



## TOWN OF PORTAGE - LAND USE ORDINANCES

protection zones for many community water sources statewide. This data exists for Portage Town and includes 4 source water protection zone designations (Zone 1 through Zone 4). As recommended by division staff, zones 1 and 2 are areas where land use and activities should be regulated to prevent pollution from entering the town's water sources. Development that utilizes septic systems, intense agricultural activities, or others that allow pollution within these zones should not be allowed (E-mail correspondence with Utah Division of Drinking Water staff, 2017). **See existing hydrology and town infrastructure maps.**

### 115.0 LAND USE

#### 115.1 Land Use Regulations

No building, structure or land shall be used and no building or structure shall be constructed, altered, enlarged or maintained except as provided in this Ordinance.

#### 115.2 Classification of New and Unlisted Uses

For uses not listed in the Land Use Regulations Section, the applicant for such use shall take the request for classification to the Planning Commission. The Planning Commission shall determine the appropriate classification based on the following guidelines:

1. Should the Planning Commission determine the new or unlisted use is the same as a use listed under another name in the Land Use Regulations Section, the Planning Commission shall document this information. The applicant may then proceed under the regulations applicable to that use.
2. Should the Planning Commission determine the use is not considered by the Land Use Regulations Section, the applicant shall petition the Town Council to amend the Zoning Ordinance to specify and locate an appropriate zone or zones for the new use.

#### Abbreviations

The following abbreviations shall apply:

**P** Permitted Use

**C** Conditional use (conditional use permit required)

**NP** Use not permitted



## TOWN OF PORTAGE - LAND USE ORDINANCES

### 115.3 Land Use Charts

<b>Land Use</b>	<b>Rural Residential</b>	<b>Residential</b>	<b>Neighborhood Commercial</b>	<b>General Commercial</b>	<b>Future Industrial</b>
Accessory building or use customarily incidental to permitted uses	P	P	P	P	P
Accessory building or use customarily incidental to conditional uses	C	C	C	C	C
Public park or recreational facility	C	C	C	C	C
Public Uses: Quasi-public uses, essential services, including schools, churches, utility stations, municipal facilities.	C	C	C	C	C

<b>Agricultural Uses</b>	<b>Rural Residential</b>	<b>Residential</b>	<b>Neighborhood Commercial</b>	<b>General Commercial</b>	<b>Future Industrial</b>
Tilling of soil, raising crops, horticulture, gardening	P	P	P	P	P
*Grazing, pasturing or keeping animals	P	P	NP	C	C
*Riding stables	C	NP	NP	NP	NP
Kennel, on 2.5 acres or more	C	NP	NP	NP	NP
Diary, on 5 acres or more	C	NP	NP	NP	NP
Apiary	C	NP	NP	NP	NP
Commercial greenhouse or nursery	C	NP	NP	C	NP
Business or industry related to agricultural uses	C	NP	C	C	C

\* See 107 animal and fowl regulations



## TOWN OF PORTAGE - LAND USE ORDINANCES

<b>Commercial Uses:</b> (Planning Commission review and approved is required for all uses located in commercial zones)	<b>Rural Residential</b>	<b>Residential</b>	<b>Neighborhood Commercial</b>	<b>General Commercial</b>	<b>Future Industrial</b>
**Retail sales and service	NP	NP	C	C	NP
**Wholesale activities	NP	NP	NP	C	NP
**Hotel, motel, motor inn	NP	NP	NP	C	NP
**Service activities	NP	NP	C	C	NP
**Day care, nursery	C	C	C	NP	NP
**Professional office or clinic	NP	NP	C	C	NP

\*\* See section 108, Development standards for commercial and future industrial zones

<b>Future Industrial Uses:</b>	<b>Rural Residential</b>	<b>Residential</b>	<b>Neighborhood Commercial</b>	<b>General Commercial</b>	<b>Future Industrial</b>
**Light manufacturing and industrial activates	NP	NP	NP	NP	C
**Warehouse	NP	NP	NP	C	C
**Construction equipment and materials storage yard	NP	NP	NP	NP	C

