

ZONING

160 Attachment 3

Township of Paradise

**ZONING SCHEDULE III  
(PERMITTED USES) LOT, YARD AND HEIGHT REGULATIONS  
(Revised 10-22-2002, Ord. No. 134; 8-3-2004, 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 (square feet) (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 (feet)	200	200	200	200	200	200	150	125	100	150	150
Min. Lot Depth (feet)	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 (feet)	100	100	100	100	100	100	75	50	50	50	50
Min. Rear Yard (feet)	50	50	50	50	50	50	40	30	30	40	40
Min. Rear Yard When Abutting a Residential District											
Min. Side Yard (feet)	60	60	60	45	45	45	30	25	20	30	30
Min. Side Yard When Abutting a Residential District										100	100
Max Building Height (feet)	35	35	35	35	35	35	35	35	35	35	35

PARADISE CODE

<b>Zoning Districts</b>	<b>OSC (A)*</b>	<b>OSC (B)*</b>	<b>OSC (C)*</b>	<b>RR (A)*</b>	<b>RR (B)*</b>	<b>RR (C)*</b>	<b>R-1/ R-2 (A)*</b>	<b>R-1/ R-2 (B)*</b>	<b>R-1/ R-2 (C)*</b>	<b>B-1</b>	<b>B-2</b>
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 (square feet)	75	75	75	75	75	75	50	40	35	50	50
Min. Rear Yard (square feet)	25	25	25	25	25	25	25	25	25	20	20
Min. Side Yard (square feet)	25	25	25	25	25	25	25	25	20	30	30
Max. Bldg Height (square feet)	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.