



6 Housing

6.1 Introduction

As of 2021, the United States Census Bureau estimates the population of Leroy Township at 3,159 residents, distributed amongst 1,235 housing units. Most housing units in the Township are large, single-family houses, located on large lots that were formerly occupied by farmland and woodland. With large lot sizes required by the Leroy Township Zoning Resolution, as well as rising real estate values, Leroy Township is likely a “move-up community”



for some residents. Some homeowners move from smaller houses in suburban and urban areas to Leroy Township. It may be predicted that many young adults who grew up in Leroy Township will be unable to afford to return and buy a house. Additionally, senior citizens on fixed incomes may have difficulty maintaining big houses on large lots. Some residents search for smaller houses that require less maintenance, and leave Leroy Township. To maintain a community with a variety of age groups, it is necessary to ensure adequate and affordable housing opportunities are provided for residents of all socioeconomic backgrounds.

The Housing element discusses the existing conditions and the factors that affect the housing market in the Township. Discussion of the housing market centers on the major variables affecting housing demand, including: the existing housing stock, household size, household income, housing costs and housing preferences.

The data presented in this section is primarily from the United States Census Bureau, and consists of figures for Leroy Township, as well as nearby communities. When analyzing the housing within the Township, it is useful to reference the Demographics element for additional insight on these matters.



6.2 Housing Inventory

As of 2021, Leroy Township had approximately 1,235 housing units, according to data from the United States Census Bureau. From 1970 to 2021, the quantity of housing units increased by 741 units, equating to a 150% increase. The 1970s and the 2000s were the most active decades, as housing units increased by 63.6% and 24.72% respectively. While the increase in housing units is significant for the Township, it represents only a very small percentage of the units added in Lake County during the same time period.

	Housing units	Δ from previous decade	%Δ from previous decade
1970	494	(x)	(x)
1980	808	314	63.56%
1990	886	78	9.65%
2000	1,105	219	24.72%
2010	1,259	154	13.94%
2013	1,212	-47	-3.73%
2021	1,235	23	1.89%

(United States Census Bureau, 1970-2013)

The Township continues to exhibit comparatively low density for population and housing unit concentration. The 1984 Leroy Township Comprehensive Plan notes “the Township contains over 11% of the total land in Lake County, yet accounts for slightly more than 1% (2,505 residents) of the population, providing the lowest density (99 persons per square mile) in the County.” The low-density development pattern remains relatively unchanged, with an overall population density of 123.9 persons per square mile (48.9 persons per square kilometer), compared with 1,012.7 persons per square mile (391 persons per square kilometer) in Lake County.

As of 2021, the 95.3% owner occupancy rate in the Township is higher than those in surrounding communities such as Concord Township, at 90.1% and Perry Township at 90%. The owner occupancy rate is 78.1% in Lake County, 81.5% in Madison Township and 78.6% in Painesville Township. The proportion of owner-occupied units has remained consistent over the last few decades.

	Occupied Units	Owner-occupied		Renter-occupied	
		#	%	#	%
1970	465	421	90.54%	29	6.24%
1980	762	684	89.76%	46	6.04%
1990	847	809	95.51%	39	4.60%
2000	1,079	1,025	95.00%	26	2.41%
2010	1,235	1,200	97.17%	35	2.83%
2013	1,194	1,097	91.88%	97	8.12%
2021	1,182	1,126	95.30%	56	4.70%

Leroy Township has experienced occupancy rates greater than 93% since the 1970 Census. As of 2021, the vacancy rate in the Township is 4.3%, compared with 5.6% for Lake County. The vacancy rate is 9.3% in Madison Township, 7.4% in Painesville Township, 5.8% in Concord Township and 3.8% in Perry Township. Vacant units primarily consist of units that are sold and not occupied, for rent or for sale.



Table 6.3			
Vacant Units: 2021			
Leroy Township and Nearby Communities			
	# of total units	# of vacant units	% of units
Leroy Township	1,235	53	4.29%
Concord Township	8,059	471	5.84%
Madison Township	8,014	743	9.27%
Perry Township	3,417	130	3.80%
Painesville Township	9,390	699	7.44%
Lake County	105,923	5,933	5.60%

(United States Census Bureau, 2021)
 *Data for Perry Township contains Perry Village and North Perry Village.
 *Data for Painesville Township includes Grand River Village and Fairport Harbor Village.

