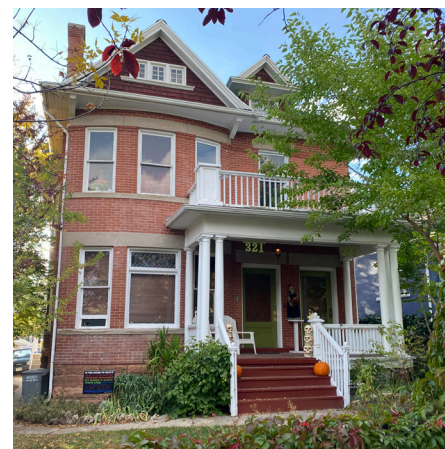


MMH Resources: Opportunity Sites

In this booklet

01 Test Fits Introduction

02 Site Testing Results



Test Fits Introduction

The opportunity sites Test Fits offers guidance on which types of Missing Middle Housing (MMH) can be accommodated on existing lots in Utah. This process also helps identify the regulatory barriers to MMH.

The Purpose of Test Fits

The Test Fits process involves the design testing of typical MMH prototypes on commonly-occurring lot sizes and shapes. MMH building types are selected to be compatible in form and scale with the existing neighborhood character. The lots selected represent typical lot characteristics in Utah communities.

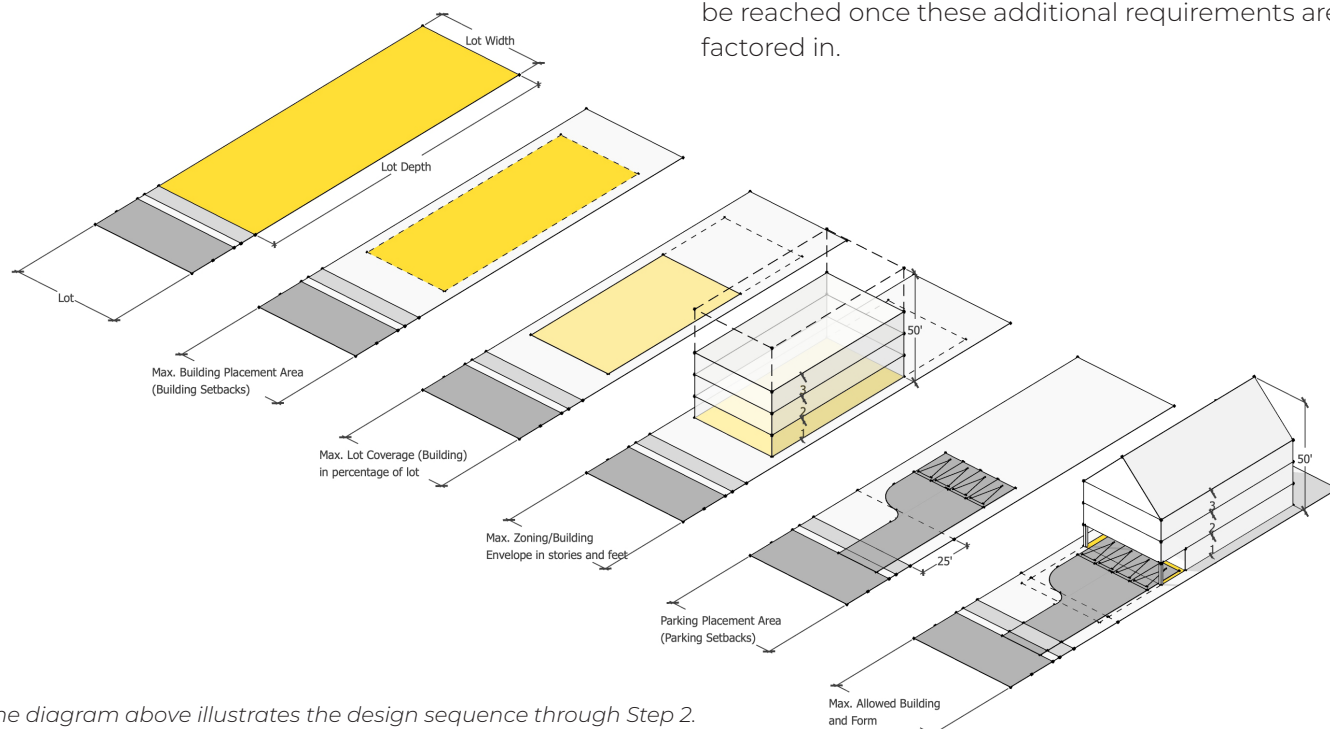
The Test Fits process has three steps that help identify which regulatory standards need to be adjusted to accommodate MMH types. The process seeks to optimize the unit and parking counts for a given lot size. It uses actual building types, sites, and parking layouts to provide more precise results than numeric calculations based only on density or FAR

Step 1

Maximum Zoning Envelope: What the Existing Zoning Allows. This first step applies the zoning district's minimum setbacks, maximum height, and density standards, if any, to identify what is possible to build on the lot. The result is a three-dimensional "zoning envelope" within which any new building must fit.

Step 2

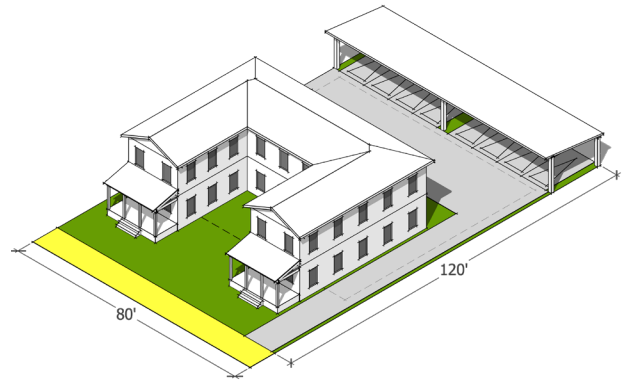
Maximum Yield and Form: What the Existing Zoning Actually Allows. This second step applies other required development standards, such as parking, lot coverage, open space, etc., to show the yield and form that is actually possible to build on the lot. In many cases, the zoning envelope cannot be reached once these additional requirements are factored in.



