

MMH Resources: Building Types

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ADU



**Duplex
Side-by-Side**



Duplex Stacked



Cottage Court



Fourplex



**Multiplex
Medium**



**Courtyard
Medium**



**Townhouse
Medium**



Live-Work



**Multiplex
Large**



Courtyard Large

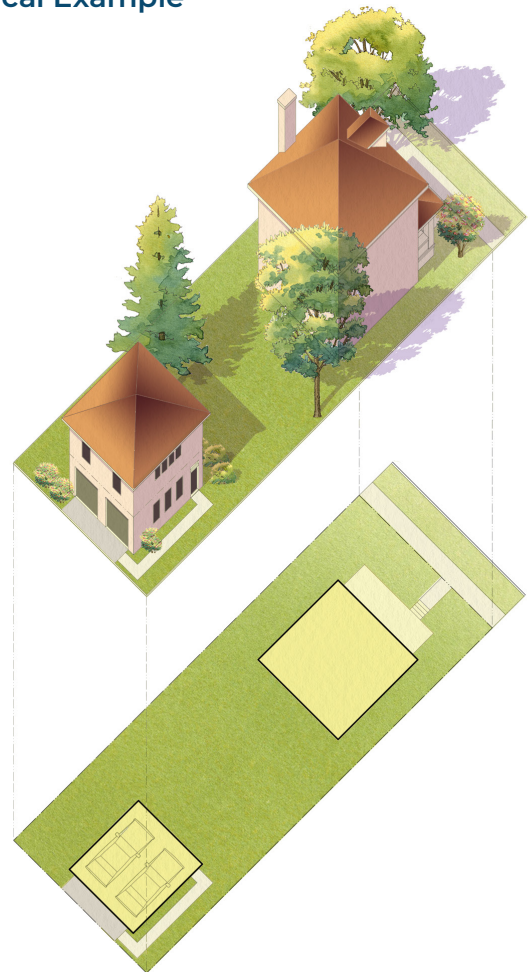


**Townhouse
Large**

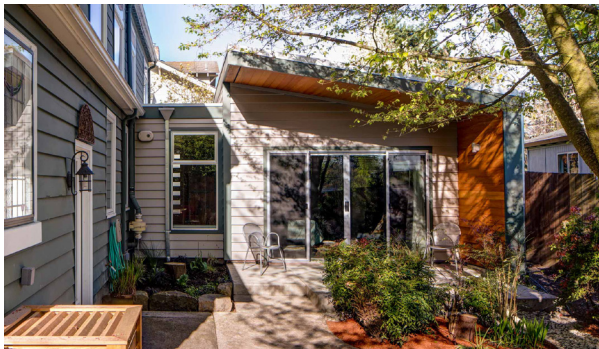
Accessory Dwelling Unit (ADU)

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.