6.3 Housing Trends

Most new houses in Leroy Township are built outside of subdivision developments and are located on individually created lots resulting from the gradual outparceling of former farms and woodlots. There were 19 new lots added to Leroy Township from 2017 to 2024. There were 125 sublots added Leroy Township from 1991 to 1999 with nine subdivision plats. Most of the lots were built on quickly. Fours lots were built between 2007 and 2014 and the three were built between 2019 to 2024.

Table 6.4				
Year Structure Built: 2013 to 2021				
Leroy Township				
	2013		2021	
	# of units	%	# of units	%
≤1939	133	10.97%	125	10.12%
1940 to 1949	34	2.81%	32	2.59%
1950 to 1959	68	5.61%	61	4.94%
1960 to 1969	77	6.35%	112	9.07%
1970 to 1979	382	31.52%	315	25.51%
1980 to 1989	80	6.60%	179	14.49%
1990 to 1999	307	25.33%	309	25.02%
2000 to 2009	123	10%	102	8.26%
2010-2019	8	1%	0	0.00%
≥2020	(x)	(x)	0	0.00%
Total housing units	1212	(x)	1235	(x)

(United States Census Bureau, 2000-2021)



The demand for the size, type and density of housing in Leroy Township remains consistent to what was experienced and reported in the 1990s. In 2013, 42.08% of the homes were less than thirty years old. As of 2021, approximately only 33.28% are less than thirty years old.

Table 6.5 Year Householder Moved into Unit Leroy Township				
Year	2013		2021	
	# of units	%	# of units	%
1989 or earlier	42	3.52%	367	31.05%
1990 to 1999	209	17.50%	306	25.89%
2000 to 2009	105	8.79%	216	18.27%
2010 to 2014	328	27%	79	6.68%
2015 to 2018	428	36%	132	11.17%
2019 or later	82	7%	82	6.94%
Total occupied housing units	1,194	(x)	1,182	(x)
(United States Census Bureau, 2000-2021)				

Table 6.5 reflects a continued demand to move into available housing units in Leroy Township. In 2013, 17.50% of residents moved into their houses from 1990 to 1999, and in 2021, 43.06% moved into their houses in 2000 or after.

Single-family residences dominate the housing market in Leroy Township. 92.7% of all housing units in the Township are single-family houses, while 6.7% of units are attached dwellings.

Tables 6.7 and 6.8 reflect the slightly increasing house size in the Township. In 1990, 80.37% of houses in the Township had six rooms or more. In 2000, this figure rose to 80.90% and in 2021, this figure increased to 86.31%.

In 2000, 2010 and 2013, two -and three-bedroom houses were most prevalent. As of 2021, the quantity of two- and three-bedroom houses has decreased, in comparison to previous years, but is still most prevalent. The quantity of houses with four bedrooms increased over the last few decades. In 2000, 27.42% of houses had four bedrooms, while 47.21% of houses have four bedrooms, as of 2021.

Table 6.6 Units in Structure: 2021		
	# of units	%
1 unit, detached	1,096	92.72%
1 unit, attached	79	6.68%
2 units	7	0.59%
3 or 4 units	0	0.00%
5 to 9 units	0	0.00%
10 or more units	0	0.00%
Mobile home	0	0.00%
Total housing units	1,182	(x)
(United States Census Bureau, 2021)		