The diagram above illustrates the design sequence through Step 2.

Step 3

MMH Options: Which MMH Types Can Fit (Regardless of Existing Standards). The last step evaluates the existing context and the built form characteristics of adjacent lots in the neighborhood (such as prevalent building heights, setbacks, etc.) to identify MMH types that are a good fit for that environment. The selected MMH types are then tested on the lot to determine which development standards are not met and must be changed to allow the selected MMH types.



Example of Test Fit visualization developed in step 3.

Regulatory Barriers for MMH

Four cities—Provo, Heber City, Alpine, and Coalville—were selected for example Test Fit exercises to demonstrate how the process can be applied across communities of varying sizes, scales, and contexts. Following a review of the zoning codes in these cities,

several key regulatory barriers to Missing Middle Housing (MMH) were identified and are outlined below. To explore strategies for overcoming these challenges, the Test Fit process was used to model potential MMH building types on real-world lots.

Multi-family residential use is not permitted in most of the zones analyzed.

Maximum density standards are too restrictive to accommodate MMH types.

Minimum lot size and lot width requirements are too large to support infill development or MMH building types.

Minimum setback standards are often not calibrated for MMH—particularly on narrow lots.

Off-street parking requirements are too high across all zones, limiting feasibility for MMH infill.

Maximum lot coverage limits are too low in some areas, further constraining buildable area for MMH.

Site Testing Results

Duplex - Small Infill Lot

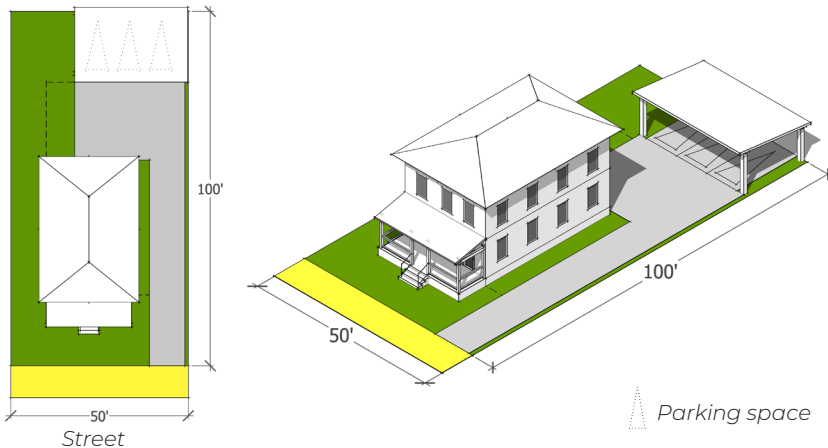
Based on lot and zoning standards in Provo, Utah

Lot size: 50'x100' (5,000 sq ft | 0.11 ac lot area)

Parking access: Front driveway

Units shown: 2 primary units

Parking shown: 3 spaces



This Test Fit places a duplex on a typical, small infill 50-foot by 100-foot lot with front driveway access.

Duplexes have smaller individual units with an overall building footprint closely matching that of a small single-family house. The duplex is located facing the street with a porch frontage that provides an entry transition, with parking in the rear.

This option parks at 1.5 spaces per dwelling and provides covered parking in consideration of Utah's climate.

Key Barriers

Lot Area: The minimum lot area standards are too high (8,000 sq ft) for infill development and MMH Building Types. This option is considered on a 5,000 sq ft infill site, which is typical within Provo's lot patterns.

Test Fit Summary		
	Shown in Test Fit	Existing MDR Standards ¹
No. of Units (du)	2 Primary	Multi-family ²
Height	28 ft	45 ft max.
Lot Coverage	1,776 sf (35%)	2,500 sf (50% max.) ³
Avg. Unit Size	780 sf	Not regulated
Parking	3 sp	3 sp min. ⁴
Front Setback	20 ft	20 ft min.
Side Setback	10 ft	10 ft min.
Rear Setback	43 ft	20 ft min.
Lot Width	50 ft	40 ft min.
Lot Depth	100 ft	90 ft min.
Lot Area	5,000 sf	8,000 sf min. ⁵
Density	17.4 du/ac	30 du/ac max.
Bold text indicates not complying with existing standards.		
1. As delineated in the Provo City Code.		
2. Zone district allows one-dwelling detached, one-family dwelling attached (townhomes) that do not exceed eight units in one building, two-family dwellings, multiple-family dwellings, apartments, and condominiums.		
3. Lot coverage is calculated according to code using building footprint, frontage, and covered parking area.		
4. For multiple-family and apartments, the minimum required parking ratio is 1.5 spaces per dwelling unit.		
5. The minimum lot area changes according to the number of units. For a twin home/duplex, the minimum lot area is 8,000 sf.		

