

TOWNSHIP OF PARADISE
Lancaster County, Pennsylvania

ORDINANCE NO. 2025-04

**AN ORDINANCE OF THE TOWNSHIP OF PARADISE,
LANCASTER COUNTY, PENNSYLVANIA, AMENDING ZONING
ORDINANCE ARTICLE IX-VMU-VILLAGE MIXED DISTRICT**

BE IT HEREBY ENACTED AND ORDAINED by the Board of Supervisors of Paradise Township, Lancaster County, Pennsylvania, that the Code of Ordinances, Township of Paradise Zoning, Article IX shall be amended in the following respects:

Section 2. Article IX, Section 902. Height and Area Regulations of Principal Buildings is amended to read as follows:

1. Minimum Lot Areas:

D. The minimum lot area for Townhouses (3 Single Dwellings in a Row) and Apartments, where served by public sanitary sewer shall be two thousand (2,000) square feet per dwelling unit.

Section 3. Article IX, Section 902, is further amended as follows:

2. Minimum Lot Width:

E. The minimum lot width for apartments served by public sanitary sewer facilities shall be fifty (50) feet at the building setback line.

5. Minimum Side Yard:

E. Apartments with more than four (4) dwelling units shall be set back a minimum of fifteen (15) feet from the boundaries.

6. Interior Yard for Residential Buildings Located on One Lot:

A. When front to front, rear to rear, or front to rear, parallel residential buildings shall have twenty-five (25) feet between faces of the building for two (2) stories in height, Maximum thirty-five (35) feet. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as ten (10) feet at one end if increased by an equal or greater distance at the other end.

B. A yard space of fifteen (15) feet is required between end walls of residential buildings up to two (2) stories in height of each two (2) story building, plus five (5) feet for each additional story or part thereof above two (2) stories.

C. A yard space of twenty-five (25) feet is required between end walls and front or rear faces of residential buildings up to two (2) stories in height, plus five (5) feet for each additional story or part thereof above two (2) stories.

7. Minimum Rear Yard: Rear yards shall be a minimum of twenty-five (25) feet in depth except that apartment buildings with more than six (6) dwelling units shall have a rear yard of thirty-five (35) feet.

Section 4. Article IX is amended to add a new Section 904 Parking Requirements which shall read as follows:

Parking shall be provided in accordance with Section 1602 except Apartments and Townhouses shall provide one and one-half (1.5) spaces for each one (1) bedroom or efficiency unit and two (2) spaces for each dwelling unit with two (2) or more bedrooms.

Section 5. Article IX is amended to add a new Section 905, Landscaping Requirements which shall read as follows:

Landscaping shall be provided in accordance with the Township Subdivision and Land Development Ordinance.

Section 6. All parts or provisions of the Code of Ordinances, Township of Paradise thereof, which are inconsistent herewith, are hereby repealed to the extent of, but only with respect to, the subject matter of this Ordinance. All other parts or provisions of Code of Ordinances, Township of Paradise shall remain in effect as heretofore adopted.

Section 7. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Township that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

Section 8. This Ordinance shall become effective immediately after the passage thereof.

DULY ORDAINED AND ENACTED this 16th day of December, 2025, by the Board of Supervisors of Paradise Township, Lancaster County, Pennsylvania, in lawful session duly assembled.



PARADISE TOWNSHIP

By: [Signature]
(Vice) Chairman

Attest: [Signature]
(Asst.) Secretary

I, Karen E. Farra, Secretary of the Board of Supervisors of Paradise Township, Lancaster County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of an ordinance duly adopted at a legally constituted meeting of the Board of Supervisors of Paradise Township held on the 16th day of December, 2025, at which meeting a quorum was present and voted in favor thereof.

Karen E. Farra