

**PARADISE TOWNSHIP  
ZONING SCHEDULE I  
REGULATIONS GOVERNING THE USE OF LAND**

Key: P = Permitted Use; C = Conditional Use; X = Prohibited Use

| Land Use Category   | ZONING DISTRICT |    |     |     |     |     |
|---|-----------------|----|-----|-----|-----|-----|
|   | OSC             | RR | R-1 | R-2 | B-1 | B-2 |
| <b>RESIDENTIAL</b>  |                 |    |     |     |     |     |
| Single-family dwelling  | P               | P  | P   | P   | P   | P   |
| Two-family dwelling   | P               | P  | P   | P   | P   | X   |
| Conversion to a two-family dwelling   | P               | P  | P   | P   | P   | X   |
| Multiple dwelling   | C               | C  | C   | C   | C   | X   |
| Accessory dwelling unit   | P               | P  | P   | P   | P   | P   |
| Care facility: Dependent, family or group                                     | C               | C  | C   | C   | C   | X   |
| Care facility - placement   | C               | X  | X   | X   | C   | C   |
| Group home  | C               | C  | C   | C   | C   | C   |
| Retirement facility   | C               | C  | C   | C   | C   | X   |
| Rooming/boarding home   | X               | X  | X   | X   | C   | C   |
| Mobile home park  | X               | C  | X   | X   | X   | X   |
| PRD   | X               | X  | C   | C   | C   | X   |
| Parsonage   | P               | P  | P   | P   | P   | P   |
| Institutional residence: Convent, monastery, dormitory, fraternity            | C               | C  | C   | C   | C   | C   |
| <b>CULTURAL, ENTERTAINMENT AND RECREATIONAL</b>                               |                 |    |     |     |     |     |
| Hunting or fishing club   | C               | C  | C   | X   | X   | X   |
| Outdoor camp  | C               | C  | C   | X   | X   | X   |
| Outdoor recreational use  | C               | C  | C   | C   | C   | C   |
| Playground, park, picnic area   | C               | C  | C   | C   | C   | C   |
| Campground  | C               | C  | X   | X   | X   | X   |
| Fraternal, civic or social club   | X               | X  | X   | X   | C   | C   |
| Resort, motel or hotel  | C               | C  | C   | C   | C   | C   |
| Bed-and-breakfast   | C               | C  | C   | C   | C   | C   |
| Cultural facility, including library, museum, art gallery or community center | X               | X  | X   | X   | C   | C   |
| Indoor theater or indoor recreational use                                     | X               | X  | X   | X   | C   | C   |
| Zoological park   | C               | C  | X   | X   | X   | X   |
| Wild game/hunting preserve  | P               | X  | X   | X   | X   | X   |
| Riding or boarding stable   | P               | P  | C   | C   | C   | C   |
| <b>SERVICES</b>   |                 |    |     |     |     |     |
| Auto repair, body shop  | X               | X  | X   | X   | C   | C   |
| Automobile dealership   | X               | X  | X   | X   | C   | C   |
| Cellular tower  | C               | X  | X   | X   | C   | C   |
| Cemetery  | C               | C  | C   | C   | C   | C   |
| Community sewage system   | C               | C  | C   | C   | C   | C   |
| Crematory   | X               | X  | X   | X   | P   | P   |
| House of worship  | C               | C  | C   | C   | C   | C   |
| College or school   | C               | C  | C   | C   | C   | C   |
| Correctional facility   | X               | X  | X   | X   | C   | C   |
| Day-care facility   | C               | C  | X   | X   | P   | P   |
| Drive-in/Drive-through facility   | X               | X  | X   | X   | C   | C   |
| Financial, insurance, real estate, business or personal service               | X               | X  | X   | X   | P   | P   |
| Funeral home, mortuary  | X               | X  | X   | X   | P   | P   |
| Gasoline station  | X               | X  | X   | X   | C   | C   |
| Governmental facilities and uses  | P               | P  | P   | P   | P   | P   |
| Hospital or medical clinic  | X               | X  | X   | X   | P   | P   |
| Kennel  | C               | C  | C   | C   | C   | C   |
| Laundromat  | X               | X  | X   | X   | P   | P   |