Triplex - Small Infill Lot

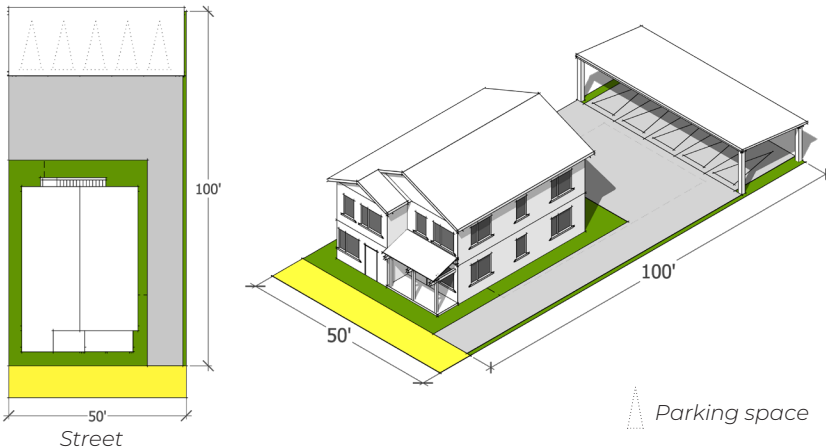
Based on lot and zoning standards in Provo, Utah

Lot size: 50'x100' (5,000 sq ft | 0.11 ac lot area)

Parking access: Front driveway

Units shown: 3 primary units

Parking shown: 5 spaces



This Test Fit places a triplex on a typical, small infill 50-foot by 100-foot lot with front driveway access.

Triplexes have smaller individual units with an overall building footprint closely matching that of a medium single-family house. The triplex is located facing the street with a porch frontage that provides an entry transition, with parking in the rear.

This option parks at 1.67 spaces per dwelling and provides covered parking in consideration of Utah’s climate.

Key Barriers

Minimum Setbacks: Setbacks are too high to accommodate this building type and the driveway with a parking court.

Lot Area: The minimum lot area standards are too high (20,000 sq ft) for infill development and MMH. This option is considered on a 5,000 sq ft infill site, which is typical within Provo’s lot patterns.

Test Fit Summary		
	Shown in Test Fit	Existing MDR Standards¹
No. of Units (du)	3 Primary	Multi-family²
Height	35 ft	45 ft max.
Lot Coverage	2,347 sf (47%)	2,500 sf (50% max.)³
Avg. Unit Size	721 sf	Not regulated
Parking	5 sp	4.5 sp min.⁴
Front Setback	5 ft	20 ft min.
Side Setback	5 ft	10 ft min.
Rear Setback	50 ft	20 ft min.
Lot Width	50 ft	40 ft min.
Lot Depth	100 ft	90 ft min.
Lot Area	5,000 sf	20,000 sf min.⁵
Density	26.1 du/ac	30 du/ac max.
Bold text indicates not complying with existing standards.		
1. As delineated in the Provo City Code.		
2. Zone district allows one-dwelling detached, one-family dwelling attached (townhomes) that do not exceed eight units in one building, two-family dwellings, multiple-family dwellings, apartments, and condominiums.		
3. Lot coverage is calculated according to code using building footprint, frontage, and covered parking area.		
4. For multiple-family and apartments, the minimum required parking ratio is 1.5 spaces per dwelling unit.		
5. The minimum lot area changes according to the number of units. For multifamily, the minimum lot area is 20,000 sf.		

Fourplex - Medium Infill Lot

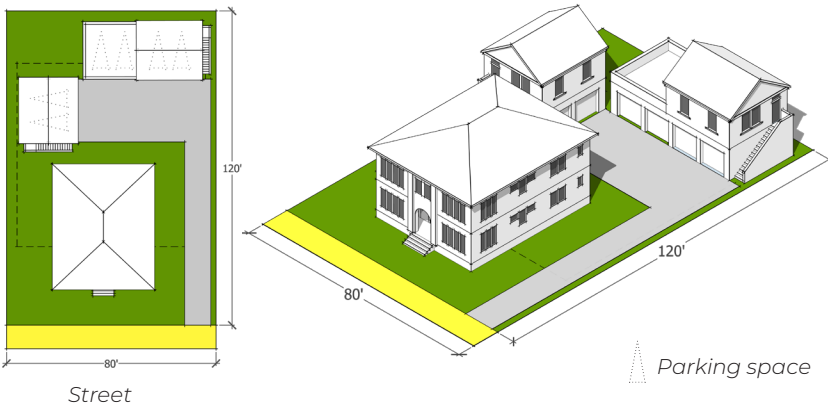
Based on lot and zoning standards in Heber City, Utah

Lot size: 80'x120' (9,600 sq ft | 0.22 ac lot area)

Parking access: Front driveway

Units shown: 4 primary units, 2 ADUs (6 total)

Parking shown: 6 spaces



This Test Fit places a fourplex and two accessory dwelling units (ADUs) on a typical, medium infill 80-foot by 120-foot lot with front driveway access. Fourplexes have smaller individual units with an overall building footprint similar to a large single-family house. The fourplex is located facing the street with a recessed stoop frontage that provides an entry transition, and the ADUs are placed in the rear above the parking.

This option parks at 1.0 spaces per dwelling and provides garage parking in consideration of Utah’s climate.

Key Barriers

Parking: Meeting the 2.0 parking ratio would render fitting this number of units spatially unfeasible.

Minimum Setbacks: Front and rear setbacks limit spatial capacity to fit the shown six units.

Lot Width: The minimum lot width standards are too high for infill development.

Density: Standards allow one primary dwelling and one ADU per lot. This six unit option would not be allowed even if it is similar in form to a single-family house.

Test Fit Summary		
	Shown in Test Fit	Existing R-3 Standards¹
No. of Units (du)	4 Primary 2 ADUs	1 Single-family 1 ADU
Height	31 ft	40 ft max.
Lot Coverage	3,297 sf² (34%)	Not regulated
Avg. Unit Size	610 sf	Not regulated
Parking	6 sp	12 sp min.³
Front Setback	15 ft	30 ft min.
Side Setback	5 ft	4 ft min.
Rear Setback	5 ft	20 ft min.
Lot Width	80 ft	100 ft min.
Lot Depth	120 ft	100 ft min.
Lot Area	9,600 sf	6,500 sf min.⁴
Density	27.2 du/ac	4.5 du/ac max.⁵
Bold text indicates not complying with existing standards.		
1. As delineated in the Heber City Municipal Code.		
2. Lot coverage calculation includes building footprint, frontage, and covered parking area.		
3. The minimum required parking ratio is 2.0 spaces per dwelling unit		
4. Assumes minimum for midblock lot. Corner lots shall be 10% larger than the minimum lot size listed here.		
5. The resultant maximum housing density permitted in this zone based on one single-family dwelling on this lot size is 4.5 dwelling units per gross acre.		

