Small to medium building footprints primarily of single-family use.
- **Building Placement:** Primarily large front and side street setbacks, parking is usually placed in the front.

Example Rural Neighborhood

This Rural Neighborhood in Beaver is adjacent to a main street and features a rectilinear grid layout with blocks measuring 400' x 400'. The lots are larger, with a depth of 200' or more and a width exceeding 100'.



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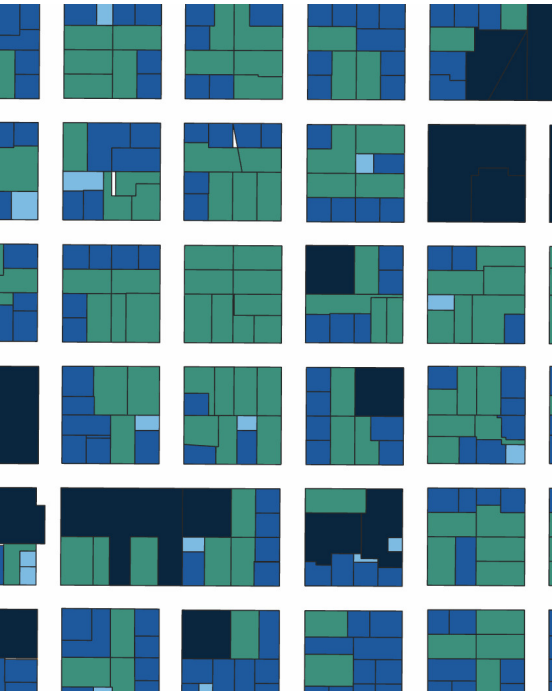
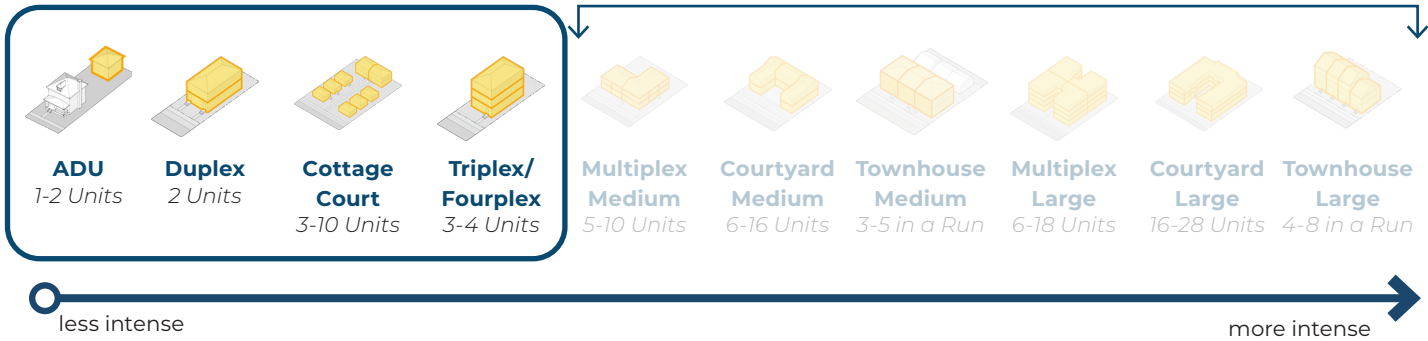
Single-family



Duplex side-by-side



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	Building Type									
	ADU	Duplex	Cottage Housing	Triplex/ Fourplex	Multiplex Medium	Courtyard Medium	Townhouse Medium	Multiplex Large	Courtyard Large	Townhouse Large
	✓						✓			✓
	✓	✓		✓						
					✓	✓	✓			
			✓					✓	✓	✓

✓ Ideal Size for Building Type

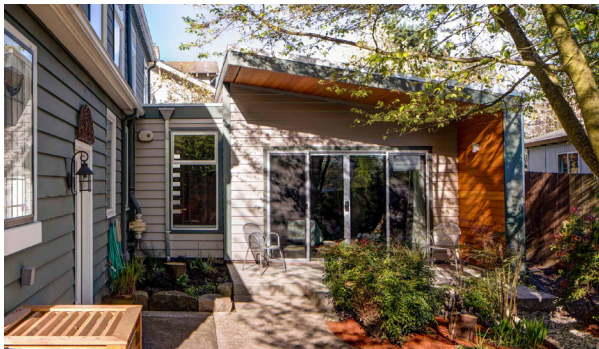
Accessory Dwelling Unit (ADU)

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.