\*\* See section 108, Development standards for commercial and future industrial zones



## TOWN OF PORTAGE - LAND USE ORDINANCES

<b>Residential uses:</b>	<b>Rural Residential</b>	<b>Residential</b>	<b>Neighborhood Commercial</b>	<b>General Commercial</b>	<b>Future Industrial</b>
<b>Detached single family house</b> (conventional, modular, or prefab home placed on permanent foundation which meets Portage building code requirements)	P	P	C	NP	NP
<b>***Mobile home</b> on ¾ acre or more	P	P	NP	NP	NP
<b>Temporary secondary dwelling unit</b> (used during construction of permanent dwelling unit)	C	C	C	NP	NP
<b>***Mobile home use as second dwelling unit</b> on a temporary basis: for the housing of a person or persons requiring intensive care by reason of incapacitating illness or injury or physical or mental condition. Conditional use permits for this use shall be issued for no more than 1 year, but may be reissued if necessary.	C	C	NP	NP	NP
Nursing homes	C	NP	NP	NP	NP
Household pets	P	P	P	NP	NP
Home occupation	C	C	C	NP	NP

\*\*\*See section 106 mobile home regulations

<b>Area requirements</b>	<b>Rural Residential</b>	<b>Residential</b>	<b>Neighborhood Commercial</b>	<b>General Commercial</b>	<b>Future Industrial</b>
Minimum lot area in acres	2	3/4	3/4	3/4	5
Minimum lot width, measured at front setback line	200'	100'	100'	100'	300'



## TOWN OF PORTAGE - LAND USE ORDINANCES

<b>Setback requirements, main building</b>	<b>Rural Residential</b>	<b>Residential</b>	<b>Neighborhood Commercial</b>	<b>General Commercial</b>	<b>Future Industrial</b>
Front yard	30'	30'	30'	30'	100'
Side yard, interior	20'	20'	10' unless abutting residential zone or use; then 20'		10' unless abutting residential zone or use; then 60'
Side yard, street	30'	30'	30'	30'	75'
Rear yard	20'	20'	20'	20'	60'

<b>Setback requirements: accessory building</b>	<b>Rural Residential</b>	<b>Residential</b>	<b>Neighborhood Commercial</b>	<b>General Commercial</b>	<b>Future Industrial</b>
Front yard	30'	30'	30'	30'	100'
Side yard, interior	10' in all zones where accessory building is located less than 10' behind principle building. 5' in all zones where accessory building is located 10' or more behind principle building.				
Side yard, street	30'	30'	30'	30'	75'
Rear yard	3'	3'	10'	10'	10' unless abutting residential zone or use; then 60'

<b>Height regulations</b>	<b>Rural Residential</b>	<b>Residential</b>	<b>Neighborhood Commercial</b>	<b>General Commercial</b>	<b>Future Industrial</b>
Maximum height in feet	35'	35'	35'	50'	100'

