



HOUSING OHIO

TOOLS FOR DEVELOPMENT



WHY?

To address Ohio's housing crisis by promoting infill housing development.

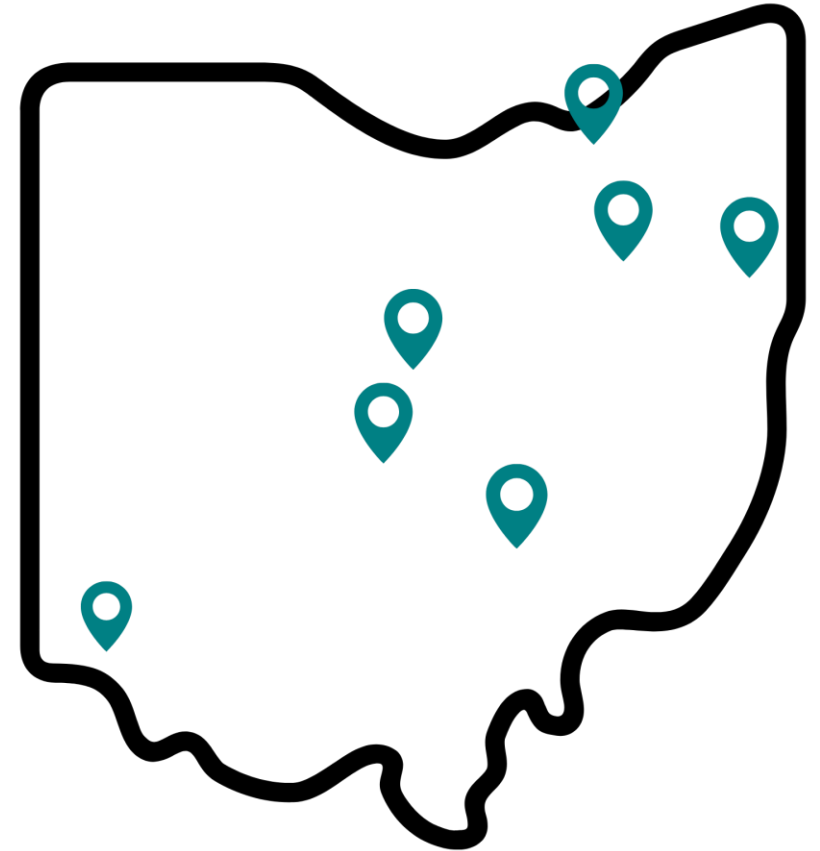


THE ADVISORY COMMITTEE

Technical guidance and facilitation coordinated by **Pattern Zones Company.**

Development guided by Advisory Committee of **housing and development experts from around the state.**

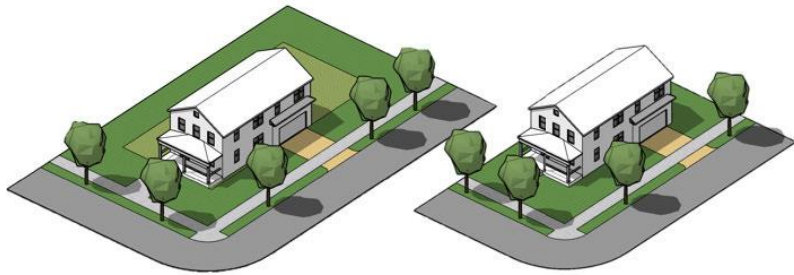
- Builders
- Developers
- Advocates
- Realtors
- Architects
- Planners
- City Leaders





BOOK CONTENTS

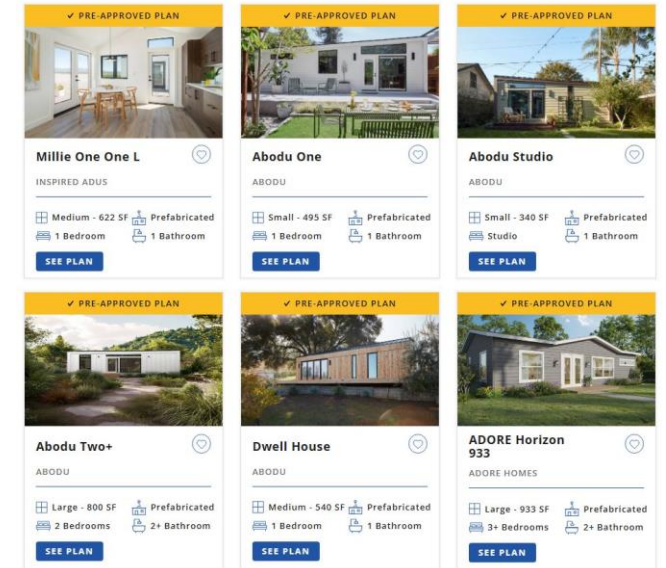
1 A La Carte Zoning Adjustments



2 Two Free Building Plans



3 Pre-Approved Plans Program Guide





HOW CAN ZONING CHANGES HELP?

