

MMH Resources: Site Design Guidelines

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Introduction to Site Design Guidelines

These guidelines identify design considerations for site design areas associated with different types of Missing Middle Housing (MMH) in Utah. High-quality shared site design is important for the success of MMH since it provides an amenity for residents and promotes a walkable environment.

The following sections provide site design guidelines for four Missing Middle Housing (MMH) types on typical Utah lot sizes:

- Courtyard
- Duplex
- Triplex + ADU
- Fourplex + Cottage Court

This range of building types showcases the different ways to compose site design responding to the lot conditions. MMH can be arranged to provide private site design in the form of a backyard or shared site design visible from the public realm such as a court. Regardless, good site design design for common site design on MMH lots improves livability for all residents.

Each section has illustrative plan and aerial visualizations of the building type and site design identifying key features that make it a successful environment. The diagrams provide guidance on the location and design impact of the following elements on the quality of the site design and livability of ground-floor units:

- Pedestrian paths
- Trees and shade
- Fences between lots
- Lighting and signage
- Mailbox
- Placement of waste collection.
- Placement of snow collection
- Parking screening

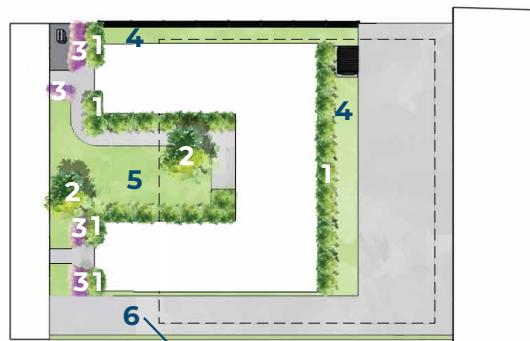
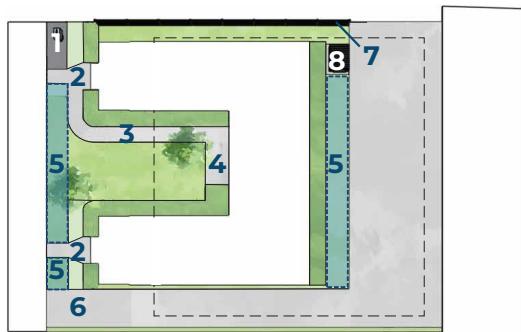
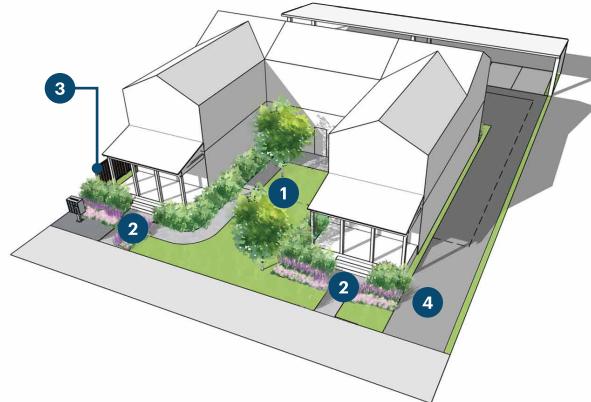


The visualization above from The Wasatch Choice Menu of City and Town Centers illustrates a consideration for shading elements and pedestrian paths to each entryway creating an enjoyable experience in the site design between the building and the public realm.

Courtyard Site Design Guidelines

Key Features

- 1 Shared lawn area
- 2 Sidewalk to each entry
- 3 Privacy screening
- 4 Driveway



Hardscape Elements

Element Guideline

1	Mail Box	Provide mailbox at front corner of property with access to the street. Provide concrete pad beneath mailbox. Minimum size 4'x4', Maximum size 6'x8'.
2	Entryway Sidewalk	Provide access to each door of Courtyard building. Minimum sidewalk width 4'. Widen sidewalk to meet width of stairs if present. Start widening sidewalk at least 1/3 of length of sidewalk before stairs.
3	Access Sidewalk	Provide 1 sidewalk that extends from the entryway sidewalk to the door at the center of the Courtyard building. Minimum width: 4'. Maximum width 6'.
4	Landing	Provide a landing in front of center door that is a minimum of 4' wide x 6' long
5	Snow Storage	Provide seasonal snow storage space between entryway sidewalks and between entryway sidewalk and driveway. Minimum 4' wide to Maximum 6' wide.
6	Driveway	Provide minimum width 10' driveway to maximum 12' width if space allows.
7	Privacy Fence	In situations where there is either limited sunlight for vegetation, or buildings will/could be within 12' of each other provide a 6' tall privacy fence. Otherwise, a vegetated privacy screen along building's face would be acceptable.
8	Trash Collections	Provide a concrete pad minimum 4'x6' for dumpster to rest on. Screen can be added around dumpster.