Table 6.7
Number of Rooms per Unit
Leroy Township

	1990		2000		2010		2013		2021	
	# of units	%	# of units	%	# of units	%	# of units	%	# of units	%
1 room	6	0.68%	0	0.00%	0	0.00%	23	1.90%	0	0.00%
2 rooms	3	0.34%	19	1.72%	8	0.64%	0	0.00%	35	2.83%
3 rooms	9	1.02%	17	1.54%	0	0.00%	0	0.00%	9	0.73%
4 rooms	28	3.16%	23	2.08%	42	3.34%	45	3.71%	16	1.30%
5 rooms	128	14.45%	152	13.76%	216	17.16%	156	12.87%	109	8.83%
6 rooms	187	21.11%	226	20.45%	365	28.99%	165	13.61%	221	17.89%
7 rooms	229	25.85%	248	22.44%	204	16.20%	276	22.77%	247	20.00%
8 rooms	178	20.09%	209	18.91%	235	18.67%	295	24.34%	238	19.27%
≥9 rooms	118	13.32%	211	19.10%	189	15.01%	252	20.79%	360	29.15%
Total housing units	886	(x)	1,105	(x)	1,259	(x)	1212	(x)	1235	(x)
(United States Census Bureau, 1990 to 2021)										

Table 6.8
Number of Bedrooms per Unit: 2013 to 2021
Leroy Township

	2013		2021		%Δ from 2013 to 2021
	# of units	%	# of units	%	
No bedrooms	23	1.90%	0	0.00%	100.00%
1 bedroom	0	0.00%	23	1.95%	-100.00%
2 to 3 bedrooms	767	63.28%	601	50.85%	-21.64%
4 or more bedrooms	422	34.82%	558	47.21%	32.23%
Total housing units	1,212	(x)	1,182	(x)	(x)
(United States Census Bureau, 2000-2021)					

The presence of certain desired amenities also increases demand for housing in a community. As of 2021, 47.46% of houses were heated with gas supplied from a central utility, compared to 27.99% in 2000. The quantity and proportion of houses heated by fuel oil, coal or LP gas has remained relatively stable but decreasing over the years. Solar heating is nonexistent in LeRoy Township, according to data from the United States Census Bureau.

As of 2021, all houses within the Township have complete kitchen and plumbing facilities.



As stated throughout the Plan, the lack of available public water and sewer may have a limiting effect on development, but encourages development on large lots by those drawn to the rural environment of the Township.

Table 6.9								
Heating Fuel Used: 2000 to 2021								
Leroy Township								
	2000		2010		2013		2021	
	# of units	%	# of units	%	# of units	%	# of units	%
Utility gas	302	27.99%	461	37.33%	388	32.50%	561	47.46%
Bottled, tank, or LP gas	140	12.97%	117	9.47%	144	12.06%	101	8.54%
Electricity	239	22.15%	297	24.05%	367	30.74%	229	19.37%
Fuel oil, kerosene, etc.	319	29.56%	281	22.75%	184	15.41%	116	9.81%
Coal or coke	0	0.00%	8	0.65%	13	1.09%	22	1.86%
Wood	54	5.00%	71	5.75%	79	6.62%	105	8.88%
Solar energy	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Other fuel	17	1.58%	0	0.00%	19	1.59%	48	4.06%
No fuel used	8	0.74%	0	0.00%	0	0.00%	0	0.00%
Total occupied housing units	1079	(x)	1235	(x)	1194	(x)	1182	(x)

(United States Census Bureau, 2000 to 2021)

6.4 The Homeowner Experience

The proportion of households in Leroy Township that own their own residence rose from 1970 to 2010, from 90.54% to 97.17%. In 2010, 97.17% of units were owner occupied, but in 2021 this number decreased to 95.3%. The initial increase could be attributed to the decrease in mortgage interest rates from 1990 to 2010, but the recent decrease may be a result of the lasting effects of the subprime mortgage crisis of 2007 and recession or differences in data collection for each year.

Housing Values

Leroy Township and all surrounding communities experienced an increase in the median value of housing from 2000 to 2021. The highest increase, in comparison to adjacent communities within Lake County, was experienced by Leroy Township, with an increase of 50.67%. The lowest increase occurred in Madison Township, as median home values increased by 11.01%. From 2010 to 2021, Leroy Township and surrounding communities all experienced an increase in the median value of housing, except for Madison Township. Madison Township experienced a 2.60% decrease. The median value of housing units increased by 24.30% in LeRoy Township, 15.52% in Concord Township, 6.38% in Perry Township and overall, 36.76% for the County.