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| Land Use Category   | ZONING DISTRICT |    |     |     |     |     |
|---|-----------------|----|-----|-----|-----|-----|
|   | OSC             | RR | R-1 | R-2 | B-1 | B-2 |
| Nursery school  | C               | C  | X   | X   | P   | P   |
| Professional office   | X               | X  | X   | C   | P   | P   |
| Public utility  | C               | C  | C   | C   | C   | C   |
| Repair services, e.g., jewelry, televisions, clock, furniture, shoe | X               | X  | X   | X   | P   | P   |
| Veterinary or animal hospital                                       | C               | C  | C   | C   | C   | C   |
| <b>MANUFACTURING</b>  |                 |    |     |     |     |     |
| Concrete or asphalt plant   | X               | X  | X   | X   | X   | C   |
| Food, metals, plastic, chemical, petroleum, etc.                    | X               | X  | X   | X   | X   | C   |
| Junkyard or salvage yard  | X               | X  | X   | X   | X   | C   |
| <b>TRANSPORTATION</b>   |                 |    |     |     |     |     |
| Airport or heliport   | X               | X  | X   | X   | X   | C   |
| Bus station, taxi service   | X               | X  | X   | X   | C   | C   |
| Motor freight terminal  | X               | X  | X   | X   | X   | C   |
| Park-and-ride facility  | X               | X  | X   | X   | X   | C   |
| Parking garage  | X               | X  | X   | X   | P   | P   |
| <b>RESOURCE PRODUCTION AND EXTRACTION</b>                           |                 |    |     |     |     |     |
| Commercial agriculture includes:                                    |                 |    |     |     |     |     |
| Animal husbandry; dairy; livestock production                       | P               | P  | P   | P   | P   | P   |
| Commercial fishery  | X               | X  | X   | X   | P   | P   |
| Commercial water extraction   | C               | C  | C   | C   | C   | C   |
| Forestry/timbering  | P               | P  | P   | P   | P   | P   |
| Greenhouse or plant nursery   | C               | C  | C   | C   | C   | C   |
| Surface mining  | X               | X  | X   | X   | X   | C   |
| Riding or boarding stable (commercial)                              | C               | C  | C   | C   | C   | C   |
| Solar energy system (accessory use)                                 | P               | P  | P   | P   | P   | P   |
| Solar energy system (primary use)                                   | C               | C  | C   | C   | C   | C   |
| <b>WHOLESALE AND RETAIL TRADE</b>                                   |                 |    |     |     |     |     |
| Retail sales  | X               | X  | X   | X   | P   | P   |
| Eating or drinking establishment                                    | X               | X  | X   | X   | P   | P   |
| Tavern, nightclub or dance hall                                     | X               | X  | X   | X   | P   | P   |
| Warehouse/storage facility  | X               | X  | X   | X   | C   | C   |
| Flea market   | X               | X  | X   | X   | C   | C   |
| Heavy equipment storage/office                                      | X               | X  | X   | X   | C   | C   |
| <b>OTHER ENTERTAINMENT/RECREATIONAL USES</b>                        |                 |    |     |     |     |     |
| Off-track betting establishment                                     | X               | X  | X   | X   | C   | C   |
| Antenna   | P               | P  | P   | P   | P   | P   |
| Adult entertainment business  | X               | X  | X   | X   | X   | C   |
| Model airplane facility   | X               | X  | X   | X   | C   | X   |
| Indoor shooting range   | X               | X  | X   | X   | C   | C   |
| Outdoor shooting range  | C               | X  | X   | X   | X   | X   |
| Outdoor go-cart (unrelated to a resort)                             | X               | X  | X   | X   | C   | C   |
| Water park/amusement park   | X               | X  | X   | X   | C   | C   |
| <b>OTHER</b>  |                 |    |     |     |     |     |
| Special event, temporary: nonprofit                                 | P               | P  | P   | P   | P   | P   |
| Special event, temporary: commercial                                | X               | X  | X   | X   | P   | P   |
| All accessory structures  | P               | P  | P   | P   | P   | P   |
| Home occupation   | P               | P  | P   | P   | P   | P   |

