



Ohio Administrative Code Rule 122:5-4-05 State Model Zoning Plan.

Effective: [June 26, 2026](#)

When considering adopting pro-housing policies involving zoning plans, applicants may consider the following zoning policies:

- (A) Increasing unit density per acre, starting with two units per acre;
- (B) Reducing requirements of minimum lot size, starting with an average of seven thousand five hundred square feet;
- (C) Reducing mandatory setback requirements, starting with six feet;
- (D) Reducing mandatory open space requirements, starting with twenty-five per cent of gross acreage;
- (E) Inspection, plan, impact, or water and sewer tap fee reductions or eliminations;
- (F) Allowing the use of both rigid and flexible pavement types; and
- (G) Conducting and implementing traffic studies and thoroughfare plans.