

Leroy Township Zoning Commission Proposed Text Amendments

March 2026 (for public hearing April 14, 2026)

Section 2 Definitions:

ATTACHED ACCESSORY BUILDING: *An attached accessory building is a structure that's physically connected to the dwelling unit, and shall share a wall, roof, and have direct access to the dwelling unit, making it functionally part of the main structure for zoning purposes, requiring compliance with principal building codes and setbacks, but not intended to be used for living or sleeping by one or more human occupants.*

DATA CENTERS: *Buildings that house computer services and infrastructure for data processing and storage.*

LOT, MINIMUM AREA OF: The area of a lot is computed *exclusive of any portion of the right-of-way of any public thoroughfare* ~~inclusive of no more than half of the road or street right of way when the lot owner holds title.~~

Section 9 PROHIBITED USES

9.26 Data Centers.

Section 10 Township Zoning Commission and Amendments to the Zoning Resolution

10.11 ~~Notice of such hearing shall be given by the Township Zoning Commission by at least one (1) publication in one (1) or more newspapers of general circulation in the Township area in accordance with the Ohio Revised Code.~~ *Notice of the hearing shall be given by the commission by one publication at least ten days before the date of the hearing using the township and/or Zoning Commission web site and social media account in accordance with Ohio Revised Code 519.12 A(2)(c).* This notice shall set forth the time and place of the public hearing, the nature of the proposed amendment or supplement and a statement that after the conclusion of such public hearing the matter will be referred to the Board of Township Trustees for further determination.

10.14 Upon receipt of the recommendation of the Township Zoning Commission, the Board of Township Trustees shall hold a public hearing. Notice of ~~such~~ **the** hearing shall be given by the Township ~~Trustees~~ ~~the Board~~ by at least one (1) publication in one (1) or more newspapers of general circulation in the Township area, in accordance with the Ohio Revised Code. ~~at least ten days before the date of the hearing using the township for Zoning Commission web site and social media account in accordance with Ohio Revised Code 519.12 E(3).~~

Section 11 Board of Zoning Appeals

11.6 Period of Validity: No variance granted by the Board of Zoning Appeals shall be valid for a period longer than one (1) year from the date on which the Board grants the variance unless within such period a zoning certificate is obtained and the construction, moving or remodeling of structure is started or subdivision approval has been obtained from the Lake County Planning Commission. The Zoning Inspector may grant a maximum of two (2) extensions not exceeding six (6) months each, upon written application, without notice of Hearing.

Section 16 Rural Residential, R-2

16.05 E: All accessory buildings shall be a minimum of twenty (20) feet from any main building or existing residence. Minimum side yard clearance shall be ~~twenty~~ ***thirty (20 30)*** feet, except on corner lots where the side line clearance on the side of the lot abutting the side street shall be no less than fifty (50) feet from the road right-of way sideline of the road or eighty (80) feet from the traveled portion of the road, whichever is greater. ***Minimum side yard clearance on lots that are less than 1.5 acres and less than 150 feet in width, may be 20 feet from the sideline and 20 feet from the rear line.***

16.05 F:

~~Attached garages or accessory buildings connected with the main building by a breezeway or other permanently constructed connection shall be construed to be part of the main building. Provided, however that on lots lawfully with one hundred (100) feet frontage or less, the minimum side yard clearance on each side shall be fifteen (15) feet. The total square footage of any attached accessory building(s) on a lot shall not exceed the square footage of the living area on the ground floor level of the dwelling unit on the lot, but shall also not exceed the maximums permitted above in Section 16.05(D). No attached accessory building shall be erected to a height in excess of that of the dwelling unit to which it is incident.~~

Leroy Township Zoning Regulations
SECTION 16
RURAL RESIDENTIAL R-2

Table 16.1	R-1	R-2
Development Standards (revised 12/10/21)	Residential	Rural Residential
Lot Requirements		
Minimum Lot Size (1)	1.5-acre	3 acres
Minimum Lot Frontage/lot width	150'	200'
Cul-de-sac bulb lot frontage (2)	75'	75'
Rear or flag lot (2)	60'	60'
Minimum front yard setback/depth (3)	50'	100'
Minimum side yard setback (each side) (4)	20'	30 20'
Minimum rear yard	20'	50 20'
Building Specifications		
Height (5)	35'	35'
Minimum Square footage (6)		
Single floor dwelling	1,400 sq. ft.	1,400 sq. ft.
Two floor dwelling	1,600 sq. ft.	1,600 sq. ft.
Minimum building setback from an existing gas well		100 feet
Notes		