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**CITY OF AKRON HOUSING STANDARDS:
SINGLE-FAMILY DETACHED HOMES & TWO-FAMILY HOMES
PROJECTS RECEIVING CITY OF AKRON FUNDING OR LAND
CREATING A COMMUNITY THAT IS HEALTHY, EQUITABLE, BEAUTIFUL, AND RESILIENT**

ELEMENT	REQUIREMENT
1. Lot Size	<ul style="list-style-type: none"> ▪ Design the dwelling unit to fit on a typical lot size or standard lot of record in the neighborhood. ▪ Combining standard lots of record to create a large building lot for a single dwelling unit is not permitted.
2. Block Length & Connectivity in Multi-Unit Developments	<ul style="list-style-type: none"> ▪ Provide street or pedestrian/bike connections to achieve: <ul style="list-style-type: none"> • Block Length: 500' maximum • Block Perimeter: 1600' maximum. ▪ Connect new streets and sidewalks to the existing street network using streets, sidewalks, or pedestrian/bike paths, when feasible.
3. Street Lights on New Streets	<ul style="list-style-type: none"> ▪ Furnish street lights on all new streets per City of Akron requirements. <ul style="list-style-type: none"> • Achieve average maintained illumination on the pavement of 0.25 foot-candles. • Color Temperatures to be standard ODOT 3000K. • Distance from face of poles to face of curb: 24" min. ▪ Installed by Ohio Edison, as selected from their standard fixtures and poles.
4. Sidewalks & Tree Lawns	<ul style="list-style-type: none"> ▪ Provide a public sidewalk with tree lawn at the ROW line for each building. <ul style="list-style-type: none"> • Infill Development: Match existing sidewalk and tree lawn width. • New Site Development: 5' sidewalk width, 5' tree lawn width, minimum.
5. Tree Canopy	<ul style="list-style-type: none"> ▪ Preserve existing healthy, mature site trees, 12" or greater in diameter. ▪ Protect existing street trees throughout construction. ▪ Where no street tree exists, provide a new street tree in front of each new building. <ul style="list-style-type: none"> • Species as determined by City Arborist.
6. Front Yard Setback	<ul style="list-style-type: none"> ▪ Match the established front yard setback within the neighborhood. ▪ Where no context exists: 15' minimum. <ul style="list-style-type: none"> • The garage alone shall not be used to meet the setback requirement.
7. Active Use Living Spaces	<ul style="list-style-type: none"> ▪ Provide Active Use living spaces on 50% minimum of the building's First Floor facade facing the Principal Street. <ul style="list-style-type: none"> • Active Use living spaces include living, dining, kitchen, family room, home office. • Uses that are not considered Active Uses include garages, bedrooms, bathrooms, storage, mechanical, utility, non-habitable spaces, and similar.
8. Driveways	
a) Location	<ul style="list-style-type: none"> ▪ If the lot abuts an Alley, vehicular access shall be from the Alley. ▪ On corner lots without an Alley, garage doors shall not face the Principal Street. ▪ On interior lots without an Alley or side street, vehicular access can be from the Principal Street.
b) Width	<ul style="list-style-type: none"> ▪ 10' maximum at the public right of way on Principal and side streets.
9. Garages	
a) Location	Garages shall not project beyond the street-facing façades of the home.
b) Garage Doors facing a Principal Street	<p>Garage door in the rear half of the lot: No requirements.</p> <ul style="list-style-type: none"> ▪ Garage door in the front half of the lot: <ul style="list-style-type: none"> • Garage door shall be set back 15' minimum from the front façade of the home. • 9' total door width per dwelling unit, maximum • Provide 20% glass in the garage door, minimum.

