

PRE-APPROVED BUILDING PLANS

JANUARY 2024

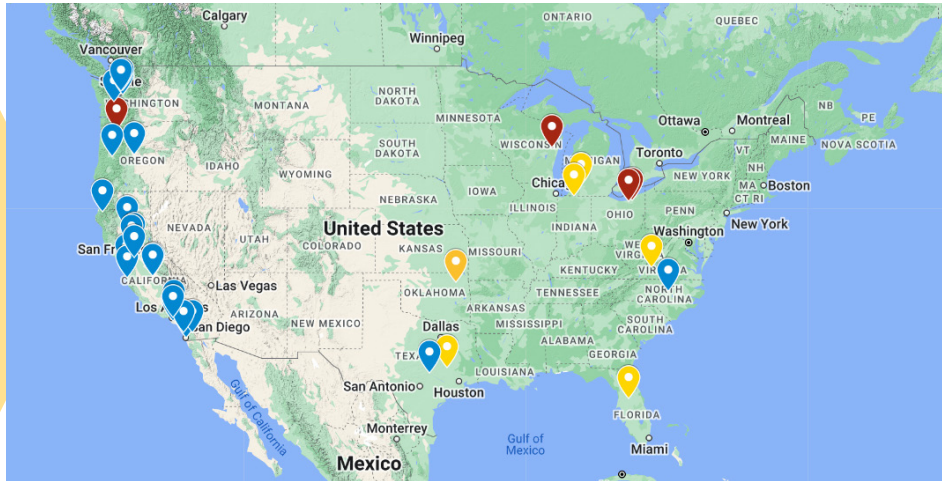
Pre-Approved Building Plans are a versatile tool used to address a variety of housing issues in a range of market contexts. They have the potential to help address housing challenges in Ohio, like promoting infill development in mature neighborhoods and repurposing vacant land.



What Are Pre-Approved Building Plans?

Pre-approved infill building plans confer expedited permitting to a set of pre-designed plans for a range of housing types that are architecturally-appropriate for a specific community. Pre-approved building plans are designed to promote new construction by limiting the time and expense associated with the city's plan review process.

Where are Pre-Approved Building Plans in Use?



Types of housing promoted

- Accessory dwelling unit-only programs
- Range of housing types
- Single-family homes

Accessory Dwelling Unit, Seattle, WA



Home with a second story apartment, Bryan, TX



Narrow house, South Bend, IN
Michael DiVita on Twitter

Pattern Books Can Pave the Way for Pre-Approvals

The Michigan Municipal League and Michigan Economic Development Corporation created a pattern book and zoning reform guide that includes free detailed design plans compatible with Great Lakes vernacular architecture. The book outlines zoning changes to promote infill development and aims to lower hurdles for cities to develop pre-approvals programs.



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