

Suburban Neighborhood



What is a Suburban Neighborhood?

A Suburban Neighborhood is characterized by a separation of land uses that often requires relying on a car for daily activities. The built environment is designed primarily for vehicles, featuring larger roads and limited transit options. While some areas may allow for recreational walking or biking, these opportunities are minimal.

Look for These Characteristics to Identify this Neighborhood Type

■ **Location in the Community:** A Suburban Neighborhood is usually located on the city's periphery and connected to major roads and arterials. Typically close to Regional, Local, Rural and Community and Civic Spaces activity nodes.

■ Street and Block Network

- **Street Network Pattern:** Looping from large, loose blocks and cul-de-sacs from clusters.
- **Intersection Density:** Low, many dead-ended streets often minimize route choice.
- **Block Shapes:** Irregular, parallel curves, and curved. Mostly in clusters.
- **Block Size:** Typically variable, more longitudinal than a Central Neighborhood block.

■ Lots and Buildings

- **Lots:** Variable, these are large and irregular with shapes that generally respond to the street geography and topography.
- **Building Footprints:** There is a wide variety of building footprints, ranging from medium to large, usually detached.
- **Building Placement:** Setbacks range from medium to large.



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

Example Suburban Neighborhood

This Suburban Neighborhood in Hebet City is located on the city's periphery and has irregular and parallel curved block shapes. The lot configurations typically consist of larger lots, often exceeding 120' x 120', or subdivisions within the same block.

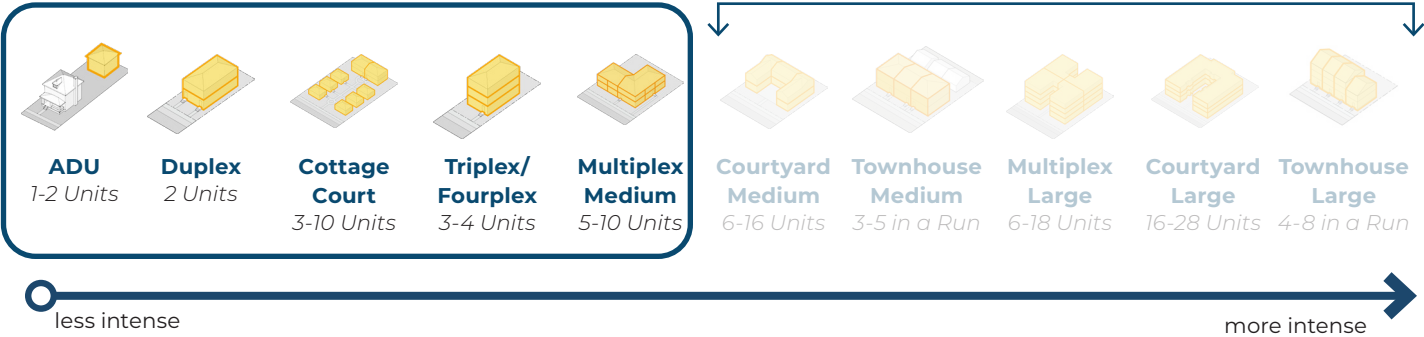


Suburban Neighborhood

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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.

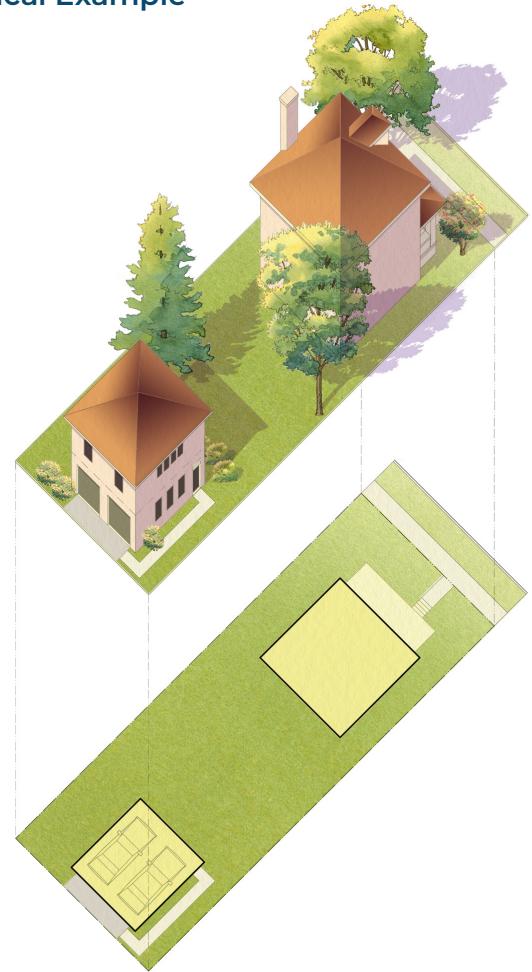
Lot Size Categories	Building Types									
	ADU	Duplex	Cottage Housing	Triplex/ Fourplex	Multiplex Medium	Courtyard Medium	Townhouse Medium	Multiplex Large	Courtyard Large	Townhouse Large
Extra Small (XS)	✓						✓			✓
Small (S)	✓	✓		✓						
Medium (M)					✓	✓	✓			
Large (L)			✓					✓	✓	✓

✓ 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.