See Portage ordinances sections that may apply

102 Definitions

103 Administration

104 Supplementary and qualifying regulations applicable within all zones

105 Parking



## **TOWN OF PORTAGE - LAND USE ORDINANCES**

**106 Mobile home regulations**

**107 Animal and fowl regulations**

**108 Development standards for commercial and future industrial zones**

**109 Planned unit developments**

**111 Conditional uses**

**112 Nonconforming buildings and uses**

**114 Zones**

**115 Land use**

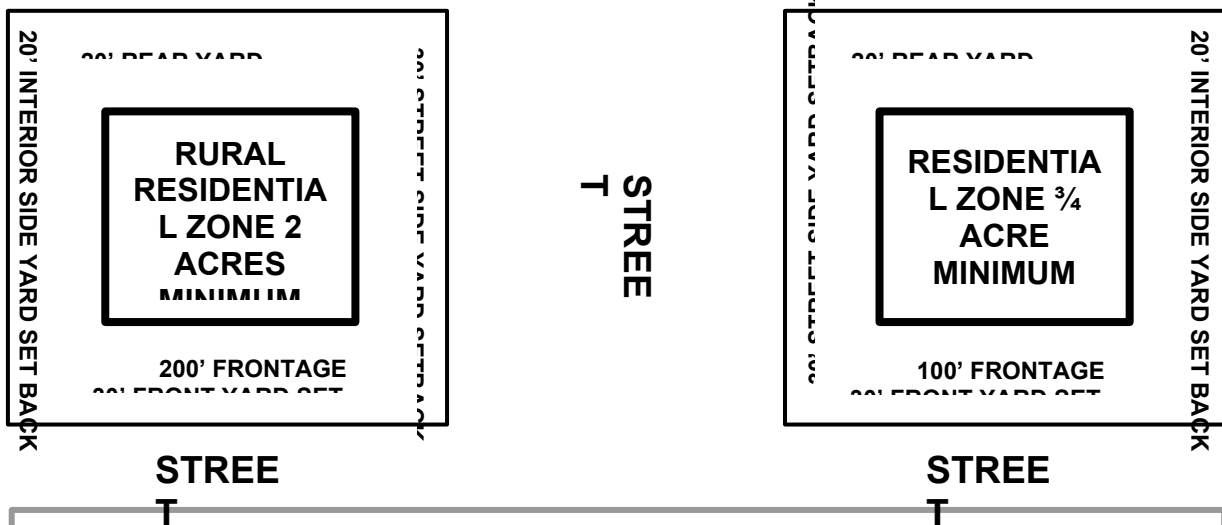
**122 Zoning map**



## TOWN OF PORTAGE - LAND USE ORDINANCES

### 115.4 Setback And Minimum Lot Size Diagrams

**TOWN OF PORTAGE**  
**ZONING MINIMUM LOT AREA AND YARD SETBACK**  
**REQUIREMENTS**  
SEE ORDINANCES LISTED BELOW FOR MORE DETAILED INFORMATION