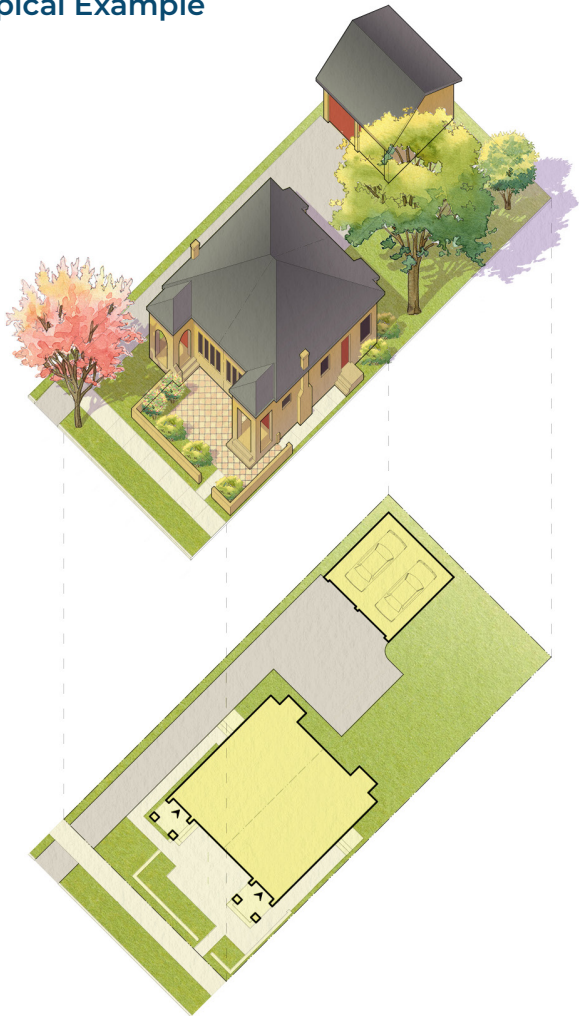
Duplex Side-by-Side

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

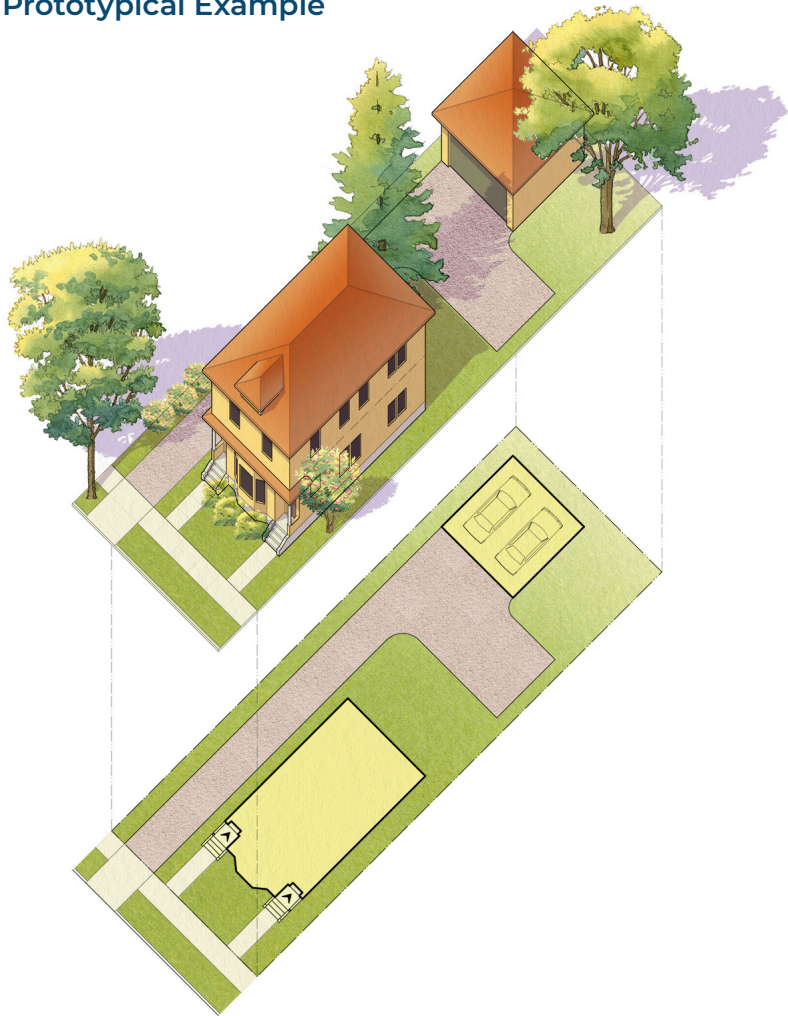
Duplex Stacked

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

Utah Examples



Prototypical Example



Key Characteristics

Height: 2 stories.

Number of Units: 2 units.

Built Form: A small-to-medium detached building that fits on narrower lots than the side-by-side Duplex.

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)	40' - 75'	30' - 70'
Lot Depth (ft)	100' - 150'	100' - 150'
Resultant Density (du/acre)		
Without ADU	8 - 22	8 - 29
With ADU	12 - 33	12 - 44