Softscape Elements

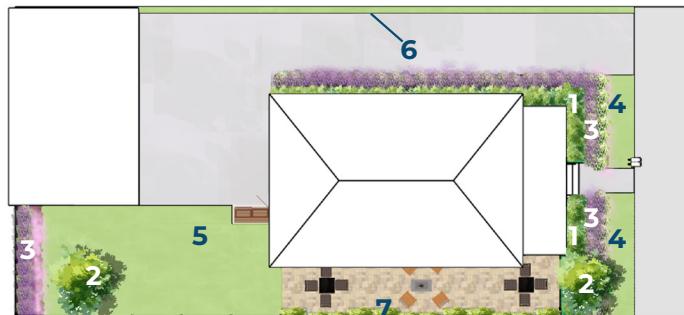
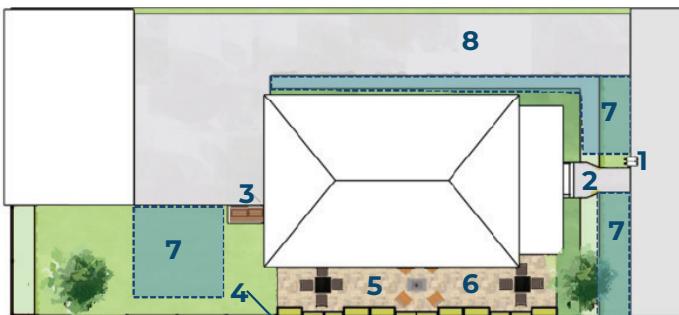
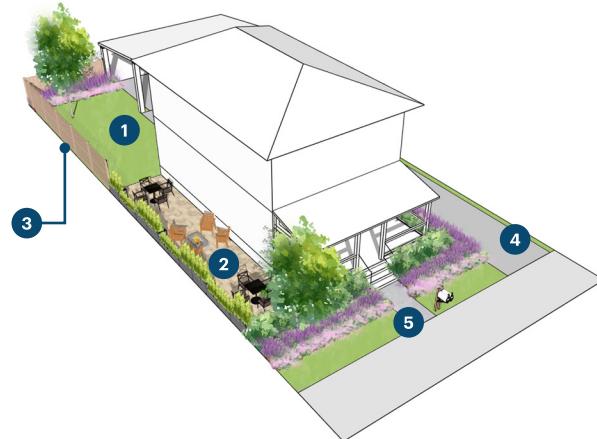
Element Guideline

1	Vegetated Privacy Screen	Provide shrubs and/or tall grasses along building faces where room allows to provide privacy. Plant height: 3' - 5'. If grasses are used, maintain them through winter and cut back in spring. Planting bed width: minimum 4' wide to a maximum 6' wide.
2	Tree Plantings	Provide 1 to a maximum of 3 trees to provide some shade. Trees should either be understory tree or a tree that allows light to penetrate to the ground.
3	Perennial Plantings	Provide perennial at front of building. Minimum planting bed width 3'. Maximum planting bed width 5'. Plant height: 6" minimum, 2' maximum.
4	Groundcover and Turf	Provide turf or a walkable groundcover. Maximum height 4".
5	Shared Space	Provide space for residents to use that is a minimum of 16' wide.
6	Driveway Screening	In situations that allow, provide planting bed. Minimum width: 3', Maximum width 4'. Plant Height: 3' - 5'

Duplex Site Design Guidelines

Key Features

- 1 Shared lawn area
- 2 Patio area
- 3 Privacy screening
- 4 Driveway
- 5 Entry sidewalk



Hardscape Elements

#	Element	Guideline
1	Mail Box	Provide 2 mailboxes at front of property to either the left or right of entry sidewalk.
2	Entryway Sidewalk	Provide access to door. Minimum sidewalk width 4'. Widen sidewalk to meet width of stairs if present. Start widening sidewalk at least 1/3 of length of sidewalk before stairs.
3	Trash Collections	Provide a concrete pad minimum 4'x3' for a minimum of two trash bins. Maximum concrete pad 4'x8'. Screen may be added around trash bins
4	Privacy Screen	Optional: Provide 6' tall privacy fence along back of property and to outdoor patio. Alternatives: Continue fence to end of outdoor patio. If conditions allow, a vegetated privacy screen would also be acceptable.
5	Planters	Optional: Provide planters as a privacy screen along outdoor patio's edge. Planter sizes: 2'-4' tall x 1.5'-2' wide.
6	Outdoor Patio	Provide outdoor patio. Minimum size: 9.5' x 20'. Maximum size: 10' x 45'.
7	Snow Storage	Provide seasonal snow storage space on both sides of entryway sidewalk and along the driveway. Minimum 3' wide to Maximum 8' wide.
8	Driveway	Provide minimum width 10' driveway to maximum 12' width if space allows.

