

ZONING

42 Attachment 3

Township of Paw Paw

Table of Dimensions
[Amended 6-29-2021 by Ord. No. 273; 9-13-2021 by Ord. No. 274; 12-22-2021 by Ord. No. 275]

Zoning District	Minimum Lot Area (square feet/acres)	Minimum Road Frontage/Lot Width (feet)	Maximum Lot Coverage (percent)	Minimum Front Setback - from road r.o.w. line (feet)	Minimum Side Setback (feet)	Minimum Rear Setback (feet)	Waterfront Setback - From Waterfront Property Line or Shoreline (feet)	Minimum Building Size (square feet)	Maximum Height (Stories/feet)(9)
CSV (8)	10 acres (1)	300 - road frontage	20	50(6)	40 - 1 side; 100 - total for both sides (2)	60 (2)	50	1-story - 1,000; 2 story - 800 1st floor w/1,000 total	2/35 45 - agricultural buildings
AGR (8)	10 acres (4)	300 - road frontage (4)	20	50 (6) 250 - max front setback (10)	40 - 1 side; 100 total for both side yards (2)	60(2)	50	1-story - 1,000; 2 story - 800 1st floor w/1,000 total	2/35 45 - agricultural buildings
ARR (8)	2 acres	300 - road frontage 200 - road frontage for nonfarm SF dwellings	20	50(6)	40 - 1 side; 100 total for both side yards (2)	60(2)	50	1-story - 1,000; 2 story - 800 1st floor w/1,000 total	2/35 - dwellings 45 - agricultural buildings
LDR (8)	2 acres	200 - at required building setback	30	50(6)	40(2)	60(2)	50	1-story - 1,000; 2 story - 800 1st floor w/1,000 total	2/35
WFR (8)	30,000 square feet (5)	100	30	50 (5)(6)	15 (2)(5)	50 (2)(5)	50(5)	1-story - 1,000; 2 story - 800 1st floor w/1,000 total	2/35 45 - agricultural buildings
VE (8)	10,000 square feet - w/public utilities 2 acres - w/out public utilities	80 - w/public utilities 200 - w/out public utilities	30	30(6)	10 (2)	40(2)	50	1-story - 1,000; 2 story - 800 1st floor w/1,000 total	3/35
MHR (8)	7,500 square feet - w/public utilities 2 acres - w/out public utilities	70	30	30(6)	10(2)	50(2)	30	1,000 - mobile home; excluding additions to the basic mobile home structure	1/15 - mobile home
NCC (8)	1 acre	75 - at required building setback; w/public utilities 150 - at required building setback; w/out public utilities	50	(6)	10 - 1 side; 25 - total for both side yards (2)(7)	50(2)	(6)		35
G-PUD (8) See § 42-5.09D	10,000	80	35	40 - required build-to line	8 - min 20 - max (2)(7)	25(2)	(6)		2

PAW PAW CODE

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GC	10,000 - w/public sewer 1 acre - w/out public sewer	75 - at required building setback; w/public utilities 150 - at required building setback; w/out public utilities	30	(6)	10 - 1 side 25 - total for both side yards (2)(7)	50(2)	(6)		35
HSC (8)	10,000 - w/public sewer 1 acre - w/out public sewer	75 - at required building setback; w/public utilities 150 - at required building setback; w/out public utilities	30	(6)	10 - 1 side 25 - total for both side yards (2)(7)	50(2)	(6)		35
HCI (8)	40,000 - w/public utilities 80,000 - w/on-site wastewater treatment	120 - w/public utilities 200 - w/out public utilities	30	(6)	25 50 - if adj to residential district (2)	50(2)	(6)		40

NOTES:

- (1) A parcel shall have a minimum of 10 acres, except as provided in § 42-5.01D.
- (2) Where a side yard or rear yard abuts a road right-of-way or waterfront line, the minimum side or rear yard setback shall be the same as the required front setback.
- (3) Grain elevators, silos and windmills shall not exceed 120 feet in height.
- (4) A parcel shall have a minimum of 10 acres and 300 feet of road frontage, except as provided in § 42-5.02D.
- (5) All existing lots are buildable upon evidence that the lot can be serviced by public sewer or upon approval by the Van Buren County Health Department for on-site waste disposal. The front, side and rear setbacks shall be equal to or greater than the front, side and rear setbacks of adjacent lots.
- (6) The following front yard setbacks shall apply in each zoning district along the following major roads and highway, as measured from the center line of the road right-of-way:
 - a. County primary roads, including Red Arrow Highway - 120 feet.
 - b. State of Michigan highways - 160 feet.
 - c. 1-94 - 210 feet.
- (7) No side setback shall be required where adjacent buildings share a common fire wall.
- (8) All waterfront properties shall be subject to the waterfront regulations set forth in § 42-9.21.
- (9) See § 42-8.01D for accessory building and structure maximum height requirements.
- (10) See § 42-5.02D(6) for maximum setback relief standards and process.