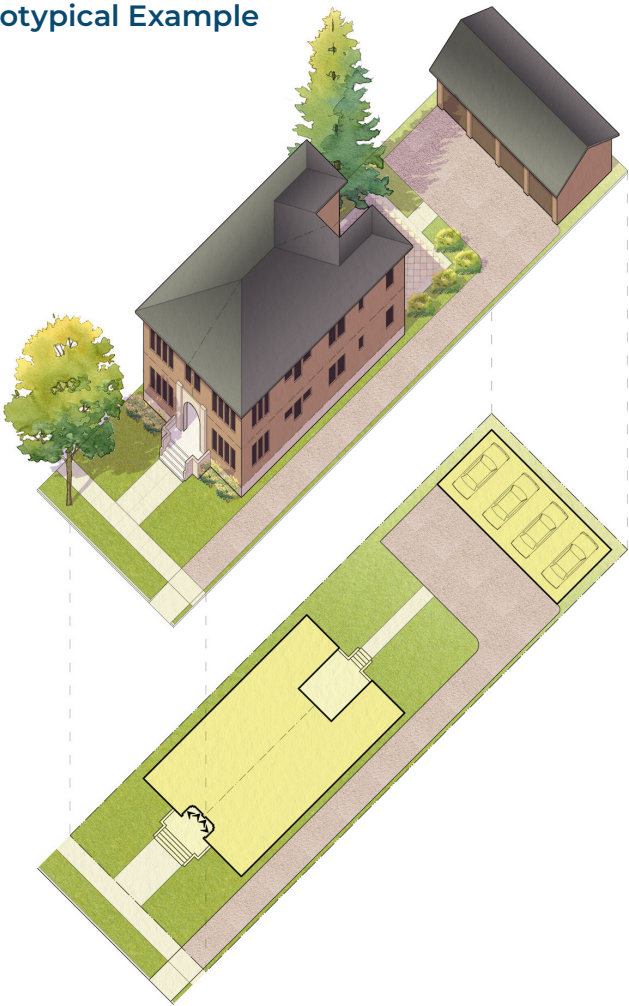
Fourplex

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

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

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

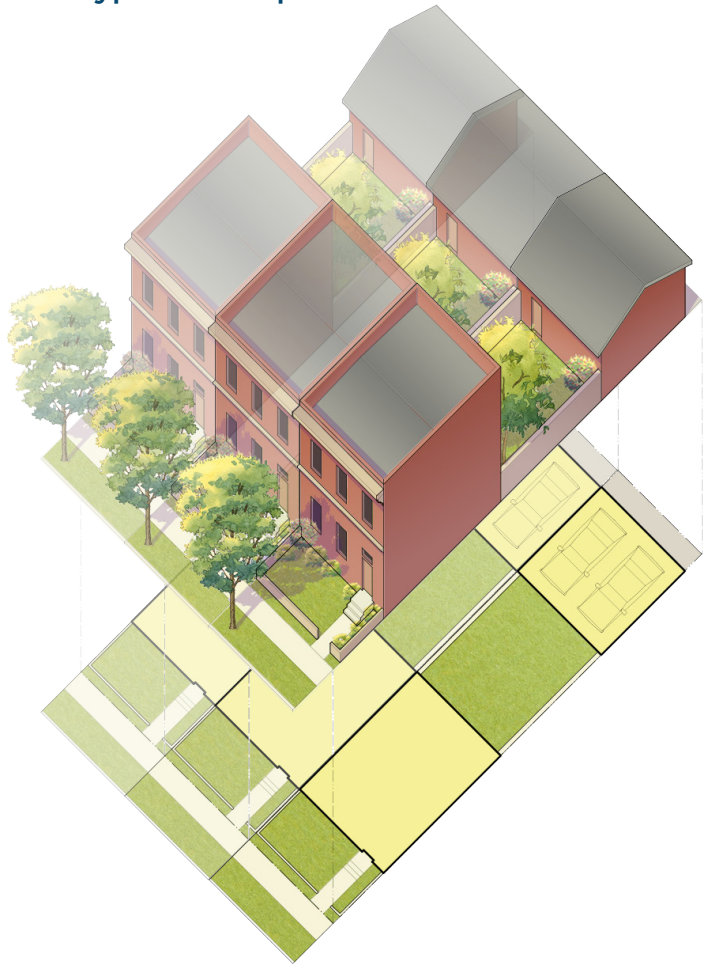
Townhouse Medium

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

Livework

A small-to-medium-side attached or detached building. This building type integrates a unit and separate flex space, accommodating a range of nonresidential uses. It is a great type for incubating small businesses.

Examples



Source: Georgia Conservancy

Prototypical Example



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

Key Characteristics

- Height:** 3 stories.
- Number of Units:** 2 to 6 units.
- Built Form:** A small-to-medium-side attached or detached building consisting of one dwelling unit above or behind a flexible ground floor space for residential, service, or retail uses.
- Frontage:** Porch, stoop, and dooryard.
- Recommended Parking Ratio in Utah:** 1.5 spaces per unit.