Current zoning codes often **prohibit the development of housing** that meets market demands and **dampen the amount of housing construction** taking place.

Many lots are considered **“unbuildable”** due to current requirements even though similar housing has existed in the neighborhood for generations.



Adopting zoning changes can allow local governments to **expand housing supply**.



HOW CAN FREE BUILDING PLANS HELP?

With rising construction and labor costs, **new development** has become **increasingly expensive**.

These free plans are designed to **lower design and architectural fees** for homeowners and developers.



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TWO FREE BUILDING PLANS & SEVERAL OPTIONS



Narrow Single Family House
with standard porch or sleeping porch

Versatile Front-Back Duplex
with porch or stoop

OPTIONS

2 bedroom house

Duplex with two separate units
(both units are two stories)

3 bedroom house
w/ first floor bedroom

Duplex with two separate units
(1 unit is two stories, 1 unit is one story)

Single-family house
(large unit with internal connection between units)



NARROW SINGLE-FAMILY HOUSE

- 2 bed/2.5 bath
- Optional first floor 3rd bedroom
- Can fit on a 30' lot



Single Family House Floor Plan



FIRST FLOOR

OPTIONAL THIRD BEDROOM

DESIGNED FOR
CONVENIENT ACCESS
TO REAR YARDS
NO MATTER HOW
NARROW THE LOT



SECOND FLOOR

OPTIONAL SLEEPING PORCH

CHOOSE FROM A
STANDARD PORCH
OR SLEEPING PORCH

PRO TIP: It's easy to convert
the sleeping porch to a
studio or office later.



VERSATILE FRONT/BACK DUPLEX

- Option 1: Duplex with 2 two-story units
- Option 2: Duplex with 1 two-story unit and 1 one-story unit
- Option 3: Flexible single-family house with internal connection between front and back unit



Duplex: One-Story Rear Unit Floor Plan

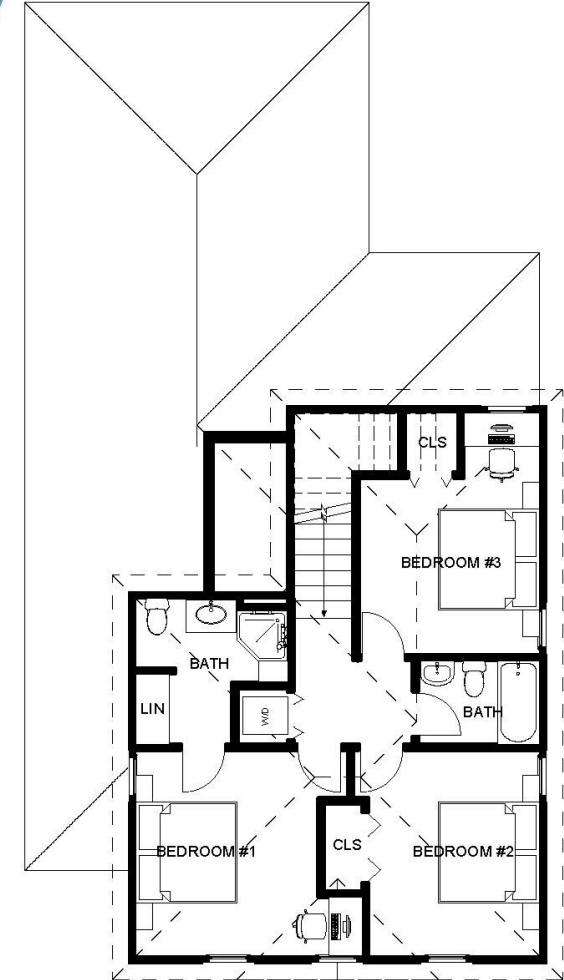
PRIVATE SPACE IN THE REAR IS MAINTAINED FOR THE FRONT UNIT

SOUND ISOLATION WALL



**OPTIONAL
INTERIOR
CONNECTION**

FIRST FLOOR



**ADD-ON
PORCH**

CHOOSE FROM A
PORCH OR STOOP

SECOND FLOOR



HOW CAN PRE-APPROVAL PROGRAMS HELP?

A pre-approved plans program, created by a local government, offers a portfolio of pre-reviewed architectural designs that are ready for **expedited permitting**.

