

ARTICLE 6.00 – SCHEDULE OF REGULATIONS

Section 6.01 Table of Dimensions

Zoning District	Min Lot Area (sq ft/ acres)	Min Road Frontage/ Lot Width (ft)	Max Lot Coverage (%)	Min Front Setback – from road r.o.w. line (ft)	Min Side Setback (ft)	Min Rear Setback (ft)	Waterfront Setback – from waterfront property line or shoreline (ft)	Min Building Size (sq ft)	Max Principal Building Height (stories/ft)	Max Accessory Building Height (stories/ ft)
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 – 1000; 2 Story – 800 1 st floor w/ 1000 total	2/35 45 – agricultural buildings	1/15 (3)
AGR (8)	10 acres (4)	300 – road frontage (4)	20	50 (6) 250 – max front setback	40 – 1 side; 100 total for both side yards (2)	60 (2)	50	1-Story – 1000; 2 Story – 800 1 st floor w/ 1000 total	2/35 45 – agricultural buildings	15 (3)
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 – 1000; 2 Story – 800 1 st floor w/ 1000 total	2/35 - dwellings 45 – agricultural buildings	15 (3)

Paw Paw Township Zoning Ordinance

Zoning District	Min Lot Area (sq ft/ acres)	Min Road Frontage/ Lot Width (ft)	Max Lot Coverage (%)	Min Front Setback – from road r.o.w. line (ft)	Min Side Setback (ft)	Min Rear Setback (ft)	Waterfront Setback – from waterfront property line or shoreline (ft)	Min Building Size (sq ft)	Max Principal Building Height (stories/ft)	Max Accessory Building Height (stories/ ft)
LDR (8)	2 acres	200 – at required building setback	30	50 (6)	40 (2)	60 (2)	50	1-Story – 1000; 2 Story – 800 1 st floor w/ 1000 total	2/22	15 (3)
WFR (8)	30,000 sq ft (5)	100	30	50 (5) (6)	15 (2) (5)	50 (2) (5)	50 (5)	1-Story – 1000; 2 Story – 800 1 st floor w/ 1000 total	2/35 45 – agricultural buildings	1/15 (3)
VE (8)	10,000 sq ft – 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 – 1000; 2 Story – 800 1 st floor w/ 1000 total	3/35	20

Paw Paw Township Zoning Ordinance

Zoning District	Min Lot Area (sq ft/ acres)	Min Road Frontage/ Lot Width (ft)	Max Lot Coverage (%)	Min Front Setback – from road r.o.w. line (ft)	Min Side Setback (ft)	Min Rear Setback (ft)	Waterfront Setback – from waterfront property line or shoreline (ft)	Min Building Size (sq ft)	Max Principal Building Height (stories/ft)	Max Accessory Building Height (stories/ft)
MHR (8)	7500 sq ft – w/ public utilities 2 acres – w/out public utilities	70	30	30 (6)	10 (2)	50 (2)	30	1000 – mobile home; excluding additions to the basic mobile home structure	1/15 – mobile home	1/15
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	20

Paw Paw Township Zoning Ordinance

Zoning District	Min Lot Area (sq ft/ acres)	Min Road Frontage/ Lot Width (ft)	Max Lot Coverage (%)	Min Front Setback – from road r.o.w. line (ft)	Min Side Setback (ft)	Min Rear Setback (ft)	Waterfront Setback – from waterfront property line or shoreline (ft)	Min Building Size (sq ft)	Max Principal Building Height (stories/ft)	Max Accessory Building Height (stories/ft)
G –PUD (8) See Section 5.09 D.	10,000	80	35	40 – required build-to line	8 – min 20 - max (2) (7)	25 (2)	(6)		2	20
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	20

Paw Paw Township Zoning Ordinance

Zoning District	Min Lot Area (sq ft/ Acres)	Min Road Frontage/ Lot Width (ft)	Max Lot Coverage (%)	Min Front Setback – from road r.o.w. line (ft)	Min Side Setback (ft)	Min Rear Setback (ft)	Waterfront Setback – from waterfront property line or shoreline (ft)	Min Building Size (sq ft)	Max Principal Building Height (stories/ft)	Max Accessory Building Height (stories/ft)
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	20
HCI (8)	40,000 – w/ public utilities 80,000 – w/ on-site waste water treatment	120 – w/ public utilities 200 – w/out public utilities	30	(6)	25 50 – if adj to residential district (2)	50 (2)	(6)		40	40

Section 6.02 **Notes to Table of Dimensions**

- (1) A parcel shall have a minimum of 10 acres, except as provided in Section 5.01 D.
- (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 Section 5.02 D.
- (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 centerline of the road right-of-way:
 - a. County primary roads, including Red Arrow Highway – 120 feet
 - b. State of Michigan highways – 160 feet
 - c. I-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 Section 9.21.