

# Standardized housing plans to help simplify the building or development process

## Michigan Municipal League (MML) [Pattern Book Homes for the 21<sup>st</sup> Century](#)

The League's pattern book includes six basic formats, each with multiple façade variants included in the plan sets. The plans can be integrated into larger site plans or built on single lots as the missing stitch in the neighborhood fabric. Free building plans are available for the following building types: up and down duplex (2 designs); side by side duplex (2 designs); 4-unit home; above-garage accessory dwelling unit; small-scale cottage that can be built singly or in a group such as a cottage court. Designs and Building plans developed by East Arbor Architects.

Plans are designed so that they could be utilized in any community, but would require a local architect to review, and certify before submitting to a local unit for approval. That is unless the local unit has pre-approved the plans (see Kalamazoo below).

Note – these plans are expected to be updated by the end of 2025 to accommodate the changes in the Michigan Building Code that recently went into effect. Look for those updates in the fall/winter of 2025.

## Michigan Economic Development Corporation (MEDC) in coordination with the City of Grand Rapids – [Permit Ready Housing Plans](#).

These open-source, stamped housing plans and handbooks are available for any community in Michigan, and were designed by Driven Design LLC. The plans are available for three duplex housing models and two 4-plex houses. These plans provide for different rooflines, all found in the City of Grand Rapids

## City of Kalamazoo – [Pre-Approved Housing Plans](#)

The City of Kalamazoo also worked with an architectural team to develop housing plans. But the City took one extra step, pre-approving the plans to ensure that they are in compliance with local building codes. This helps reduce the time and cost associated with designing and approving new homes. Note, many of these homes are designed to fit on a narrower lot common to the City of Kalamazoo with lot widths as low as 30 feet wide. Building plan options include various single-family homes, three duplex configurations, a carriage house and a single-story cottage.

### Other options:

There are some consultants working nationally to provide pattern home plans for this type of program on a subscription basis. Matthew at [PatternZones.com](#) has been working with the State of Michigan Land Bank to put together a program for some neighborhoods in Detroit; [Liberty House Plans](#) is also working with some communities on pre-reviewed home programs in addition to selling plans for individual builders. (Thanks to Richard Murphy from MML for info on these resources)