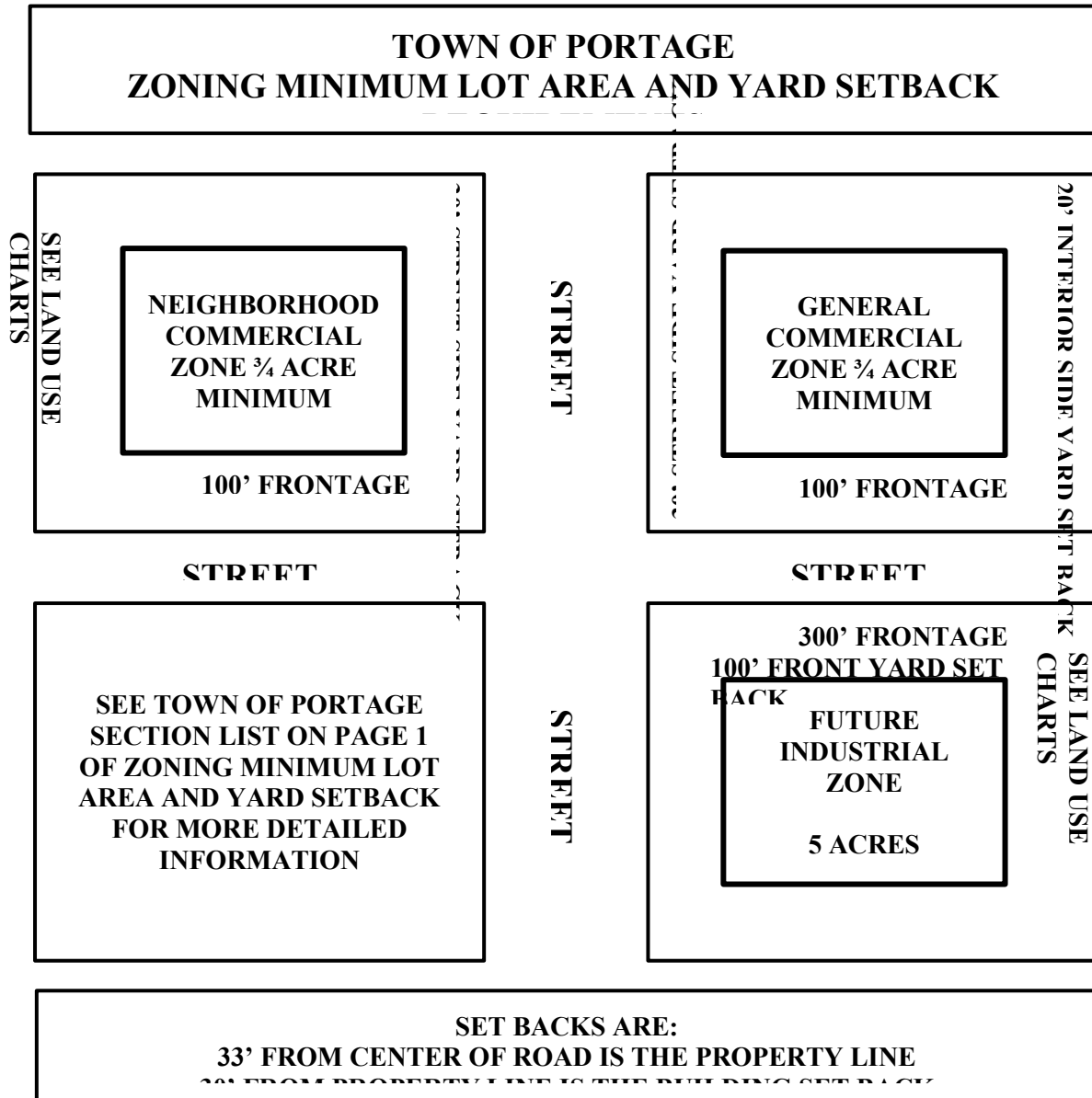
**ALL ZONES SEE TOWN OF PORTAGE ORDINANCE SECTIONS:**

- 102.0 DEFINITIONS
- 104.0 SUPPLEMENTARY AND QUALIFYING REGULATIONS APPLICABLE WITHIN ALL ZONES
- 105.0 PARKING ~ 106.0 MOBILE HOME REGULATIONS
- 107.0 ANIMAL AND FOWL REGULATIONS
- 108 DEVELOPMENT STANDARDS FOR COMMERCIAL AND FUTURE INDUSTRIAL ZONES

FRONT YARD SET BACKS ARE:  
33' FROM CENTER OF ROAD IS THE PROPERTY LINE  
30' FROM PROPERTY LINE IS THE BUILDING SET BACK TOTAL OF 63'  
FROM CENTER LINE OF ROAD WITH EXCEPTION FOR FUTURE INDUSTRIAL