**Schedule II  
Off-Street Parking Spaces**

| <b>Type of Use</b>   | <b>Number of Required Spaces</b>  |
|--|---|
| <b>Residential</b>   |   |
| Single-family detached                                       | 2 for each dwelling unit  |
| Single-family attached and multifamily                       | 2 for each dwelling unit, plus 0.25 for each dwelling unit, provided as guest parking                                 |
| Rooming homes  | 2, plus 1 for each guest room   |
| Home occupations   | 2 for each dwelling unit, plus 1 for each nonresident employee, plus 1 for each customer being served at a given time |
| Group homes  | 1 for each occupant, plus 1 for each 500 square feet of habitable floor space   |
| Mobile home parks  | 2 for each rental space, plus 0.25 for each rental space, provided as guest parking                                   |
| <b>Commercial and Services</b>                               |   |
| Retail stores  | 1 for each 150 square feet of customer area, plus 1 for each employee   |
| Professional offices   | 1 for each 200 square feet of total floor area, plus 1 for each employee  |
| Personal service businesses: barbershops, photo stores, etc. | 1 for each 100 square feet of customer area, plus 1 for each employee   |
| Banks and credit unions                                      | 1 for each 100 square feet of customer area, plus 1 for each employee   |

|  |   |
|--|---|
| Auto servicing and repair                          | 3 for each bay, plus 1 for each employee  |
| Auto, furniture or appliance sales                 | 1 for each 300 square feet of sales area, plus 1 for each employee  |
| Funeral homes                                      | 1 for each 4 patron seats (or 50 square feet of gross floor area), plus 1 for each nonresident employee                                       |
| Medical/dental offices and clinics                 | 4 for each practitioner, plus 1 for each employee   |
| Restaurants and taverns                            | 1 for each 3 customer seats, plus 1 for each employee   |
| Drive-in restaurants                               | 1 for each 100 square feet of total floor area, plus 1 for each table or booth, plus 1 for each 2 counter stools, plus 1 for each 2 employees |
| Self-serve laundromats                             | 1 for each washing or drying machine, plus 1 for each employee  |
| Motels and hotels                                  | 1 for each rental unit, plus 1 for each employee  |
| Flea market  | 3 for each vendor   |
| <b>Governmental, Institutional and Educational</b> |   |
| Churches or other places of worship                | 1 for each 4 seats, plus 1 for each 100 square feet of meeting room area, plus 1 for each 2 employees   |
| Educational institutions                           | 1 for each 0.8 employee, plus 1 for each 8 students, 16 years of age or older   |
| Nursing or convalescent homes                      | 1 for each 3 beds, plus 1 for each employee and visiting doctor on the peak shift   |
| Hospitals  | 1 for each 2 beds, plus 1 for each  |

|   |   |
|---|---|
|   | employee and visiting doctor on the peak shift                                      |
| Day-care homes or nursing schools                         | 1 for each 2 classrooms or offices, plus 1 for each employee                        |
| Fraternal or civic meeting                                | 1 for each 50 square feet of total halls floor area, plus 1 for each employee       |
| <b>Industrial and Manufacturing</b>                       |   |
| Manufacturing and industrial                              | 1 for each 2 employees on largest shift, plus 1 for each company based vehicle      |
| Warehousing   | 1 for each 1,000 square feet of total floor area, plus 1 for each employee          |
| Wholesale store   | 1 for each 200 square feet of office and customer area, plus 1 for each employee    |
| <b>Recreational</b>                                       |   |
| Private or membership clubs                               | 1 for each 6 members or persons of total capacity, plus 1 for each employee         |
| Bowling alleys  | 4 for each lane, plus 1 for each employee   |
| Commercial swimming pools                                 | 1 for each 4 persons of total capacity, plus 1 for each employee                    |
| Golf courses, driving ranges, miniature golf              | 1 for each 3 persons of total capacity, plus 1 for each employee                    |
| Theaters, auditoriums, libraries, skating rinks, stadiums | 1 for each 3 seats (bench capacity computed at 20 inches), plus 1 for each employee |
| Any outdoor recreational use                              | 1 per 3 patrons, plus 1 per employee  |