Prototypical Lot Size and Resultant Density		
	Vehicular Access	
	Front	Rear
Unit/Lot Width (ft)	n/a	16' - 30'
Lot Depth (ft)	n/a	85' - 120'
Resultant Density (du/acre)		
Without ADU	n/a	8 - 32
With ADU	n/a	16 - 64

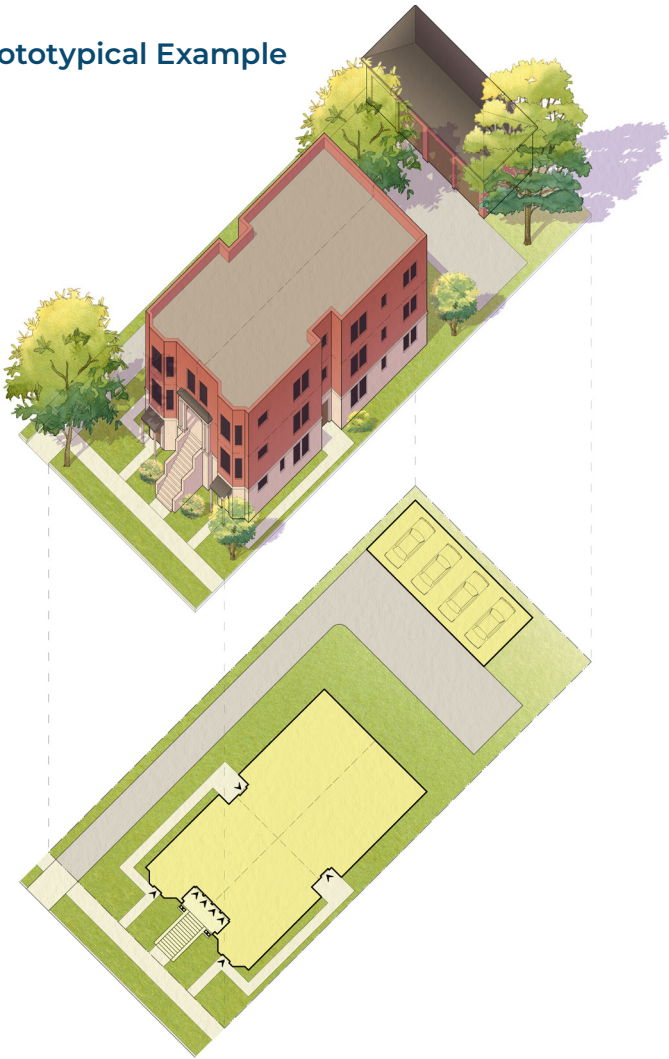
Multiplex Large

A medium-to-large size building that consists of six to eighteen side-by-side or stacked dwelling units. Typically, there is one shared entry or individual entries along the front and sometimes along one or both sides.

Utah Examples



Prototypical Example



Key Characteristics

- Height:** 2 to 3 stories.
- Number of Units:** 6 to 18 units.
- Built Form:** Maintains the form and scale of a large house.
- 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)	70' - 120'	60' - 110'
Lot Depth (ft)	100' - 150'	100' - 150'
Resultant Density (du/acre)		
Without ADU	37 - 44	44 - 48
With ADU	n/a	n/a

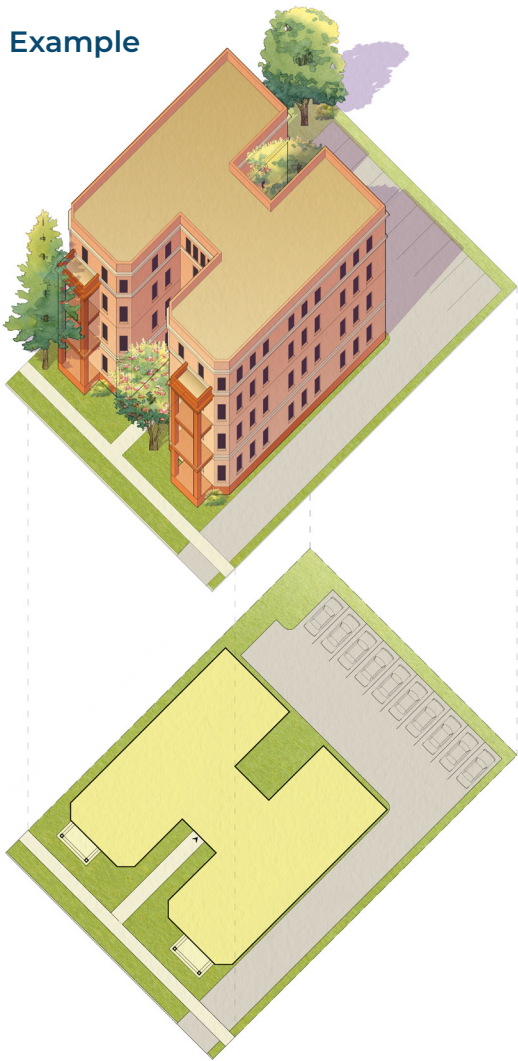
Courtyard Large

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 to 3 stories.