Benefits include:

- Eases regulatory barriers
- Reduces costs
- Preserves neighborhood character
- Stabilizes existing neighborhoods
- Promotes economic diversity





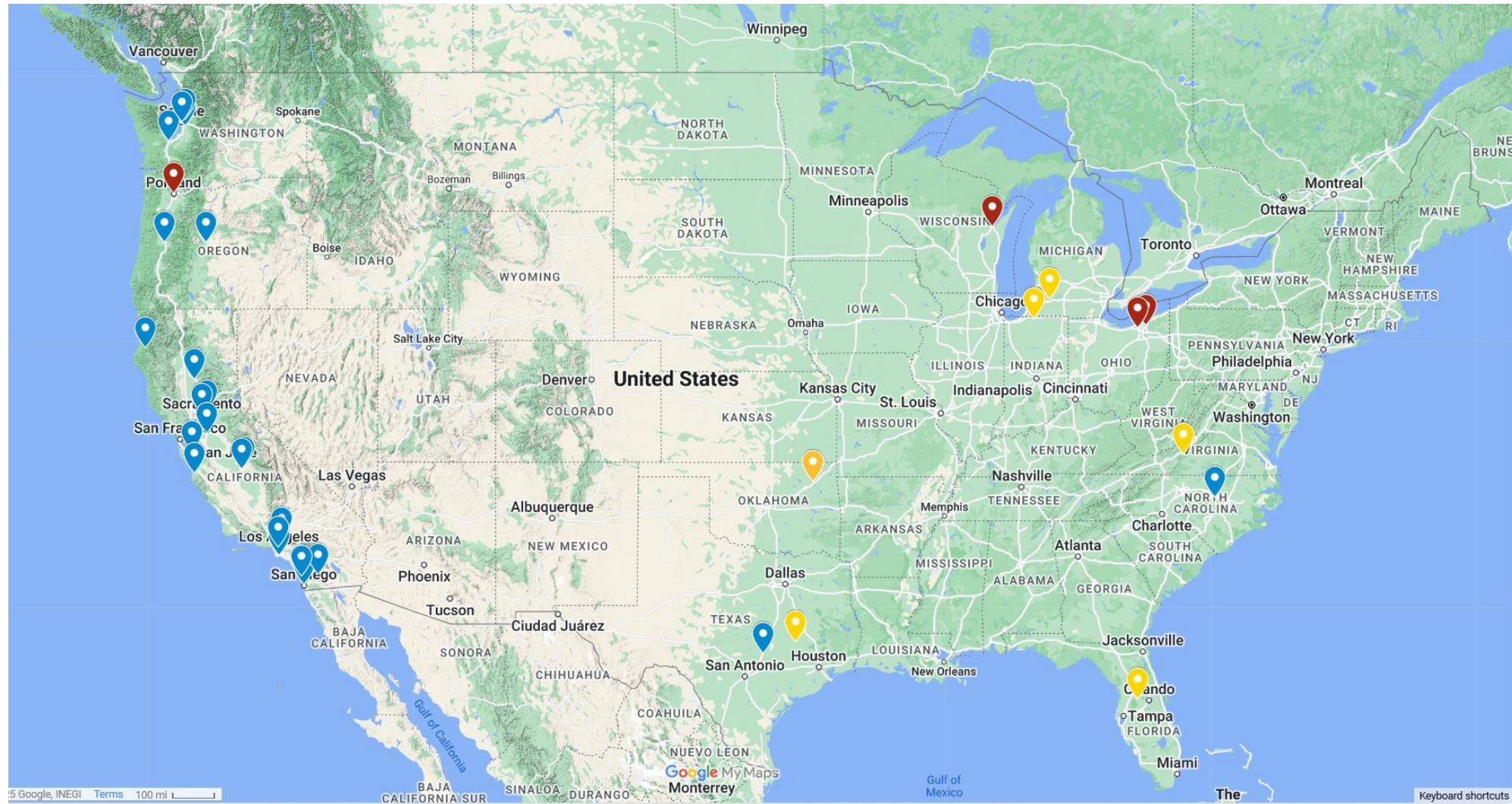
Pre-approved duplex under construction in South Bend, IN.

Source: City of South Bend



EXISTING PRE-APPROVAL PROGRAMS

-  Range of Housing Types
-  Single-Family Housing
-  Accessory Dwelling Units Only



[Interactive Map](#)

EXPECTED RELEASE

March 2025

Book, plans, and additional resources will be available online for download





QUESTIONS?

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SIGN UP FOR UPDATES