Township of Paradise  
Zoning

**SCHEDULE III (PERMITTED USES) LOT, YARD AND HEIGHT REGULATIONS (Revised 10/22/02, Ord. No. 134; 8/3/04, Ord. No. 146)**

| Zoning Districts                                    | OSC (A)*         | OSC (B)*         | OSC (C)*        | RR (A)*         | RR (B)*          | RR (C)*         | R-1/R-2 (A)* | R-1/R-2 (B)* | R-1/R-2 (C)* | B-1    | B-2    |
|---|------------------|------------------|-----------------|-----------------|------------------|-----------------|--------------|--------------|--------------|--------|--------|
| <b>LOT REQUIREMENTS</b>                             |                  |                  |                 |                 |                  |                 |              |              |              |        |        |
| Min. Lot Area (sq ft) (acres)                       | 130,680 (3.0 Ac) | 108,900 (2.5 Ac) | 87,120 (2.0 Ac) | 87,120 (2.0 Ac) | 76,230 (1.75 Ac) | 65,340 (1.5 Ac) | 40,000       | 40,000       | 40,000       | 40,000 | 40,000 |
| Min. Lot Width (ft)                                 | 200              | 200              | 200             | 200             | 200              | 200             | 150          | 125          | 100          | 150    | 150    |
| Min. Lot Depth (ft)                                 | 250              | 250              | 250             | 250             | 200              | 200             | 200          | 175          | 150          | 200    | 200    |
| Max. Lot Coverage (%)                               | 15%              | 15%              | 15%             | 20%             | 20%              | 20%             | 30%          | 30%          | 35%          | 50%    | 50%    |
| Max. Bldg Coverage (%)                              | 10%              | 10%              | 10%             | 15%             | 15%              | 15%             | 20%          | 20%          | 25%          | 35%    | 35%    |
| <b>PRINCIPAL BUILDING REQUIREMENTS</b>              |                  |                  |                 |                 |                  |                 |              |              |              |        |        |
| Min. Front Yard (ft)                                | 100              | 100              | 100             | 100             | 100              | 100             | 75           | 50           | 50           | 50     | 50     |
| Min. Rear Yard (ft)                                 | 50               | 50               | 50              | 50              | 50               | 50              | 40           | 30           | 30           | 40     | 40     |
| Min. Rear Yard When Abutting a Residential District |                  |                  |                 |                 |                  |                 |              |              |              | 65     | 65     |
| Min. Side Yard (ft)                                 | 60               | 60               | 60              | 45              | 45               | 45              | 30           | 25           | 20           | 30     | 30     |
| Min. Side Yard When Abutting a Residential District |                  |                  |                 |                 |                  |                 |              |              |              | 100    | 100    |
| Max Building Height (ft)                            | 35               | 35               | 35              | 35              | 35               | 35              | 35           | 35           | 35           | 35     | 35     |
| Min. Habitable Floor Area (sf/DU)                   | 750              | 750              | 750             | 750             | 750              | 750             | 750          | 750          | 750          | N/A    | N/A    |
| <b>ACCESSORY STRUCTURE REQUIREMENTS</b>             |                  |                  |                 |                 |                  |                 |              |              |              |        |        |
| Min. Front Yard (sf)                                | 75               | 75               | 75              | 75              | 75               | 75              | 50           | 40           | 35           | 50     | 50     |
| Min. Rear Yard (sf)                                 | 25               | 25               | 25              | 25              | 25               | 25              | 25           | 25           | 25           | 20     | 20     |
| Min. Side Yard (sf)                                 | 25               | 25               | 25              | 25              | 25               | 25              | 25           | 25           | 20           | 30     | 30     |
| Max. Bldg Height (ft)                               | 35               | 35               | 35              | 35              | 35               | 35              | 35           | 35           | 35           | 35     | 35     |

NOTES:

- \* Group A = No centralized water nor centralized sewage.
- Group B = Either centralized water or centralized sewage.
- Group C = Both centralized water and centralized sewage.

