

ZONING

160 Attachment 4

Township of Paradise

**SCHEDULE IV (PERMITTED USES)
AREA AND BULK REQUIREMENTS**

Option 1 Major Subdivision

Zoning Districts	OSC (A)*	OSC (B)*	OSC (C)*	RR (A)*	RR (B)*	RR (C)*	R-1/R-2 B-1/B-2 (A)*	R-1/R-2 B-1/B-2 (B)*	R-1/R-2 B-1/B-2 (C)*
DENSITY/GREENWAY/TRACT REQUIREMENTS									
Max. Density = 1 du/	3 ac	2.5 ac	2 ac	2 ac	1.75 ac	1.5 ac	40,000 square feet	30,000 square feet	20,000 square feet
Min. Greenway Land	50% ATA + PCA								
Tract Perimeter Setback	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet
PRINCIPAL BUILDING REQUIREMENTS									
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 @ bldg. Line	80 feet	80 feet	80 feet	60 feet	60 feet	60 feet	50 feet	50 feet	50 feet
Min. Street Frontage	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Min. Front Yard	25 feet	25 feet	25 feet	20 feet	20 feet	20 feet	10 feet	10 feet	10 feet
Min. Rear Yard	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet
Min. Side Yard	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Max. Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
ACCESSORY STRUCTURE REQUIREMENTS									
Min. Front Yard	25 feet	25 feet	20 feet	20 feet	20 feet	20 feet	10 feet	10 feet	10 feet
Min. Side and Rear Yard	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet

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Option 2 Major Subdivision

Zoning Districts	OSC (A)*	OSC (B)*	OSC (C)*	RR (A)*	RR (B)*	RR (C)*	R-1/R-2 B-1/B-2 (A)*	R-1/R-2 B-1/B-2 (B)*	R-1/R-2 B-1/B-2 (C)*
DENSITY AND GREENWAY REQUIREMENTS									
Max. Density = 1 du/	98,010 square feet	81,672	65,334	65,340 square feet	57,173 square feet	49,005	30,000	22,500 square feet	15,000
Min. Greenway Land	60% ATA + PCA								
Tract Perimeter Setback	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet
PRINCIPAL BUILDING REQUIREMENTS									
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 feet	60 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Min. Street Frontage	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Min. Front Yard	20 feet	20 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Min. Rear Yard	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet
Min. Side Yard	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Max. Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35
ACCESSORY STRUCTURE REQUIREMENTS									
Min. Front Yard	20 feet	20 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet

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Min. Side and Rear Yard	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet
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Option 3 Major Subdivision

Zoning Districts	OSC (A)*	OSC (B)*	OSC (C)*	RR (A)*	RR (B)*	RR (C)*	R-1/R-2 B-1/B-2 (A)*	R-1/R-2 B-1/B-2 (B)*	R-1/R-2 B-1/B-2 (C)*
DENSITY AND GREENWAY REQUIREMENTS									
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 feet	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet
PRINCIPAL BUILDING REQUIREMENTS									
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 feet	150 feet	150 feet	150 feet	150 feet	150 feet	150 feet	150 feet	150 feet
Min. Street Frontage	200	200	200	200	200	200	150	125	100
Min. Front Yard	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet
Min. Rear Yard	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Min. Side Yard	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet
Max. Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
ACCESSORY STRUCTURE REQUIREMENTS									
Min. Front Yard	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet
Min. Side and Rear Yard	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet

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Option 4 Major Subdivision

Zoning Districts	OSC (A)*	OSC (B)*	OSC (C)*	RR (A)*	RR (B)*	RR (C)*	R-1/R-2 B-1/B-2 (A)*	R-1/R-2 B-1/B-2 (B)*	R-1/R-2 B-1/B-2 (C)*
DENSITY AND GREENWAY REQUIREMENTS									
Max. Density = 1 du/	10 ac	10 ac	10 ac	10 ac	10 ac	10 ac	4 ac	4 ac	2 ac
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
PRINCIPAL BUILDING REQUIREMENTS									
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 feet	150 feet	150 feet	150 feet	150 feet	150 feet	150 feet	150 feet	150 feet
Min. Street Frontage	200	200	200	200	200	200	150	125	100
Min. Front Yard	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet
Min. Rear Yard	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Min. Side Yard	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet
Max. Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
ACCESSORY STRUCTURE REQUIREMENTS									
Min. Front Yard	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet
Min. Side and Rear Yard	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet

TTA = Total Tract Area

ATA = Adjusted Tract Area

PCA = Primary Cons. Area

du = dwelling unit

ac = acre

sf = square feet

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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.