Table 6.10					
Median Value for Owner-Occupied Housing Units: 2000 to 2021					
Leroy Township and Nearby Communities					
	2000	2010	2021	%Δ 2000 to 2021	%Δ 2010 to 2021
Leroy Township	\$165,000	\$200,000	\$248,600	50.67%	24.30%
Concord Township	\$179,600	\$230,700	\$266,500	48.39%	15.52%
Madison Township	\$125,300	\$142,800	\$139,100	11.01%	-2.60%
Perry Township	\$144,100	\$180,100	\$191,600	32.96%	6.38%
Lake County	\$127,900	\$152,600	\$208,700	63.17%	36.76%

(United States Census Bureau, 2000 to 2021)

The value of owner-occupied housing for Lake County is lower in comparison to Leroy Township. As of 2021, the Township has a higher percentage of units valued over \$200,000 in comparison to Lake County, as 68.03% of all housing units within the Township are valued at \$200,000 or above, while the same is only true for 52.42% of the housing units in Lake County.

Table 6.11								
Value for Owner-Occupied Housing Units: 2013 to 2021								
Leroy Township and Lake County								
	Leroy Township				Lake County			
	2013		2021		2013		2021	
	# of units	% of units	# of units	% of units	# of units	% of units	# of units	% of units
<\$50,000	19	1.73%	31	2.75%	3,229	4.58%	3,828	4.84%
\$50,000 - \$99,999	17	1.55%	61	5.42%	9,610	13.63%	3,481	4.40%
\$100,000 to \$149,999	196	17.87%	71	6.31%	21,911	31.08%	13,019	16.45%
\$150,000 to \$199,999	239	21.79%	197	17.50%	15,954	22.63%	17,335	21.90%
\$200,000 to \$299,999	442	40.29%	419	37.21%	13,684	19.41%	20,803	26.28%
\$300,000 to \$499,999	137	12.49%	315	27.98%	4,900	6.95%	15,587	19.69%
\$500,000 to \$999,999	47	4.28%	32	2.84%	1,043	1.48%	4,512	5.70%
≥1,000,000	0	0.00%	0	0.00%	166	0.24%	594	0.75%
Total Units	1097	(x)	1,126	(x)	70,497	(x)	79,159	(x)

*Data from 2000 includes specified owner-occupied units
(United States Census Bureau, 2013-2021)

The range of values for owner-occupied housing units in Leroy Township shifted from 57.06% being over \$200,000 in 2013, to 68.03% in 2021.

Homeowner Costs



In Leroy Township, 70.78% of units have a mortgage, contract to purchase, or similar debt and 29.22% of units do not have a mortgage.

Table 6.12 Mortgage Status: 2021 Leroy Township		
	# of units	% of units
With a mortgage, contract to purchase, or similar debt	797	70.78%
With either a second mortgage or home equity loan, but not both	186	16.52%
<i>Second mortgage only</i>	19	1.69%
<i>Home equity loan only</i>	167	14.83%
Both second mortgage and home equity loan	0	0.00%
No second mortgage and no home equity loan	577	51.24%
Housing units without a mortgage	329	29.22%
Total occupied units	1,126	(x)
(United States Census Bureau, 2021)		

As of 2021, 62.86% of homeowners with a mortgage are paying less than 20% of the household income monthly, 21.58% are paying 20% to 29%, and 15.56% are paying over 30%.

Table 6.13 Mortgage Status by Selected Monthly Owner Costs: 2000-2013 Leroy Township								
Percentage of household income	2013				2021			
	Units with mortgage	%	Units without mortgage	%	Units with mortgage	%	Units without mortgage	%
<20%	335	46.53%	229	60.74%	501	62.86%	250	75.99%
20-29%	170	23.61%	84	22.28%	172	21.58%	28	8.51%
≥30%	215	29.86%	64	16.98%	124	15.56%	51	15.50%
Not computed	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total housing units	720	(x)	377	(x)	797	(x)	329	(x)
(United States Census Bureau, 2000-2013)								



Table 6.14
Household Income by Selected Monthly Owner Costs as a Percentage of Household Income: 2000-2021
Leroy Township