Number of Units: 16 to 28 units.

Built Form: A large-footprint building arranged around a courtyard that replaces the function of a rear yard and is more open to the street in medium-intensity neighborhoods.

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	46 - 67	50 - 75
With ADU	n/a	n/a

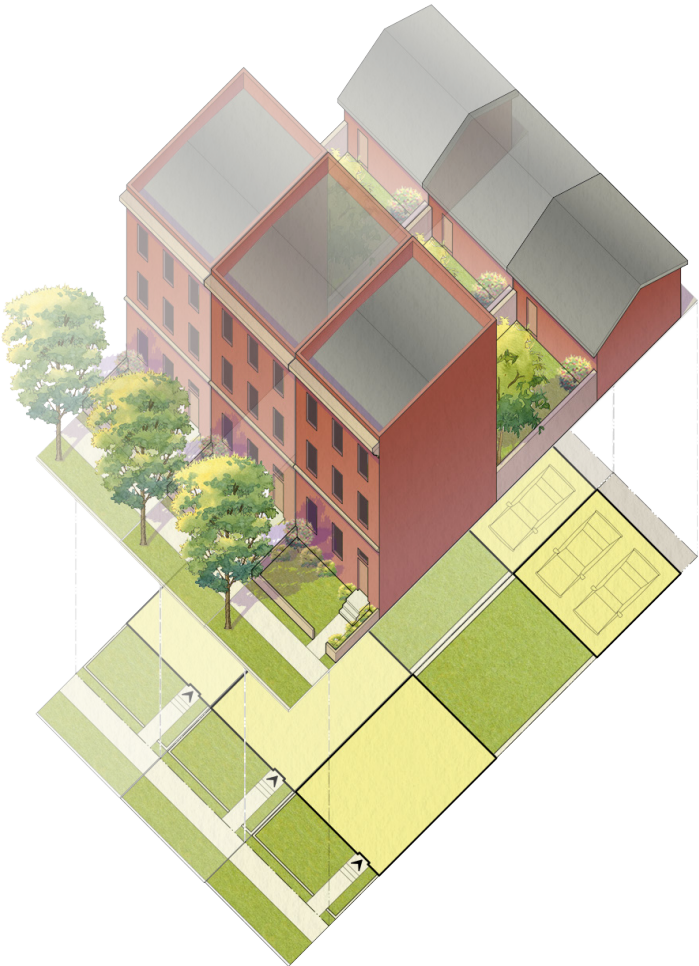
Townhouse Large

A small-to-medium-sized building with one dwelling that is attached to other townhouses in an array of five or more in a run.

Utah Examples



Prototypical Example



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

Key Characteristics

- Height:** 3.5 stories.
- Number of Units:** 4+ units in a run.
- Built Form:** A small-to-medium-sized building with a multistory unit typically attached on both sides in a run of five or more.
- Frontage:** Porch, stoop, and dooryard.
- Recommended Parking Ratio in Utah:** 1.5 spaces per unit.

Prototypical Lot Size and Resultant Density		
	Vehicular Access	
	Front	Rear
Unit/Lot Width (ft)	n/a	16' - 30'
Lot Depth (ft)	n/a	85' - 120'
Resultant Density (du/acre)		
Without ADU	n/a	9 - 34
With ADU	n/a	16 - 64

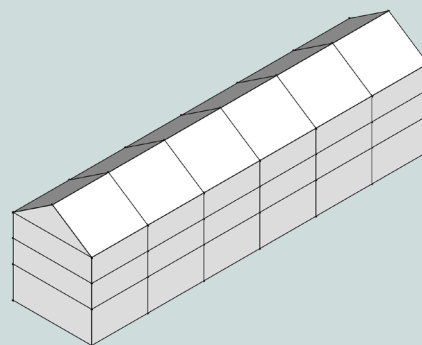
Best Massing Practices for Townhouse Large

These guidelines offer design solutions for Townhouse Large developments to add visual interest to the overall massing while minimizing the visual impact of a larger, block-scale building.

Massing features are used on long façades of Townhouse Large developments (typically over 6 townhouses in a run) to add visual interest without overcomplicating the design. When massing refinements are purposeful, they are more likely to be designed—and perceived—as integral elements of the building. The following range of massing features can be applied individually or in combination to enhance the overall design.