Township of Paradise

Zoning

SCHEDULE IV (PERMITTED USES)  
 AREA AND BULK REQUIREMENTS  
 Option 1 Major Subdivision

| Zoning Districts                           | OSC<br>(A)*   | OSC<br>(B)* | OSC<br>(C)* | RR<br>(A)* | RR<br>(B)* | RR<br>(C)* | R-1/R-2<br>B-1/B-2<br>(A)* | R-1/R-2<br>B-1/B-2<br>(B)* | R-1/R-2<br>B-1/B-2<br>(C)* |
|--|---------------|-------------|-------------|------------|------------|------------|----------------------------|----------------------------|----------------------------|
| <b>DENSITY/GREENWAY/TRACT REQUIREMENTS</b> |               |             |             |            |            |            |                            |                            |                            |
| Max. Density = 1 du/                       | 3 ac          | 2.5 ac      | 2 ac        | 2 ac       | 1.75 ac    | 1.5 ac     | 40,000 sf                  | 30,000 sf                  | 20,000 sf                  |
| Min. Greenway Land                         | 50% ATA + PCA |             |             |            |            |            |                            |                            |                            |
| Tract Perimeter Setback                    | 60 ft.        | 60 ft.      | 60 ft.      | 60 ft.     | 60 ft.     | 60 ft.     | 60 ft.                     | 60 ft.                     | 60 ft.                     |
| <b>PRINCIPAL BUILDING REQUIREMENTS</b>     |               |             |             |            |            |            |                            |                            |                            |
| Min. Lot Area                              | none          | none        | none        | none       | none       | none       | none                       | none                       | none                       |
| Max. Lot Coverage                          | 15%           | 15%         | 15%         | 20%        | 20%        | 20%        | 30%                        | 30%                        | 30%                        |
| Min. Lot Width @ bidg. Line                | 80 ft.        | 80 ft.      | 80 ft.      | 60 ft.     | 60 ft.     | 60 ft.     | 50 ft.                     | 50 ft.                     | 50 ft.                     |
| Min. Street Frontage                       | 20 ft.        | 20 ft.      | 20 ft.      | 20 ft.     | 20 ft.     | 20 ft.     | 20 ft.                     | 20 ft.                     | 20 ft.                     |
| Min. Front Yard                            | 25 ft.        | 25 ft.      | 25 ft.      | 20 ft.     | 20 ft.     | 20 ft.     | 10 ft.                     | 10 ft.                     | 10 ft.                     |
| Min. Rear Yard                             | 30 ft.        | 30 ft.      | 30 ft.      | 30 ft.     | 30 ft.     | 30 ft.     | 30 ft.                     | 30 ft.                     | 30 ft.                     |
| Min. Side Yard                             | 10 ft.        | 10 ft.      | 10 ft.      | 10 ft.     | 10 ft.     | 10 ft.     | 10 ft.                     | 10 ft.                     | 10 ft.                     |
| Max. Building Height                       | 35 ft.        | 35 ft.      | 35 ft.      | 35 ft.     | 35 ft.     | 35 ft.     | 35 ft.                     | 35 ft.                     | 35 ft.                     |
| <b>ACCESSORY STRUCTURE REQUIREMENTS</b>    |               |             |             |            |            |            |                            |                            |                            |
| Min. Front Yard                            | 25 ft.        | 25 ft.      | 20 ft.      | 20 ft.     | 20 ft.     | 20 ft.     | 10 ft.                     | 10 ft.                     | 10 ft.                     |
| Min. Side & Rear Yard                      | 5 ft.         | 5 ft.       | 5 ft.       | 5 ft.      | 5 ft.      | 5 ft.      | 5 ft.                      | 5 ft.                      | 5 ft.                      |
| TTA = Total Tract Area                     |               |             |             |            |            |            |                            |                            |                            |
| ATA = Adjusted Tract Area                  |               |             |             |            |            |            |                            |                            |                            |
| PCA = Primary Cons. Area                   |               |             |             |            |            |            |                            |                            |                            |
| du = dwelling unit                         |               |             |             |            |            |            |                            |                            |                            |
| ac = acre                                  |               |             |             |            |            |            |                            |                            |                            |
| sf = square feet                           |               |             |             |            |            |            |                            |                            |                            |

NOTES:

- \* Group A = No centralized water nor community sewage disposal.
- Group B = Either centralized water or community sewage disposal.
- Group C = Both centralized water and community sewage disposal.