Percentage of household income	Less than \$20,000		\$20,000 to \$34,999		\$35,000 to \$49,999		\$50,000 and up	
	hh	% of hh	hh	% of hh	hh	% of hh	hh	% of hh
2000								
<30%	10	1.27%	28	3.55%	87	11.03%	522	66.16%
≥30%	39	4.94%	31	3.93%	17	2.15%	45	5.70%
Not computed	10	1.27%	0	0.00%	0	0.00%	0	0.00%
Total	59	(x)	59	(x)	104	(x)	567	(x)
2010								
<30%	13	1.08%	26	2.17%	52	4.33%	716	59.67%
≥30%	35	2.92%	163	13.58%	42	3.50%	153	12.75%
Not computed	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	48	(x)	189	(x)	94	(x)	869	(x)
2013								
<30%	9	0.82%	77	7.02%	63	5.74%	669	60.98%
≥30%	78	7.11%	78	7.11%	38	3.46%	85	7.75%
Not computed	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	87	(x)	155	(x)	101	(x)	754	(x)
2021								
<30%	0	0.00%	32	2.84%	10	0.88%	909	80.73%
≥30%	5	0.44%	51	4.53%	40	3.55%	79	7.02%
Not computed	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	0	(x)	83	(x)	50	(x)	988	(x)

(United States Census Bureau, 2000-2021)

6.5 The Renter Experience

There are no apartment buildings in Leroy Township, and two-family residences are rare. The plan does not inventory housing units that are illegal under the Township Zoning Resolution, such as accessory units in converted freestanding garages, or recreational vehicles parked in a driveway and occupied year-round. Census data and statistics may consider housing units that are otherwise considered illegal.

Renter households in Leroy tend to be low income as defined by HUD, with over a third of them (35%) experiencing cost burden. The data also reflects that most of the renter households live in housing built before 1960, and pay a median rent of \$1,125 a month. In 1990, of the 28 renter households in the Township, all of them paid extra for one or more utilities. In 2000, there were 42 such renter households, of whom only 19 paid toward their utility use and 23 paid nothing toward it; possibly the same 23 who paid no cash rent.



Table 6.15
HUD Housing Affordability: 2007-2011
Leroy Township

Household income level	Renter households					Owner households				
	Total units	Cost burdened		Severely cost burdened		Total units	Cost burdened		Severely cost burdened	
		hh	% of HIL group	hh	% of HIL group		hh	% of HIL group	hh	% of HIL group
0% to 30% AMI	14	0	0.00%	4	29.00%	23	0	0.00%	8	35.00%
<30% to ≤50% AMI	0	0	0.00%	0	0.00%	57	8	14.00%	35	61.00%
>50% to ≤80% AMI	26	10	38.00%	0	0.00%	86	40	47.00%	8	14.00%
0% to 80% AMI	40	10	25.00%	4	10.00%	166	48	29.00%	51	31.00%
>80% AMI	8	0	0.00%	0	0.00%	837	58	7.00%	0	0.00%

AMI = annual median income HIL – household income level
 (United States Department of Housing and Urban Development, 2007-2011)

The median rent in 2013 was \$680. As of 2021, the median rent is now \$617. The number of rental units available in Leroy Township has continued to decrease in recent years.

Table 6.17
Gross Rent: 2013 to 2021
Leroy Township

	2013		2021	
	# of units	% of units	# of units	% of units
With cash rent	64	65.98%	45	80.36%
<\$500	10	10.31%	17	30.36%
\$500 to \$549	0	0.00%	0	0.00%
\$550 to \$599	0	0.00%	0	0.00%
\$600 to \$649	0	0.00%	16	28.57%
\$650 to \$699	37	38.14%	0	0.00%
\$700 to \$749	0	0.00%	0	0.00%
\$750 to \$999	8	8.25%	0	0.00%
≥\$1,000	9	9.28%	12	21.43%
No cash rent	33	34.02%	11	19.64%
Total units	97	(x)	56	(x)
Median Gross Rent	\$680		\$617	

(United States Census Bureau, 2013-2021)

Accessory dwelling units are illegal according to the Township Zoning Resolution. However, they can provide some affordable housing, while at the same time subsidizing



a mortgage payment for the homeowner. A major barrier to permitting accessory housing units is the lack of sewer service in the township. The space needed for a drain field is increased when there are two dwelling units feeding it. Smaller lots may not be able to accommodate a drain field for two dwelling units.