Fiveplex - Medium Infill Lot

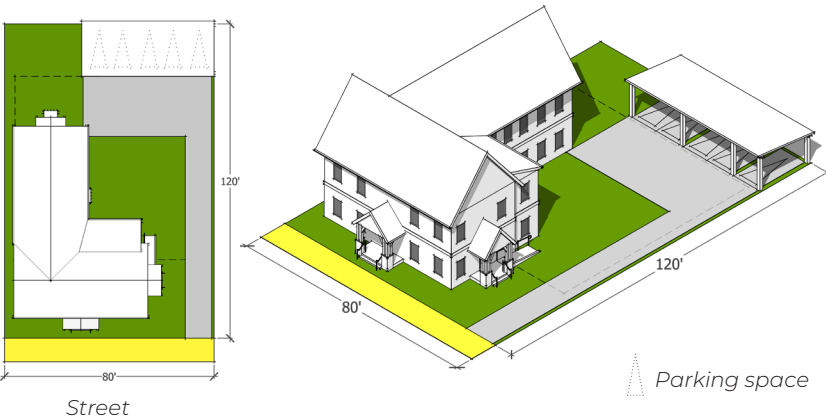
Based on lot and zoning standards in Heber City, Utah

Lot size: 80'x120' (9,600 sq ft | 0.22 ac lot area)

Parking access: Front driveway

Units shown: 5 primary units

Parking shown: 5 spaces



This Test Fit places a fiveplex on a typical, medium infill 80-foot by 120-foot lot with front driveway access. This fiveplex has relatively sizeable individual units but still keeps an overall building footprint similar to a large single-family house. The fiveplex is located facing the street with a stoop frontage that provides an entry transition, with parking in the rear.

This option parks at 1.0 spaces per dwelling and provides covered parking in consideration of Utah's climate.

Key Barriers

Parking: Meeting the 2.0 parking ratio would render this building type spatially unfeasible.

Minimum Setbacks: The front setback limits building placement to accommodate parking in the rear.

Lot Width: The minimum lot width standards are too high for infill development.

Density: Standards allow one primary dwelling and one ADU per lot. This five unit option would not be allowed even if it is similar in form to a single-family house.

Test Fit Summary		
	Shown in Test Fit	Existing R-3 Standards¹
No. of Units (du)	5 Primary	1 Single-family 1 ADU
Height	39 ft	40 ft max.
Lot Coverage	3,677 sf² (38%)	Not regulated
Avg. Unit Size	1,075 sf	Not regulated
Parking	5 sp	10 sp min.³
Front Setback	10 ft	30 ft min.
Side Setback	5 ft	4 ft min.
Rear Setback	40 ft	20 ft min.
Lot Width	80 ft	100 ft min.
Lot Depth	120 ft	100 ft min.
Lot Area	9,600 sf	6,500 sf min.⁴
Density	22.7 du/ac	4.5 du/ac max.⁵
Bold text indicates not complying with existing standards.		
1. As delineated in the Heber City Municipal Code.		
2. Lot coverage calculation includes building footprint, frontage, and covered parking area.		
3. The minimum required parking ratio is 2.0 spaces per dwelling unit		
4. Assumes minimum for midblock lot. Corner lots shall be 10% larger than the minimum lot size listed here.		
5. The resultant maximum housing density permitted in this zone based on one single-family dwelling on this lot size is 4.5 dwelling units per gross acre.		

Courtyard - Medium Infill Lot

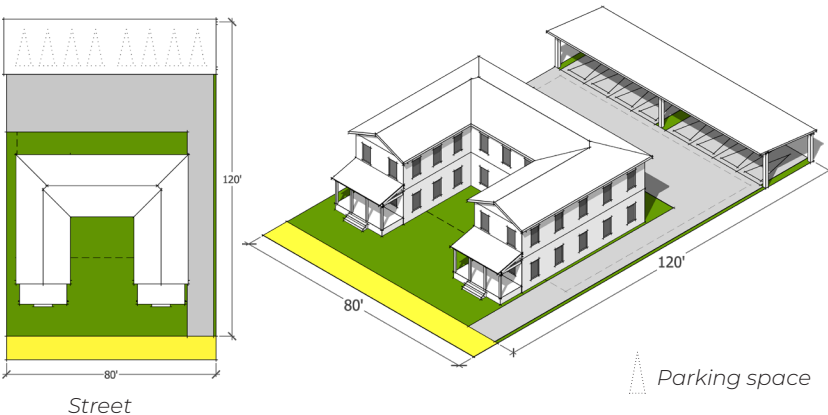
Based on lot and zoning standards in Heber City, Utah

Lot size: 80'x120' (9,600 sq ft | 0.22 ac lot area)

Parking access: Front driveway

Units shown: 6 primary units

Parking shown: 8 spaces



This Test Fit places a courtyard building on a typical, medium infill 80-foot by 120-foot lot with front driveway access.

The C-shape courtyard buildings create shared open space, encouraging community. The unit entrances can face the street or be accessed off the courtyard. The parking is placed in the rear.

This option parks at 1.4 spaces per dwelling and provides covered parking in consideration of Utah’s climate.

Key Barriers

Parking: Meeting the 2.0 parking ratio would render this building type spatially unfeasible.

Minimum Setbacks: The front setback limits building placement to accommodate parking in the rear.