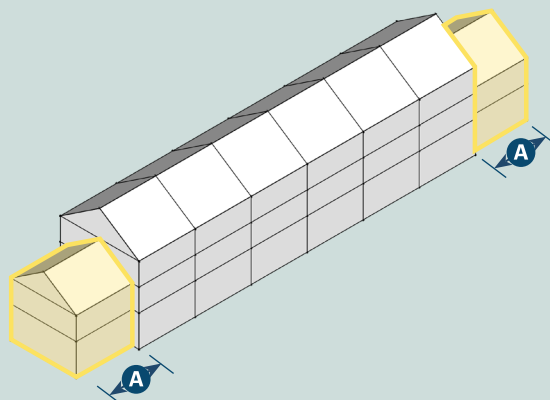
Overall Massing

Requirements for massing features are based on the overall length of the development. In general, Townhouse Large buildings with more than six units in a row benefit from incorporating massing features to break up the façade and enhance visual interest.



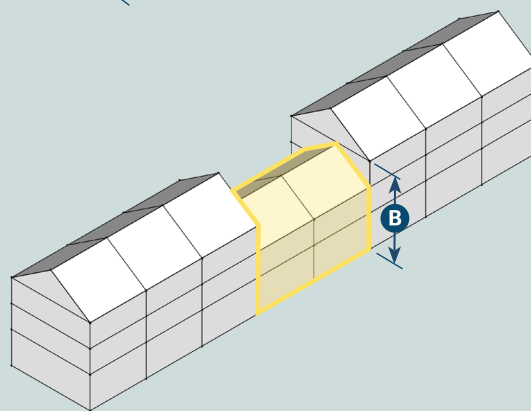
Wing A

Wings create a physical transition in scale by extending secondary volumes from the main body of the building, while also increasing the overall footprint. They may vary in height and width but should be designed in increments of the unit width to maintain proportionality.



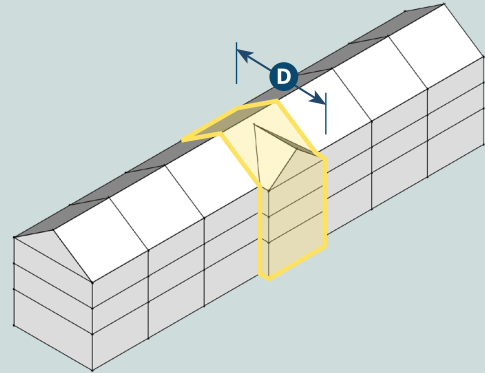
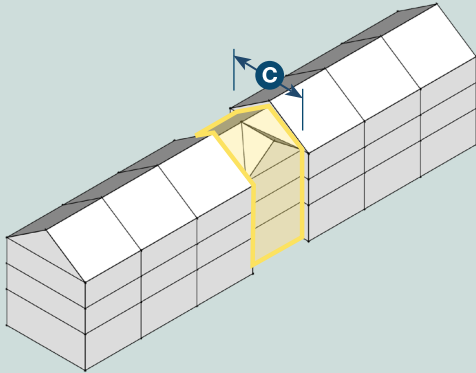
Step Down B

Step-downs offer a break in the overall massing, helping to minimize the building's visual impact along the streetscape and better relate to the surrounding neighborhood context. A step down from the primary building mass should span at least one to two dwelling units and be set about one story below to give the appearance of a shorter, more scaled-down building at the street level.



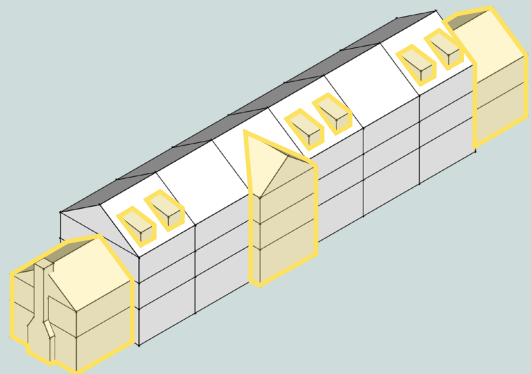
Recess C + Projection D

Recesses and projections add visual interest to long façades. When applied strategically and with intent, they enhance the architectural rhythm without disrupting the internal floor plan.



Articulation Elements

For buildings with long façades, architectural elements, varied materials, and a combination of strategic massing features can be used to break up the scale and enhance visual interest.



Q CLOSER LOOK

Example from Utah

This Townhouse Large development in Layton, UT uses step-downs, material changes, and projections to break up the façade and reduce its visual scale, creating a more pedestrian-friendly and context-sensitive design.