Accessory dwelling units, designed and sited in such a way that they do not compromise the single-family appearance of a house or lot, nor the rural character of LeRoy Township could be considered in the Five Points Roundabout area, if the area becomes sewerred and develops as a traditional town center. The elderly can live close to their adult children in an accessory dwelling unit, or the rent from a unit can contribute to mortgage payments, allowing homebuyers to buy larger houses than they normally could afford.

In communities that permit accessory dwelling units, the following standards usually apply.

- Only one accessory dwelling unit is allowed on a lot. It cannot be subdivided from the property.
- An accessory dwelling unit must be designed so that the appearance of the primary or host building on the site remains that of a single-family dwelling.
- Accessory dwelling unit must be small; a maximum size of 40% of the primary or host dwelling unit or 700-800 square feet (65-75 square meters) maximum, whatever is smaller, with no more than one or two bedrooms.
- Accessory dwelling units cannot be located in basements or attics.
- One additional off-street parking space is required. The occupant of an accessory dwelling unit should be able to park their vehicle where it would not interfere with parking for the occupant of the primary dwelling unit.
- Accessory dwelling units cannot be mobile homes, recreational vehicles or made from storage containers or other non-conventional builds.
- The lot size cannot be nonconforming; it must conform to minimum lot size requirements in the underlying zoning district. Permitting accessory dwelling units on a nonconforming lot exacerbates the nonconformity.

Some communities limit occupancy of accessory dwelling units to blood relatives.

6.6 Subdivision, Development and Housing

Development pressure and subdivision development in Leroy Township has been limited. Lake County Planning Commission reviews and approves major subdivisions in Leroy Township. They utilize the Lake County Subdivision Regulations. The adoption of Lake County Subdivision Regulations in 1964 is the beginning of modern subdivision plats. Since that time, there has been 12 subdivisions platted in Leroy Township which created 150 sublots. Nine of the 12 plats were recorded in the 1990s. Three were done in the late 1970's. The majority of these sublots have been built on. Roughly, there are



11 sublots left. These remaining lots may be difficult to build because of natural features or septic and well water rules.

In Painesville Township, 16 plats were recorded between 2017 and 2023 and 513 new sublots were added. In Concord Township, there has been 11 plats recorded, adding another 184 lots between 2017 and 2023.

The other form of subdivision is minor subdivisions. These are new lots created on existing roads using surveys and deeds. These are commonly referred to as lot splits. Normally a property owner will split one or two lots to sell or give to a relative. There have been some cases where a land speculator will divide large tracts of land into smaller tracts in order to make money.

In Leroy Township, 19 new lots were added between 2017 and 2024. We can compare this number of lots to the other four townships and we can see that it is still lower than the other four townships. In the same time period, there were 60 new lots added in Concord Township, 41 in Madison township, 19 in Painesville Township and 55 in Perry Township.

There are several reasons for this:

- Lack of water. All of Leroy Township's homes either get potable water from wells or the owners ship water in through a water service. The lack of a central water system (city water) limits types of businesses that can locate to Leroy Township and limits the development of housing.
- Lack of sanitary sewer. All of Leroy Township's homes are served by on site household sewage disposal systems. These systems limit the size of the house you can build. They are expensive to build and replace when they fail.
- Developers do not want to do major subdivisions because:
 - large lots, big frontages, increase cost of development because of longer roads. Road costs have increased to \$1000 per foot. This includes the cost of base, the subbase and the concrete or asphalt. The cost may include the cost of catch basins and storm pipe, but roads in Leroy Township may be a little cheaper because they can utilize drainage ditches instead of the storm sewer and gutter. The drainage ditch may be cheaper, but it may not be a desired look for the developments and additional roads may require costly maintenance.
- Greater setbacks increase the cost of installing utilities and the cost of repairing utilities. The Lake County Subdivision Regulations require new subdivisions to have underground utilities. A 100-foot setback will double the cost of the underground service connections. The cost of overhead utility connections also increases. There is enough tension in a wire to be above the ground from the telephone pole in the right-of-way to the house. When the setback is increased, additional telephone poles on the property may be required.
- Affordability of the land. Larger lots are more expensive to purchase. The cost of a water well and the septic is the responsibility of the new homeowner.