Township of Paradise

Zoning

SCHEDULE IV (PERMITTED USES)  
 AREA AND BULK REQUIREMENTS  
 Option 2 Major Subdivision

| Zoning Districts                         | OSC<br>(A)*   | OSC<br>(B)* | OSC<br>(C)* | RR<br>(A)* | RR<br>(B)* | RR<br>(C)* | R-1/R-2<br>B-1/B-2<br>(A)* | R-1/R-2<br>B-1/B-2<br>(B)* | R-1/R-2<br>B-1/B-2<br>(C)* |
|--|---------------|-------------|-------------|------------|------------|------------|----------------------------|----------------------------|----------------------------|
| <b>DENSITY AND GREENWAY REQUIREMENTS</b> |               |             |             |            |            |            |                            |                            |                            |
| Max. Density = 1 du/                     | 98,010 sf     | 81,672      | 65,334      | 65,340 sf  | 57,173 sf  | 49,005     | 30,000                     | 22,500 sf                  | 15,000                     |
| Min. Greenway Land                       | 60% ATA + PCA |             |             |            |            |            |                            |                            |                            |
| Tract Perimeter Setback                  | 60 ft.        | 60 ft.      | 60 ft.      | 60 ft.     | 60 ft.     | 60 ft.     | 60 ft.                     | 60 ft.                     | 60 ft.                     |
| <b>PRINCIPAL BUILDING REQUIREMENTS</b>   |               |             |             |            |            |            |                            |                            |                            |
| Min. Lot Area                            | none          | none        | none        | none       | none       | none       | none                       | none                       | none                       |
| Max. Lot Coverage                        | 20%           | 20%         | 20%         | 30%        | 30%        | 30%        | 35%                        | 35%                        | 35%                        |
| Min. Lot Width @ Bldg. Line              | 60 ft.        | 60 ft.      | 50 ft.      | 50 ft.     | 50 ft.     | 50 ft.     | 50 ft.                     | 50 ft.                     | 50 ft.                     |
| Min. Street Frontage                     | 20 ft.        | 20 ft.      | 20 ft.      | 20 ft.     | 20 ft.     | 20 ft.     | 20 ft.                     | 20 ft.                     | 20 ft.                     |
| Min. Front Yard                          | 20 ft.        | 20 ft.      | 10 ft.      | 10 ft.     | 10 ft.     | 10 ft.     | 10 ft.                     | 10 ft.                     | 10 ft.                     |
| Min. Rear Yard                           | 30 ft.        | 30 ft.      | 30 ft.      | 30 ft.     | 30 ft.     | 30 ft.     | 30 ft.                     | 30 ft.                     | 30 ft.                     |
| Min. Side Yard                           | 10 ft.        | 10 ft.      | 10 ft.      | 10 ft.     | 10 ft.     | 10 ft.     | 10 ft.                     | 10 ft.                     | 10 ft.                     |
| Max. Building Height                     | 35 ft.        | 35 ft.      | 35 ft.      | 35 ft.     | 35 ft.     | 35 ft.     | 35 ft.                     | 35 ft.                     | 35                         |
| <b>ACCESSORY STRUCTURE REQUIREMENTS</b>  |               |             |             |            |            |            |                            |                            |                            |
| Min. Front Yard                          | 20 ft.        | 20 ft.      | 10 ft.      | 10 ft.     | 10 ft.     | 10 ft.     | 10 ft.                     | 10 ft.                     | 10 ft.                     |
| Min. Side & Rear Yard                    | 5 ft.         | 5 ft.       | 5 ft.       | 5 ft.      | 5 ft.      | 5 ft.      | 5 ft.                      | 5 ft.                      | 5 ft.                      |
| TTA = Total Tract Area                   |               |             |             |            |            |            |                            |                            |                            |
| ATA = Adjusted Tract Area                |               |             |             |            |            |            |                            |                            |                            |
| PCA = Primary Cons. Area                 |               |             |             |            |            |            |                            |                            |                            |
| du = dwelling unit                       |               |             |             |            |            |            |                            |                            |                            |
| ac = acre                                |               |             |             |            |            |            |                            |                            |                            |
| sf = square feet                         |               |             |             |            |            |            |                            |                            |                            |

NOTES:

- \* Group A = No centralized water nor community sewage disposal.
- Group B = Either centralized water or community sewage disposal.
- Group C = Both centralized water and community sewage disposal.