HOUSING STANDARDS - SINGLE-FAMILY DETACHED & TWO-FAMILY

ELEMENT	REQUIREMENT
10. Finished First Floor Height	<ul style="list-style-type: none"> ▪ Match neighborhood context, or 24", whichever is greater. ▪ Required ADA accessibility compliance is exempted.
11. Roof Form	<ul style="list-style-type: none"> ▪ Roof shape, slope, and orientation shall be similar to those found on existing typical homes in the neighborhood. <ul style="list-style-type: none"> • For example, use front-facing gables, side gables (ridge parallel to the street), or hip roofs in neighborhoods where these are the predominant roof forms.
12. Glass Windows	
a) Exterior Facades	<ul style="list-style-type: none"> ▪ Principal Street facade, First Floor: 30% of wall area, minimum. ▪ Upper Floor, Side, and Rear facades: 15% of wall area, minimum. <ul style="list-style-type: none"> • Wall and glass area are measured between the height of 3' and 7' above Finished Floor. • Glass area includes all clear, non-tinted, non-frosted glass in windows & doors.
b) Bedrooms	<ul style="list-style-type: none"> ▪ Provide 22 sf of windows in all bedrooms, minimum. <ul style="list-style-type: none"> • Two 36" x 60" windows typically meet this requirement.
c) Bathrooms	<ul style="list-style-type: none"> ▪ Provide an operable window in full bathrooms, when the room has an exterior wall. <ul style="list-style-type: none"> • Frosted glass in the bathroom window is acceptable.
13. Doors	
a) Front Door	<ul style="list-style-type: none"> ▪ Provide a front door facing the Principal Street.
b) Back Door	<ul style="list-style-type: none"> ▪ Provide a door to access the back yard from the First Floor. ▪ Provide stairs to reach grade level.
14. Front Porch	<ul style="list-style-type: none"> ▪ Provide a front porch facing the Principal Street. ▪ The porch shall have a roof entirely covering it.
a) Porch Dimensions	<ul style="list-style-type: none"> ▪ Depth: 6' minimum; 8' preferred. ▪ Floor Area: 48 square feet, minimum.
b) Porch Columns	<ul style="list-style-type: none"> ▪ Provide at least 2 columns per porch ▪ Column width: 8" minimum, 10" preferred, or equivalent. <ul style="list-style-type: none"> • Examples of a single column equivalent: (2) 4" diameter turned posts A pair of 4" square columns
c) Porch Railings	<ul style="list-style-type: none"> ▪ Provide railings on porches. <ul style="list-style-type: none"> • If vertical spindles are used, attach spindles between top and bottom rails. Do not attach spindles to the front or back of the horizontal rails.
15. Window & Door Trim	<ul style="list-style-type: none"> ▪ Provide head trim, side casings, and sills at all windows and doors on street-facing facades; 3½" minimum trim width. ▪ Provide expressed masonry lintels at masonry window and door openings.
16. Vinyl Siding, if used	<ul style="list-style-type: none"> ▪ Thickness: .040", minimum. ▪ Through-color vinyl. ▪ Cornerboards shall have integral J-channels. ▪ Window and door trim shall have integral J-channels.

RECOMMENDATIONS

ELEMENT	RECOMMENDATION
1. Exterior Cladding Materials	<ul style="list-style-type: none"> ▪ Preferred Materials: Brick; stone; dimensional siding, shingles, or shakes made of wood, cement board, or similar. ▪ Use a limited number of different exterior cladding materials.
2. Trim	<ul style="list-style-type: none"> ▪ Use more durable trim materials such as wood, cement board, Azek, or similar. <ul style="list-style-type: none"> • Preferred at the most visible portions of the home, such as front porches, and at window and door trim on the front facade. • Also recommend use at fascia boards, rake boards, cornices, and other trim. • Aluminum brake metal trim is not recommended.
3. Column Detail	<ul style="list-style-type: none"> ▪ Provide an articulated base and top (capital).
4. Porch Beam Depth	<ul style="list-style-type: none"> ▪ Typically, the beam should be at least as deep as the width of the columns that the beam rests on.