- Leroy Township allows flag lots. While the zoning resolution states that the driveway access area does not count towards minimum lot size, currently there is no limit on the length of the driveway access part of the lot. The requirement of not counting the limits length slightly, there are still driveway accesses that are a mile long.
- The LeRoy Township survey responses stated that the lot size, lot width and dwelling size were acceptable. There is no reason to reduce or enlarge these items.
- It may be understandable that there are no new subdivisions.
 - Leroy Township will end up maintaining any new subdivision road. The new developments have longer roads because of the road frontage and a smaller number of homes. This will create an issue where there are less taxpayers paying for the maintenance of the roads.
 - There were several comments in the survey about how township roads in and out of the subdivisions are only being patched and not resurfaced. \

6.7 Estate Overlay

Leroy Township developed an overlay district called Estate Overlay District. This allows a property owner to split their land into five acre or more lots and utilize a private street. The concept is sound for creating new lots that will not be a burden on Leroy Township, but in practice, it is not cost effective. At lower density, this could create new opportunities for people to move to Leroy Township.

6.8 Affordable Housing

Leroy Township has no public housing. The infrastructure needed to support public housing and the needs of those living there, both physical (utilities, fixed route public transportation) and social (public agencies, nearby employment, retail and personal services), are not available in or near the Township.

The cost of building materials has been going up over the years and spiked during the Pandemic. The cost of building materials directly effects the cost of new housing. The larger the house, the more expensive it will be. Listed below are the required square footages for new dwelling units per community.

Minimum Dwelling Size by Community			
Community	Ranch	1 ½ Story	Two Story
LeRoy Township	1400 SF	1600 SF	1600 SF
Painesville Twp. R-1	1500 SF	1500 SF	1500 SF
Painesville Twp. R-2	1200 SF	1200 SF	1200 SF
Concord Township	1200 SF	1400 SF	1600 SF
Chardon Township R-1	1600 SF	1800 SF	1800 SF
Chardon Township R-2	1200 SF	1400 SF	1400 SF
Hambden Township	1500 SF	1600 SF	1600 SF
Montville Township	1200 SF	1200 SF	1200 SF
Thompson Township	1000 SF	1000 SF	1000 SF
Madison Township	1500 SF	1275 SF	1800 SF
Perry Township	1800 SF	1800 SF	1800 SF



The survey asked a question about whether Leroy Township dwelling size was too large, too small or just right. The majority of the respondents felt that the house size minimum was just right. These dwelling sizes are just minimum. Most new homes being built are larger than the minimum dwelling size. However, there is the tiny home movement in communities outside of LeRoy Township where the trend is smaller homes. These homes would not meet the minimum dwelling size.

There are 1,126 homeownership households in Leroy Township, of which 166 (16.5%) are low income. Of the low-income owner households in the township, 60% are “cost burdened,” spending more than 30% of their income on housing.

The cost of maintaining a large house on a large lot – heating, electricity, mowing and landscaping, snow clearing and exterior maintenance – is a burden to seniors who want to “age in place,” staying in their homes through their golden years. According to statistics from the 2021 American Community Survey, 23.39% of Leroy Township residents are 65 years of age or older, compared to 21.69% for Lake County. Permitting a wider variety of housing options, and the presence of convenient medical and retail services, should be considered to keep Leroy Township attractive and affordable to aging residents.

6.9 Multigeneration Households

Many zoning codes will have a definition of family. This definition is usually meant to describe what makes up a family and it usually states people who are related by blood or marriage. The most common version of a family is parents and children under 18 years of age. But as the costs of purchasing homes keep going up, the cost of rent keeps going up, the cost of childcare keeps going up and people needing to take care of their aging parents, that definition is changing. Multigenerational housing is becoming more common.