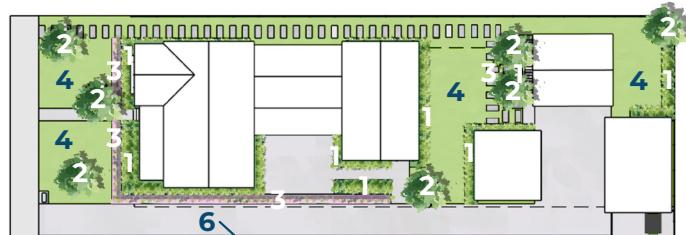
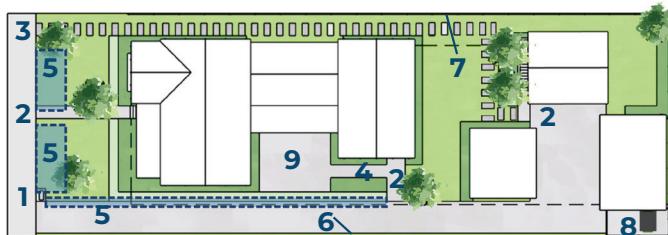
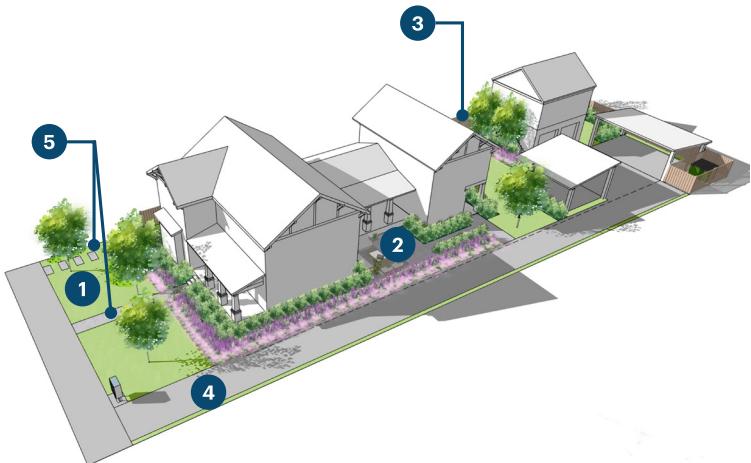
Softscape Elements

#	Element	Guideline
1	Vegetated Privacy Screen	Provide shrubs and/or tall grasses along building faces where room allows to provide privacy. Plant height: 3'-5'. If grasses are used, maintain them through winter and cut back in spring. Planting bed width: minimum 4' wide to a maximum 6' wide.
2	Tree Plantings	Provide 1 to a maximum of 3 trees to provide some shade. Trees should either be understory tree or a tree that allows light to penetrate to the ground.
3	Perennial Plantings	Provide perennial at front of building. Minimum planting bed width 3'. Maximum planting bed width 5'. Plant height: 6" minimum, 2' maximum.
4	Groundcover and Turf	Provide turf or a walkable groundcover. Maximum height 4".
5	Shared Space	Provide space for residents to use. Minimum width: 6'.
6	Driveway Screening	In situations that allow, provide planting bed. Minimum width: 3'; Maximum width 4'. Plant Height: 3'-5'
7	Planter Plantings	Provide plantings for planters that are between 1.5' tall to 3' tall.

Triplex + ADU Site Design Guidelines

Key Features

- 1 Shared lawn area
- 2 Shared patio
- 3 Privacy screening
- 4 Driveway
- 5 Entry sidewalk and connecting paths



Hardscape Elements

#	Element	Guideline
1	Mail Box	Provide community mailbox at front corner of property with access to the street. Provide concrete pad beneath mailbox. Minimum size 2'x4', Maximum size 4'x6'.
2	Entryway Sidewalk	Provide access to each of the doors. Minimum sidewalk width 4'. Widen sidewalk to meet width of stairs if present. Start widening sidewalk at least 1/3 of length of sidewalk before stairs.
3	Access Pathway	Provide access pathway that extends from front of lot to back shared space. building. Minimum width: 4'. Maximum width 6'.
4	Connection Path	Provide a connection path between entry sidewalk and outdoor patio. Minimum width 4' wide, Maximum width: 6'
5	Snow Storage	Provide seasonal snow storage space on both sides of entryway sidewalk and along the driveway. Minimum 3' wide to Maximum 8' wide.
6	Driveway	Provide minimum width 10' driveway to maximum 12' width if space allows.
7	Privacy Fence	Optional: Provide 6' tall privacy fence along back of property and to the front of front unit.
8	Trash Collections	Provide a concrete pad minimum 8'x10' for dumpster to rest on. Screen may be added around dumpster.
9	Patio	Provide shared patio space. Minimum dimensions: 14'x18'.