Lot Width: The minimum lot width standards are too high for infill development.

Density: Standards allow one primary dwelling and one ADU per lot. This six unit option would not be allowed even if it is similar in form to a single-family house.

Test Fit Summary		
	Shown in Test Fit	Existing R-3 Standards¹
No. of Units (du)	6 Primary	1 Single-family 1 ADU
Height	26 ft	40 ft max.
Lot Coverage	4,274 sf² (45%)	Not regulated
Avg. Unit Size	637 sf	Not regulated
Parking	8 sp	12 sp min.³
Front Setback	21 ft	30 ft min.
Side Setback	5 ft	4 ft min.
Rear Setback	52 ft	20 ft min.
Lot Width	80 ft	100 ft min.
Lot Depth	120 ft	100 ft min.
Lot Area	9,600 sf	6,500 sf min.⁴
Density	27.2 du/ac	4.5 du/ac max.⁵
Bold text indicates not complying with existing standards.		
1. As delineated in the Heber City Municipal Code.		
2. Lot coverage calculation includes building footprint, frontage, and covered parking area.		
3. The minimum required parking ratio is 2.0 spaces per dwelling unit		
4. Assumes minimum for midblock lot. Corner lots shall be 10% larger than the minimum lot size listed here.		
5. The resultant maximum housing density permitted in this zone based on one single-family dwelling on this lot size is 4.5 dwelling units per gross acre.		

Triplex - Deep Infill Lot

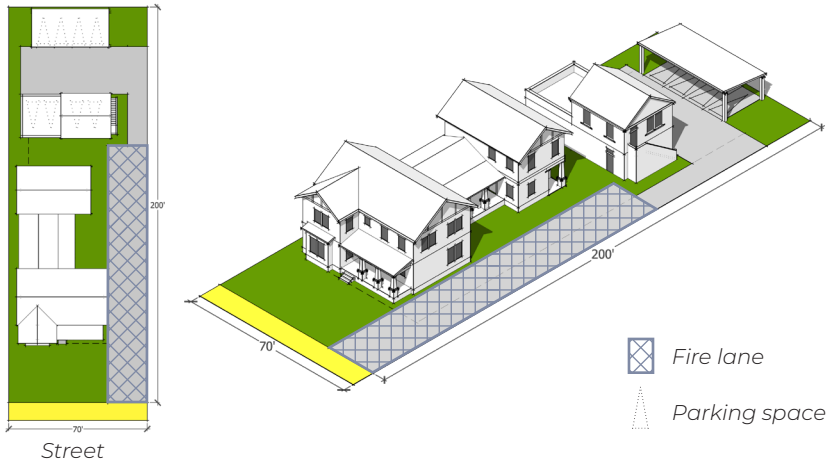
Based on lot and zoning standards in Alpine, Utah

Lot size: 70'x200' (14,000 sq ft | 0.32 ac lot area)

Parking access: Front driveway

Units shown: 3 primary units, 1 ADU (4 total)

Parking shown: 8 spaces



This Test Fit places a triplex with an ADU on a typical, deep infill 70-foot by 200-foot lot with front driveway access.

This triplex has relatively larger units with multiple bedrooms that can accommodate families, but the building is massed to look like one large house. This type allows multiple family generations to live together but with a degree of privacy.

This option parks at 2.0 spaces for both the primary dwellings and the ADU. Parking is covered or in a garage in consideration of Utah's climate.

Key Barriers

Lot Coverage: Standards are too low since all impervious surface is counted.

Minimum Setbacks: The side setback limits ADU placement to accommodate parking in the rear and ability to fit fire lane width on the driveway.

Lot Width: The minimum lot width standards are too high for infill development.

Density: Standard allow one single-family house and one ADU per lot. This four unit option would not be allowed even if it is similar in form to a single-family house.

Test Fit Summary

	Shown in Test Fit	Existing TR Standards ¹
No. of Units (du)	3 Primary 1 ADU	1 Single-family 1 ADU
Height:		
Primary	32 ft	34 ft max.
Accessory	28 ft	30 ft max. ²
Lot Coverage	9,084 sf (65%)	7,000 sf (50% max.) ³
Avg. Unit Size	1,079 sf	Not regulated
Parking	8 sp	8 sp min. ⁴
Front Setback	30 ft	30 ft min.
Side Setback	6 ft	10 ft min.
Rear Setback	44 ft	20 ft min.
Lot Width	70 ft	90 ft min.
Lot Depth	200 ft	Not regulated
Lot Area	14,000 sf	10,000 sf min.
Density	12.5 du/ac	3.1 du/ac max. ⁵

Bold text indicates not complying with existing standards.

- As delineated in the Alpine City Development Code.
- Accessory Structure height can increase up to 30 ft with an additional 2 ft of setback for every 1 ft in height increase over 20 ft.
- Lot coverage calculation includes building footprint, frontage, parking area and any impervious surface.
- The minimum required parking ratio is 2.0 spaces per dwelling unit.
- The resultant maximum housing density permitted in this zone based on one single-family dwelling on this lot size is 3.1 dwelling units per gross acre.

Note: Due to deep lot, fire access is required on site. This is provided through a 20 ft wide fire lane along the driveway.