Township of Paradise

Zoning

SCHEDULE IV (PERMITTED USES)  
 AREA AND BULK REQUIREMENTS  
 Option 3 Major Subdivision

| Zoning Districts                         | OSC<br>(A)* | OSC<br>(B)* | OSC<br>(C)* | RR<br>(A)* | RR<br>(B)* | RR<br>(C)* | R-1/R-2<br>B-1/B-2<br>(A)* | R-1/R-2<br>B-1/B-2<br>(B)* | R-1/R-2<br>B-1/B-2<br>(C)* |
|--|-------------|-------------|-------------|------------|------------|------------|----------------------------|----------------------------|----------------------------|
| <b>DENSITY AND GREENWAY REQUIREMENTS</b> |             |             |             |            |            |            |                            |                            |                            |
| Max. Density = 1 du/                     | 6 ac        | 6 ac        | 6 ac        | 4 ac       | 4 ac       | 3 ac       | 2 ac                       | 2 ac                       | 1 ac                       |
| Min. Greenway Land                       | PCA         | PCA         | PCA         | PCA        | PCA        | PCA        | PCA                        | PCA                        | PCA                        |
| Tract Perimeter Setback                  | 60 ft.      | 60 ft.      | 60 ft.      | 60 ft.     | 60 ft.     | 60 ft.     | 60 ft.                     | 60 ft.                     | 60 ft.                     |
| <b>PRINCIPAL BUILDING REQUIREMENTS</b>   |             |             |             |            |            |            |                            |                            |                            |
| Min. Lot Area                            | none        | none        | none        | none       | none       | none       | none                       | none                       | none                       |
| Max. Lot Coverage                        | 7%          | 7%          | 7%          | 8%         | 8%         | 15%        | 15%                        | 15%                        | 15%                        |
| Min. Lot Width @ Bldg. Line              | 150 ft.     | 150 ft.     | 150 ft.     | 150 ft.    | 150 ft.    | 150 ft.    | 150 ft.                    | 150 ft.                    | 150 ft.                    |
| Min. Street Frontage                     | 200         | 200         | 200         | 200        | 200        | 200        | 150                        | 125                        | 100                        |
| Min. Front Yard                          | 100 ft.     | 100 ft.     | 100 ft.     | 100 ft.    | 100 ft.    | 100 ft.    | 100 ft.                    | 100 ft.                    | 100 ft.                    |
| Min. Rear Yard                           | 50 ft.      | 50 ft.      | 50 ft.      | 50 ft.     | 50 ft.     | 50 ft.     | 50 ft.                     | 50 ft.                     | 50 ft.                     |
| Min. Side Yard                           | 40 ft.      | 40 ft.      | 40 ft.      | 40 ft.     | 40 ft.     | 40 ft.     | 40 ft.                     | 40 ft.                     | 40 ft.                     |
| Max. Building Height                     | 35 ft.      | 35 ft.      | 35 ft.      | 35 ft.     | 35 ft.     | 35 ft.     | 35 ft.                     | 35 ft.                     | 35 ft.                     |
| <b>ACCESSORY STRUCTURE REQUIREMENTS</b>  |             |             |             |            |            |            |                            |                            |                            |
| Min. Front Yard                          | 100 ft.     | 100 ft.     | 100 ft.     | 100 ft.    | 100 ft.    | 100 ft.    | 100 ft.                    | 100 ft.                    | 100 ft.                    |
| Min. Side & Rear Yard                    | 10 ft.      | 10 ft.      | 10 ft.      | 10 ft.     | 10 ft.     | 10 ft.     | 10 ft.                     | 10 ft.                     | 10 ft.                     |

TTA = Total Tract Area

ATA = Adjusted Tract Area

PCA = Primary Cons. Area

du = dwelling unit

ac = acre

sf = square feet

NOTES:

- \* Group A = No centralized water nor community sewage disposal.
- Group B = Either centralized water or community sewage disposal.
- Group C = Both centralized water and community sewage disposal.