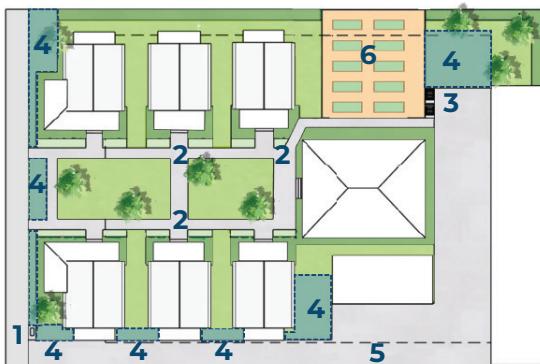
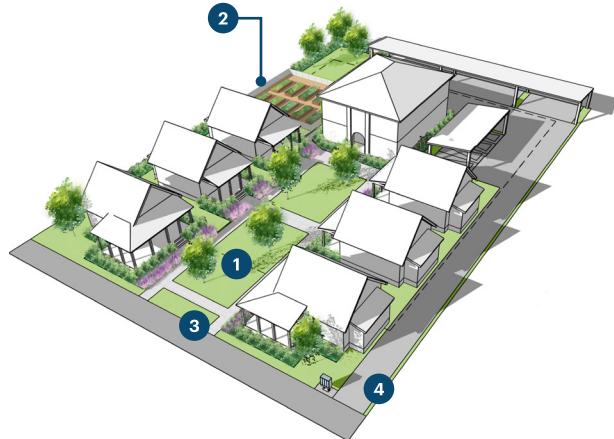
Softscape Elements

#	Element	Guideline
1	Vegetated Privacy Screen	Provide shrubs and/or tall grasses along building faces where room allows to provide privacy. Plant height: 3' - 5'. If grasses are used, maintain them through winter and cut back in spring. Planting bed width: minimum 4' wide to a maximum 6' wide.
2	Tree Plantings	Provide 3 to a maximum of 10 trees to provide some shade. Trees should either be understory tree or a tree that allows light to penetrate to the ground.
3	Perennial Plantings	Provide perennial at front of building. Minimum planting bed width 3'. Maximum planting bed width 5'. Plant height: 6" minimum, 2' maximum.
4	Shared Space	Provide space for residents to use. Minimum width: 6'.
6	Driveway Screening	In situations that allow, provide planting bed. Minimum width: 3'; Maximum width 4'. Plant Height: 3' - 5'

Fourplex + Cottage Court Site Design Guidelines

Key Features

- 1 Shared lawn area
- 2 Community garden
- 3 Entry sidewalk and connecting paths
- 4 Driveway



Hardscape Elements

#	Element	Guideline
1	Mail Box	Provide community mailbox to left or right or driveway entry as space allows. Provide concrete pad beneath mailbox. Minimum size 2'x4', Maximum size 4'x6'.
2	Entryway Sidewalks	Provide access to door. Minimum sidewalk width 4'. Widen sidewalk to meet width of stairs if present. Start widening sidewalk at least 1/3 of length of sidewalk before stairs.
3	Trash Collection	Provide a concrete pad minimum 4'x6' for a community trash bin. Maximum concrete pad 6'x10'. Screen may be added around trash bins
4	Snow Storage	Provide seasonal snow storage space on both sides of entryway sidewalk and along the driveway. Minimum 3' wide to Maximum 8' wide.
5	Driveway	Provide minimum width 10' driveway to maximum 12' width if space allows.
6	Community Garden	Provide a community garden for residents to use minimum size: 24' wide x 30' long. Maximum size: 43' wide x 90' long. Optional: Provide fencing around community garden area to keep animals out. Height: 3' - 4' tall.

Softscape Elements

#	Element	Guideline
1	Vegetated Privacy Screen	Provide shrubs and/or tall grasses along building faces where room allows to provide privacy. Plant height: 3' - 5'. If grasses are used, maintain them through winter and cut back in spring. Planting bed width: minimum 4' wide to a maximum 6' wide.
2	Tree Plantings	Provide 6 to a maximum of 15 trees to provide some shade. Trees may be either understory trees, or trees that allow light to penetrate. Shade trees may be used in central shared space area.
3	Perennial Plantings	Provide perennial plantings in front of cottages. Minimum planting bed width 3'. Maximum planting bed width 5'. Plant height: 6" minimum, 2' maximum.
4	Shared Space	Provide space for residents to use. Minimum width: 6'.
5	Groundcover or Turf	Provide groundcover or turf between cottages and around fourplex. Maximum height 4"
6	Driveway Screening	In situations that allow, provide planting bed. Minimum width: 3'; Maximum width 4'. Plant Height: 3' - 5'

Utah Missing Middle Housing Toolkit