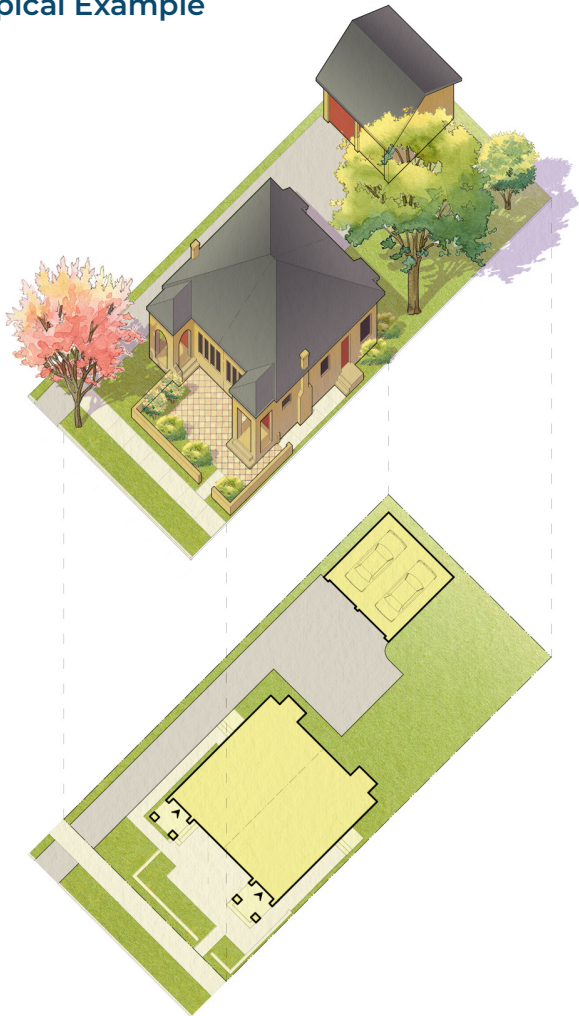
Duplex Side-by-Side

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

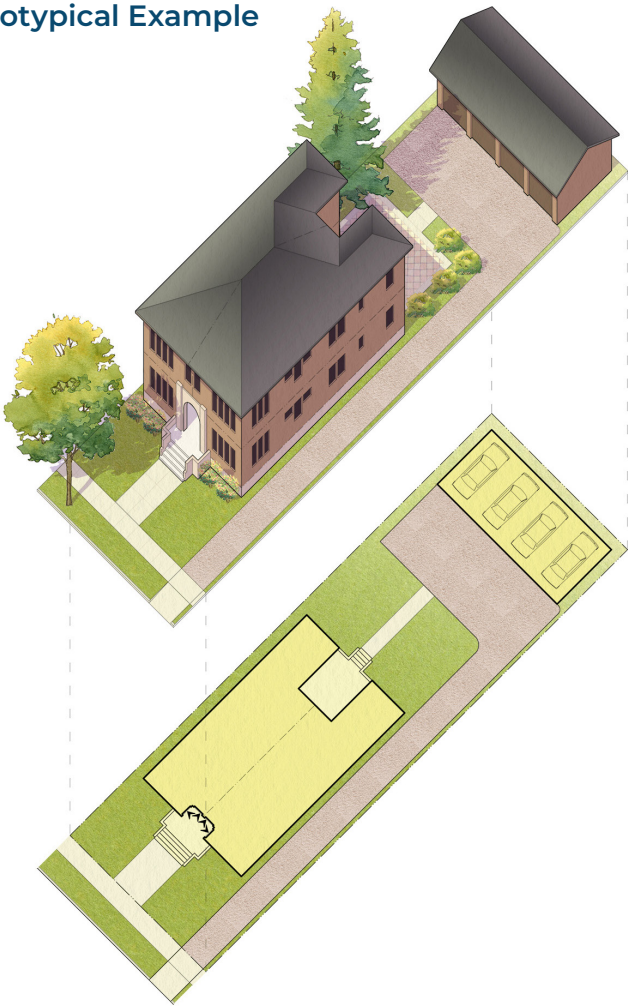
Fourplex

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