Duplexes +ADU - Deep Infill Lot

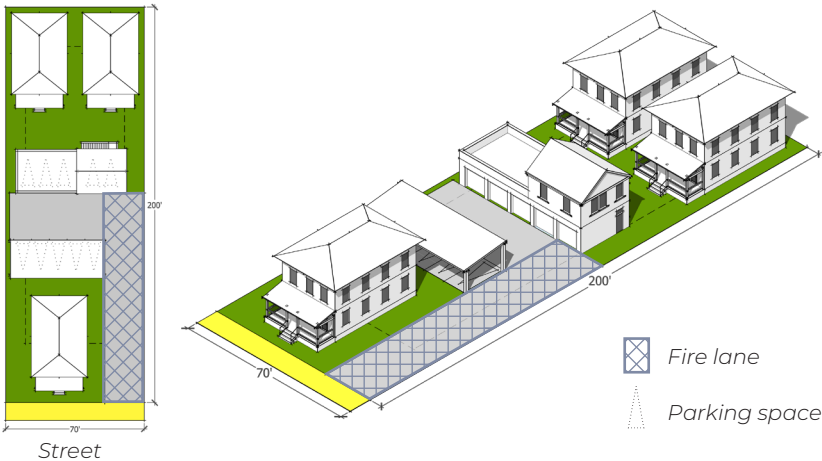
Based on lot and zoning standards in Alpine, Utah

Lot size: 70'x200' (14,000 sq ft | 0.32 ac lot area)

Parking access: Front driveway

Units shown: 6 primary units, 1 ADU (7 total)

Parking shown: 10 spaces



This Test Fit places three duplexes and an accessory dwelling unit (ADU) on a typical, deep infill 70-foot by 200-foot lot with front driveway access. The deep lot creates an opportunity to increase density in the rear but keep a detached single-family feel at the front of the lot. This option parks at 1.4 spaces per dwelling and provides garage or covered parking in consideration of Utah’s climate.

Key Barriers

Lot Coverage: Standards are too low since all impervious surface is counted.

Parking: Meeting the 2.0 parking ratio would render this building type configuration spatially unfeasible.

Minimum Setbacks: The side setback limits ADU size and placement and viability of two duplexes in the rear.

Lot Width: The minimum lot width standards are too high for infill development.

Density: Standard allow one single-family house and one ADU per lot. This seven unit option would not be allowed even if it looks similar in form to a single-family house from the street.

Test Fit Summary		
	Shown in Test Fit	Existing TR Standards ¹
No. of Units (du)	6 Primary 1 ADU	1 Single-family 1 ADU
Height:		
Primary	28 ft	34 ft max.
Accessory	28 ft	30 ft max. ²
Lot Coverage	8,638 sf (62%)	7,000 sf (50% max.) ³
Avg. Unit Size	711 sf	Not regulated
Parking	10 sp	12 sp min. ⁴
Front Setback	15 ft	30 ft min.
Side Setback	5 ft	10 ft min.
Rear Setback	5 ft	20 ft min.
Lot Width	70 ft	90 ft min.
Lot Depth	200 ft	Not regulated
Lot Area	14,000 sf	10,000 sf min.
Density	21.8 du/ac	3.1 du/ac max. ⁵
Bold text indicates not complying with existing standards.		
1. As delineated in the Alpine City Development Code.		
2. Accessory Structure height can increase up to 30 ft with an additional 2 ft of setback for every 1 ft in height increase over 20 ft.		
3. Lot coverage calculation includes building footprint, frontage, parking area and any impervious surface.		
4. The minimum required parking ratio is 2.0 spaces per dwelling unit.		
5. The resultant maximum housing density permitted in this zone based on one single-family dwelling on this lot size is 3.1 dwelling units per gross acre.		
Note: Due to deep lot, fire access is required on site. This is provided through a 20 ft wide fire lane along the driveway.		

Multiplex - Deep Infill Lot

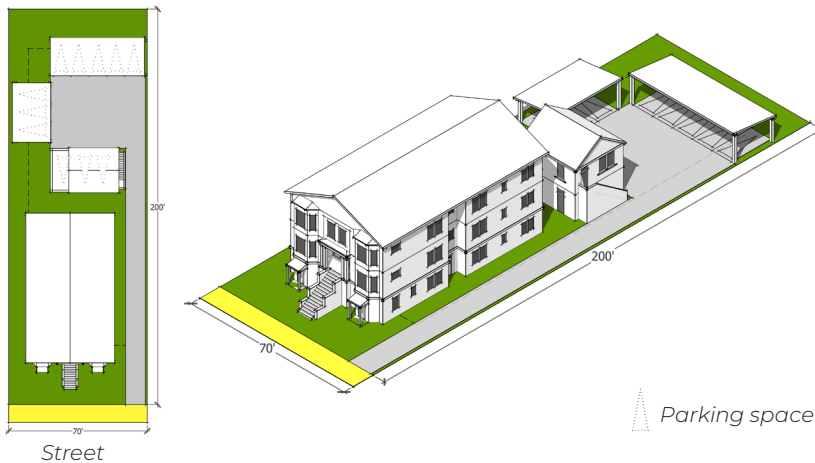
Based on lot and zoning standards in Alpine, Utah

Lot size: 70'x200' (14,000 sq ft | 0.32 ac lot area)

Parking access: Front driveway

Units shown: 10 primary units, 1 ADU (4 total)

Parking shown: 11 spaces



This Test Fit places a multiplex and an accessory dwelling unit (ADU) on a typical, deep infill 70-foot by 200-foot lot with front driveway access. The multiplex has ten small units and is on the upper end of house-scale types. This option parks at 1.0 spaces per dwelling and provides garage or covered parking in consideration of Utah's climate.

Key Barriers

Height: Standard does not allow for three stories with a pitched roof.

Lot Coverage: Standards are too low since all impervious surface is counted.

Parking: Meeting the 2.0 parking ratio would render this building type spatially unfeasible on this size lot.

Minimum Setbacks: The front setback limits usable space in the rear to accommodate the ADU and parking court.

Density: Standard allow one single-family house and one ADU per lot. This 11 unit option would not be allowed even if it looks similar in form to a single-family house from the street.