Township of Paradise  
Zoning

SCHEDULE IV (PERMITTED USES)  
AREA AND BULK REQUIREMENTS  
Option 4 Major Subdivision

| Zoning Districts                             | OSC<br>(A)* | OSC<br>(B)* | OSC<br>(C)* | RR<br>(A)* | RR<br>(B)* | RR<br>(C)* | R-1/R-2<br>B-1/B-2<br>(A)* | R-1/R-2<br>B-1/B-2<br>(B)* | R-1/R-2<br>B-1/B-2<br>(C)* |
|--|-------------|-------------|-------------|------------|------------|------------|----------------------------|----------------------------|----------------------------|
| <b>DENSITY AND GREENWAY<br/>REQUIREMENTS</b> |             |             |             |            |            |            |                            |                            |                            |
| Max. Density = 1 du/                         | 10 ac       | 10 ac       | 10ac        | 10ac       | 10ac       | 10ac       | 4ac                        | 4ac                        | 2ac                        |
| Min. Greenway Land                           | 80% TTA     | 80% TTA     | 80% TTA     | 80% TTA    | 80% TTA    | 80% TTA    | 80% TTA                    | 80% TTA                    | 80% TTA                    |
| Tract Perimeter Setback                      | none        | none        | none        | none       | none       | none       | none                       | none                       | none                       |
| <b>PRINCIPAL BUILDING<br/>REQUIREMENTS</b>   |             |             |             |            |            |            |                            |                            |                            |
| Min. Lot Area                                | 1 ac        | 1 ac        | 1 ac        | 1 ac       | 1 ac       | 1 ac       | 1 ac                       | 1 ac                       | 1 ac                       |
| Max. Lot Coverage                            | 4%          | 4%          | 4%          | 4%         | 4%         | 4%         | 8%                         | 8%                         | 8%                         |
| Min. Lot Width @ Bldg. Line                  | 150 ft.     | 150 ft.     | 150 ft.     | 150 ft.    | 150 ft.    | 150 ft.    | 150 ft.                    | 150 ft.                    | 150 ft.                    |
| Min. Street Frontage                         | 200         | 200         | 200         | 200        | 200        | 200        | 150                        | 125                        | 100                        |
| Min. Front Yard                              | 100 ft.     | 100 ft.     | 100 ft.     | 100 ft.    | 100 ft.    | 100 ft.    | 100 ft.                    | 100 ft.                    | 100 ft.                    |
| Min. Rear Yard                               | 50 ft.      | 50 ft.      | 50 ft.      | 50 ft.     | 50 ft.     | 50 ft.     | 50 ft.                     | 50 ft.                     | 50 ft.                     |
| Min. Side Yard                               | 40 ft.      | 40 ft.      | 40 ft.      | 40 ft.     | 40 ft.     | 40 ft.     | 40 ft.                     | 40 ft.                     | 40 ft.                     |
| Max. Building Height                         | 35 ft.      | 35 ft.      | 35 ft.      | 35 ft.     | 35 ft.     | 35 ft.     | 35 ft.                     | 35 ft.                     | 35 ft.                     |
| <b>ACCESSORY STRUCTURE<br/>REQUIREMENTS</b>  |             |             |             |            |            |            |                            |                            |                            |
| Min. Front Yard                              | 100 ft.     | 100 ft.     | 100 ft.     | 100 ft.    | 100 ft.    | 100 ft.    | 100 ft.                    | 100 ft.                    | 100 ft.                    |
| Min. Side & Rear Yard                        | 10 ft.      | 10 ft.      | 10 ft.      | 10 ft.     | 10 ft.     | 10 ft.     | 10 ft.                     | 10 ft.                     | 10 ft.                     |
| TTA = Total Tract Area                       |             |             |             |            |            |            |                            |                            |                            |
| ATA = Adjusted Tract Area                    |             |             |             |            |            |            |                            |                            |                            |
| PCA = Primary Cons. Area                     |             |             |             |            |            |            |                            |                            |                            |
| du = dwelling unit                           |             |             |             |            |            |            |                            |                            |                            |
| ac = acre                                    |             |             |             |            |            |            |                            |                            |                            |
| sf = square feet                             |             |             |             |            |            |            |                            |                            |                            |

NOTES:

- \* Group A = No centralized water nor community sewage disposal.
- Group B = Either centralized water or community sewage disposal.
- Group C = Both centralized water and community sewage disposal.