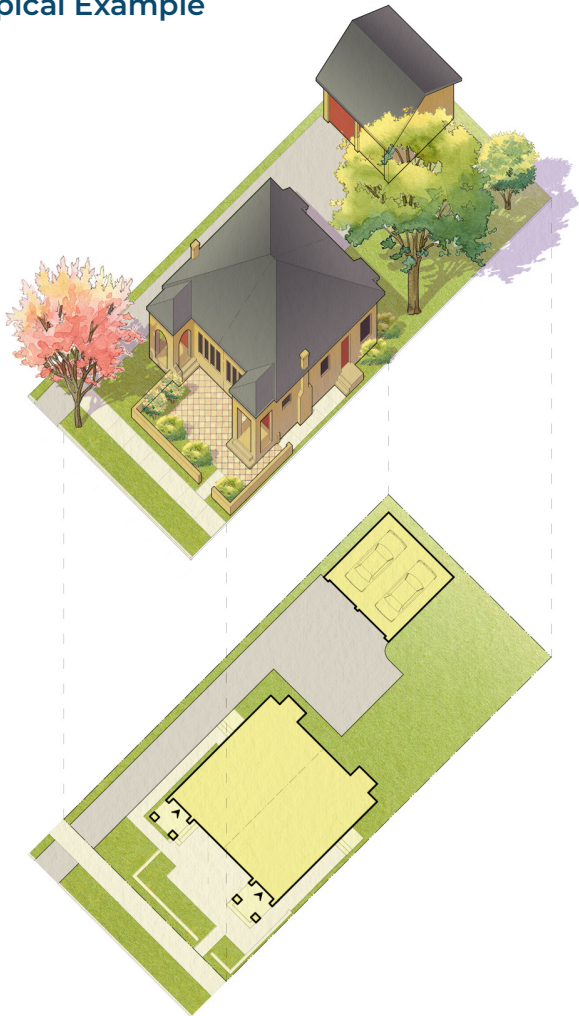
Duplex Side-by-Side

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

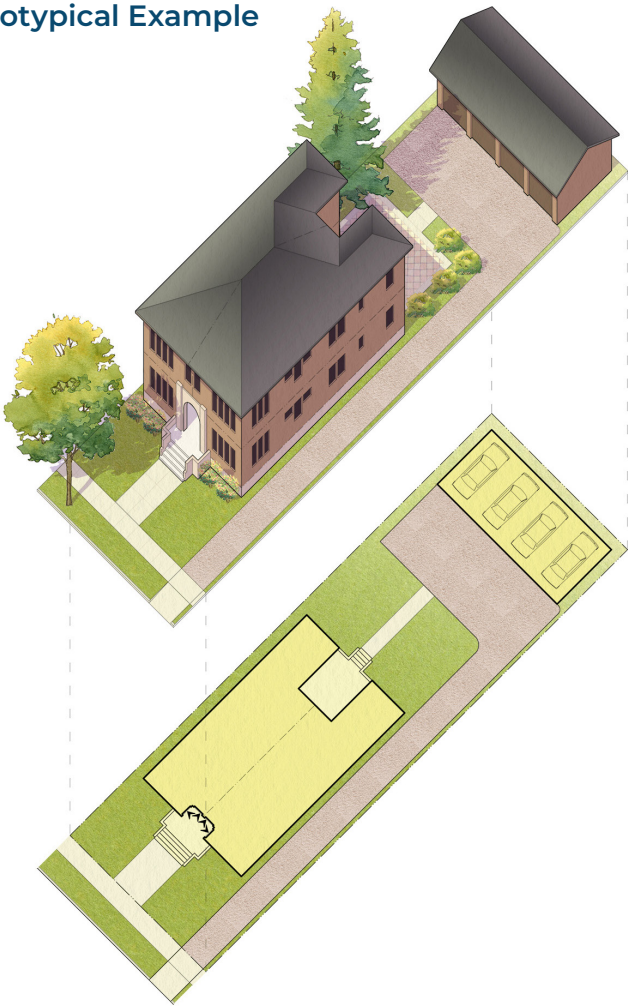
Fourplex

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