Test Fit Summary

	Shown in Test Fit	Existing TR Standards ¹
No. of Units (du)	10 Primary 1 ADU	1 Single-family 1 ADU
Height:		
Primary	41 ft	34 ft max.
Accessory	28 ft	30 ft max. ²
Lot Coverage	8,581 sf (61%)	7,000 sf (50% max.) ³
Avg. Unit Size	703 sf	Not regulated
Parking	11 sp	22 sp min. ⁴
Front Setback	20 ft	30 ft min.
Side Setback	10 ft	10 ft min.
Rear Setback	70 ft	20 ft min.
Lot Width	70 ft	90 ft min.
Lot Depth	200 ft	Not regulated
Lot Area	14,000 sf	10,000 sf min.
Density	34.2 du/ac	3.1 du/ac max. ⁵

Bold text indicates not complying with existing standards.

1. As delineated in the Alpine City Development Code.

2. Accessory Structure height can increase up to 30 ft with an additional 2 ft of setback for every 1 ft in height increase over 20 ft.

3. Lot coverage calculation includes building footprint, frontage, parking area and any impervious surface.

4. The minimum required parking ratio is 2.0 spaces per dwelling unit.

5. The resultant maximum housing density permitted in this zone based on one single-family dwelling on this lot size is 3.1 dwelling units per gross acre.

Note: All dwelling units are within 150 ft of the street so fire access is not required within the lot assuming all units are sprinklered.

Cottage Court + Duplex - Large Infill Lot

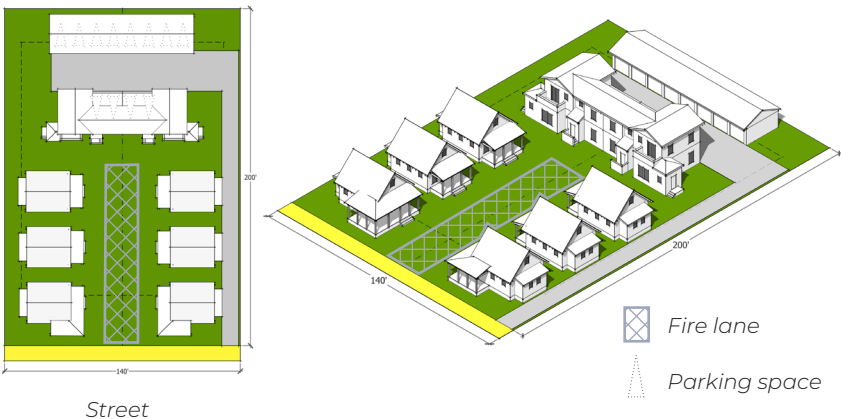
Based on lot and zoning standards in Alpine, Utah

Lot size: 140'x200' (28,000 sq ft | 0.64 ac lot area)

Parking access: Front driveway

Units shown: 8 primary units

Parking shown: 12 spaces



This Test Fit consolidates two typical 70'x200' lots into one 140'x200' lot to explore MMH opportunities for larger sites.

This options shows a cottage court with a duplex end building and parking in the rear. This type creates a shared open space that encourages community while maintaining the privacy of detached housing.

This option parks at 1.5 spaces per dwelling and provides garage parking in consideration of Utah's climate

Key barriers

- Parking:** Meeting the 2.0 parking ratio would render this building type spatially unfeasible.
- Minimum Setbacks:** The front setback limits building placement to accommodate parking in the rear.
- Density:** Standard allow one single-family house and one ADU per lot. This eight unit option would not be allowed even if it is similar in form to a single-family house.

Test Fit Summary		
	Shown in Test Fit	Existing TR Standards ¹
No. of Units (du)	8 Primary	1 Single-family 1 ADU
Height	27 ft	34 ft max.
Lot Coverage	12,632 sf (45%)	14,000 (50% max.) ²
Avg. Unit Size	670 sf	Not regulated
Parking	12 sp	16 sp min. ³
Front Setback	15 ft	30 ft min.
Side Setback	10 ft	10 ft min.
Rear Setback	47 ft	20 ft min.
Lot Width	140 ft	90 ft min.
Lot Depth	200 ft	Not regulated
Lot Area	28,000 sf	10,000 sf min.
Density	12.5 du/ac	1.6 du/ac max. ⁴
Bold text indicates not complying with existing standards.		
1. As delineated in the Alpine City Development Code.		
2. Lot coverage calculation includes building footprint, frontage, parking area and any impervious surface.		
3. The minimum required parking ratio is 2.0 spaces per dwelling unit.		
4. The resultant maximum housing density permitted in this zone based on one single-family dwelling on this lot size is 1.6 dwelling units per gross acre.		
Note: Due to deep lot, fire access is required on site. This scheme assumes a 20 ft wide fire lane could be accommodated with special permeable paving within the open space.		

Cottage Court + Fourplex - Large Infill Lot

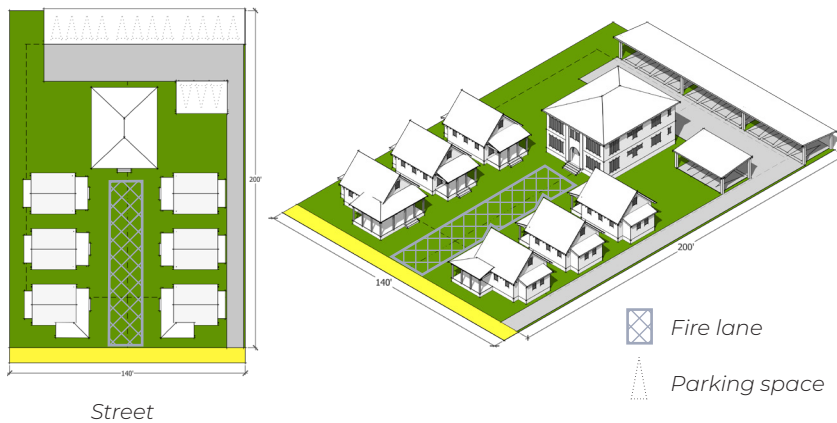
Based on lot and zoning standards in Alpine, Utah

Lot size: 140'x200' (28,000 sq ft | 0.64 ac lot area)

Parking access: Front driveway

Units shown: 10 primary units

Parking shown: 15 spaces



This Test Fit consolidates two typical 70'x200' lots into one 140'x200' lot to explore MMH opportunities for larger sites.