It is becoming common for family units to purchase a home together. Grandparents to live with parents and children. Grandparents can help with taking care of children and parents can help their parents with doctor’s appointments. It is also becoming more common for post-college children to move back in with their parents because of student loan debt and the rising cost of rent.

In-law suites are becoming popular for families to install in their homes. An in-law suite usually is a part of the house that has a secondary kitchen, bedrooms and living area separated from the main house by a wall and an interior door. It is usually not considered a duplex so long as it does not have separate utilities (gas, electric or water) and it is not built as a two-family home per the Ohio Building Code.

Accessory dwelling units (ADU) are accessory buildings similar to sheds and garages. But instead of being used for storage, they are used as place for someone to live. They



could also be installed instead of accessory structure like an apartment above the garage. These are similar to in-law suites, but they are located away from the main structure but are still dependent on the main structure.

6.10 Work from Home and Home Occupations

Work from home and home offices have been affecting house design for many years. The pandemic has sped up the process as more businesses have allowed employees to work from home. In some cases, the businesses have encouraged them to work from home, in other cases, they tell people that they are going to work from home. This has affected homes because home office spaces are becoming larger.

The types of lots and the types of development in LeRoy Township have encouraged more occupations. People are looking for larger lots to live and run their businesses on. They are looking for large lots so there is room for a house, outdoor storage and outbuildings for storage.

A barndominium is a combination of home and barn. It is commonly built like a pole barn, which can be wood or metal. The non-living portion of the structure could be utilized for storage of the homeowners' personal property like ATVs, boats, snowmobiles, jet skis, campers, etc. It could be utilized by an owner of a contracting business or landscaper to store equipment and supplies, or it can be used as a barn or stable for animals.

A standard single-family home usually has a garage that is 30% to 45% of the square footage of minimum square footage of two-story dwelling or 35% to 52% of ranch home built to minimum square footage. The standard attached garages take up less of the building square footage as the homes increase in size to 2000 SF or 3000 SF. The number of bays in a garage has also grown over the decades. Single car garages were the most common in the 1950's and 1960's. Two car garages were the norm in 1970's and the 1980's. It increased to three car garages in the 1990's and early 2000's. Now it is not uncommon to see four car garages.

Many people also look at purchasing larger lots because it has space to build larger storage buildings. The larger outbuildings allow for the owners to store personal property, equipment or materials for businesses of animals. A couple of survey respondents also made comments that they believed that storage buildings should be allowed to be built without a principal building or ahead of the construction of a principal building.

6.11 Architectural Control

In 2004, state law was amended, allowing townships to use architectural review boards to review and approve the architectural design of new residential structures. Most new houses in Leroy are custom built by small builders or developers, and there have been



no recorded complaints about the appearance of new houses in Leroy Township. Architectural styles are varied, ranging from log homes and contemporary interpretations of traditional architectural styles to opulent, multi-gabled “McMansions.”

In resident surveys, there were no comments regarding residential architectural style. However, it is a small but integral element to creating and maintaining a distinct community identity. Township leaders should consider whether some contemporary residential architectural styles are appropriate and/or desired, and implement an architectural review board to ensure that the design of new houses respects and reinforces the rural character of the community.

6.12 Goals and policies

Goals:

HO-01 Leroy Township should have housing for every stage of life while maintaining the rural character of the community.

HO-01-p1 Work with the Lake County Building Inspector and the lake County General Health District to allow for expansion of homes to allow for in-law suites.

HO-02 Develop a desirable lot

HO-02-p1 Work with Lake County Planning Commission and Leroy Township Trustees to study if width to depth ratio to limit lengths of flag poles are appropriate for Leroy Township

HO-02-p2 Review setbacks to see if they are achieving a desirable, cost-effective building envelope.

HO-03 There should be a balance between living space and storage space on a housing dwelling.

HO-03-p1 Research to see if a revision the zoning resolution is needed to define attached storage and limit amount of square footage of a dwelling unit that can be utilized as attached storage.