This options shows a cottage court with a fourplex end building and parking in the rear. This type creates a shared open space that encourages community while maintaining the privacy of detached housing.

This option parks at 1.5 spaces per dwelling and provides garage parking in consideration of Utah's climate

Key barriers

Parking: Meeting the 2.0 parking ratio would render this building type spatially unfeasible.

Minimum Setbacks: The front setback limits building placement to accommodate parking in the rear.

Density: Standard allow one single-family house and one ADU per lot. This ten unit option would not be allowed even if it is similar in form to a single-family house.

Test Fit Summary

	Shown in Test Fit	Existing TR Standards ¹
No. of Units (du)	8 Primary	1 Single-family 1 ADU
Height	31 ft	34 ft max.
Lot Coverage	13,099 sf (47%)	14,000 (50% max.) ²
Avg. Unit Size	561 sf	Not regulated
Parking	15 sp	20 sp min. ³
Front Setback	15 ft	30 ft min.
Side Setback	10 ft	10 ft min.
Rear Setback	47 ft	20 ft min.
Lot Width	140 ft	90 ft min.
Lot Depth	200 ft	Not regulated
Lot Area	28,000 sf	10,000 sf min.
Density	15.6 du/ac	1.6 du/ac max. ⁴

Bold text indicates not complying with existing standards.

1. As delineated in the Alpine City Development Code.

2. Lot coverage calculation includes building footprint, frontage, parking area and any impervious surface.

3. The minimum required parking ratio is 2.0 spaces per dwelling unit.

4. The resultant maximum housing density permitted in this zone based on one single-family dwelling on this lot size is 1.6 dwelling units per gross acre.

Note: Due to deep lot, fire access is required on site. This scheme assumes a 20 ft wide fire lane could be accommodated with special permeable paving within the open space.

Multiplex - Large Infill Lot

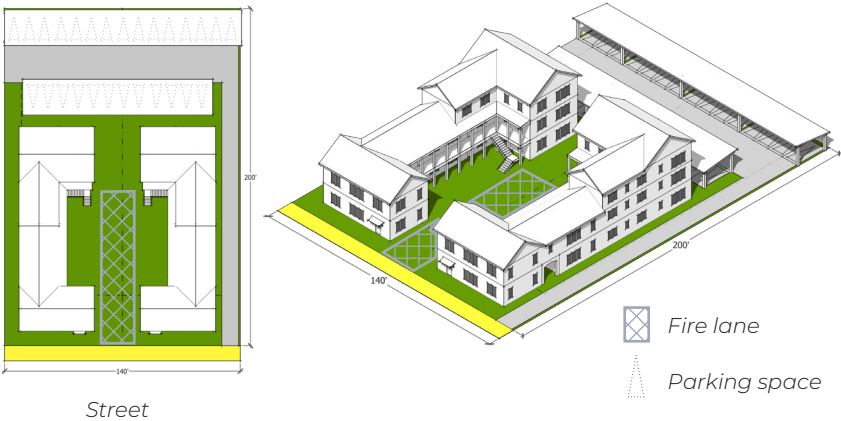
Based on lot and zoning standards in Alpine, Utah

Lot size: 140'x200' (28,000 sq ft | 0.64 ac lot area)

Parking access: Front driveway

Units shown: 18 primary units

Parking shown: 27 spaces



This Test Fit consolidates two typical 70'x200' lots into one 140'x200' lot to explore MMH opportunities for larger sites. This options shows two multiplexes forming a central court with parking in the rear. This option creates a shared open space that encourages community, and steps down in scale as it approaches the street. This option parks at 1.5 spaces per dwelling and provides garage parking in consideration of Utah's climate.

Key barriers

Height: Standard does not allow for 3 stories with a pitched roof.

Lot Coverage: Standards are too low since all impervious surface is counted.

Parking: Meeting the 2.0 parking ratio would render this building type spatially unfeasible.

Minimum Setbacks: The front setback limits building placement to accommodate parking in the rear.

Density: Standard allow one single-family house and one ADU per lot. This 18 unit option would not be allowed even if it is similar in form to a single-family house.

Test Fit Summary		
	Shown in Test Fit	Existing TR Standards ¹
No. of Units (du)	18 Primary	1 Single-family 1 ADU
Height	43 ft	34 ft max.
Lot Coverage	17,630 sf (63%)	14,000 (50% max.) ²
Avg. Unit Size	788 sf	Not regulated
Parking	27 sp	36 sp min. ³
Front Setback	10 ft	30 ft min.
Side Setback	10 ft	10 ft min.
Rear Setback	71 ft	20 ft min.
Lot Width	140 ft	90 ft min.
Lot Depth	200 ft	Not regulated
Lot Area	28,000 sf	10,000 sf min.
Density	28 du/ac	1.6 du/ac max. ⁴
Bold text indicates not complying with existing standards.		
1. As delineated in the Alpine City Development Code.		
2. Lot coverage calculation includes building footprint, frontage, parking area and any impervious surface.		
3. The minimum required parking ratio is 2.0 spaces per dwelling unit.		
4. The resultant maximum housing density permitted in this zone based on one single-family dwelling on this lot size is 1.6 dwelling units per gross acre.		
Note: Due to deep lot, fire access is required on site. This scheme assumes a 20 ft wide fire lane could be accommodated with special permeable paving within the open space.		