## TOWN OF PORTAGE - LAND USE ORDINANCES



### 115.5 Setback Regulations For Main And Accessory Buildings Overhead View Diagram

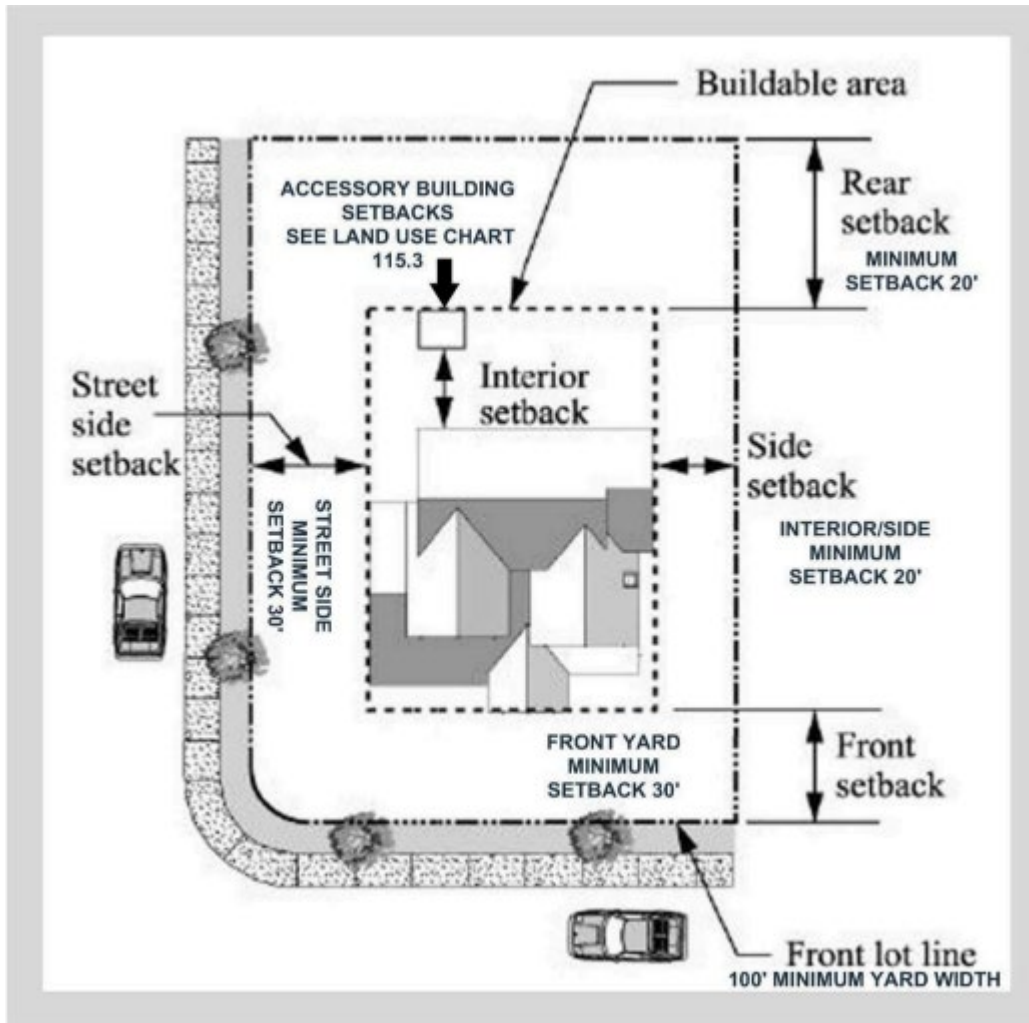




## TOWN OF PORTAGE - LAND USE ORDINANCES

### RESIDENTIAL ZONE MINIMUM LOT SIZE $\frac{3}{4}$ ACRE MAIN AND ACCESSORY BUILDING SETBACK REQUIREMENTS

SEE ORDINANCES/CODES:  
LAND USE AND SETBACK REGULATIONS 115  
PARKING 105, SIGNS 104  
ANIMAL/FOWL 107, FENCES 114.11  
PRE-EXISTING USES 112  
PROPERTY LINE 33' FROM CENTER OF ROAD  
BUILDING SETBACK 30' FROM PROPERTY LINE



ALSO SEE KENNEL INFORMATION IN TERM: 102.2 AND LAND USE CHARTS 115.3

### RURAL RESIDENTIAL ZONE MINIMUM LOT SIZE 2 ACRES MAIN AND ACCESSORY BUILDING SETBACK REQUIREMENTS

SEE ORDINANCES/CODES:



## TOWN OF PORTAGE - LAND USE ORDINANCES

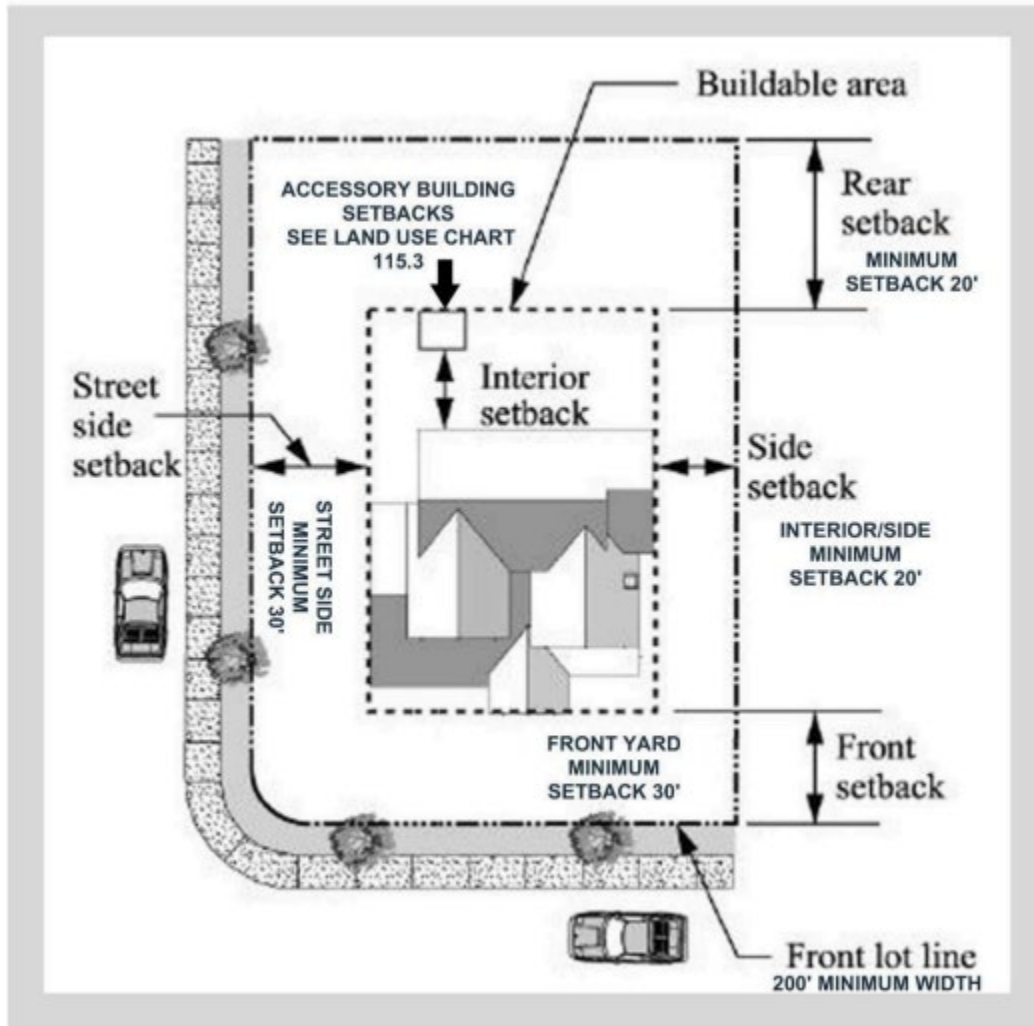
### LAND USE AND SETBACK REGULATIONS 115

PARKING 105, SIGNS 104

ANIMAL/FOWL 107, FENCES 114.11

PRE-EXISTING USES 112

PROPERTY LINE 33' FROM CENTER OF ROAD BUILDING SETBACK 30' FROM PROPERTY LINE



ALSO SEE KENNEL INFORMATION IN  
TERM: 102.2 AND LAND USE CHART 115.3 PAGE 2

### NEIGHBORHOOD COMMERCIAL ZONE MINIMUM LOT SIZE $\frac{3}{4}$ ACRE MAIN AND ACCESSORY BUILDING SETBACK REQUIREMENTS

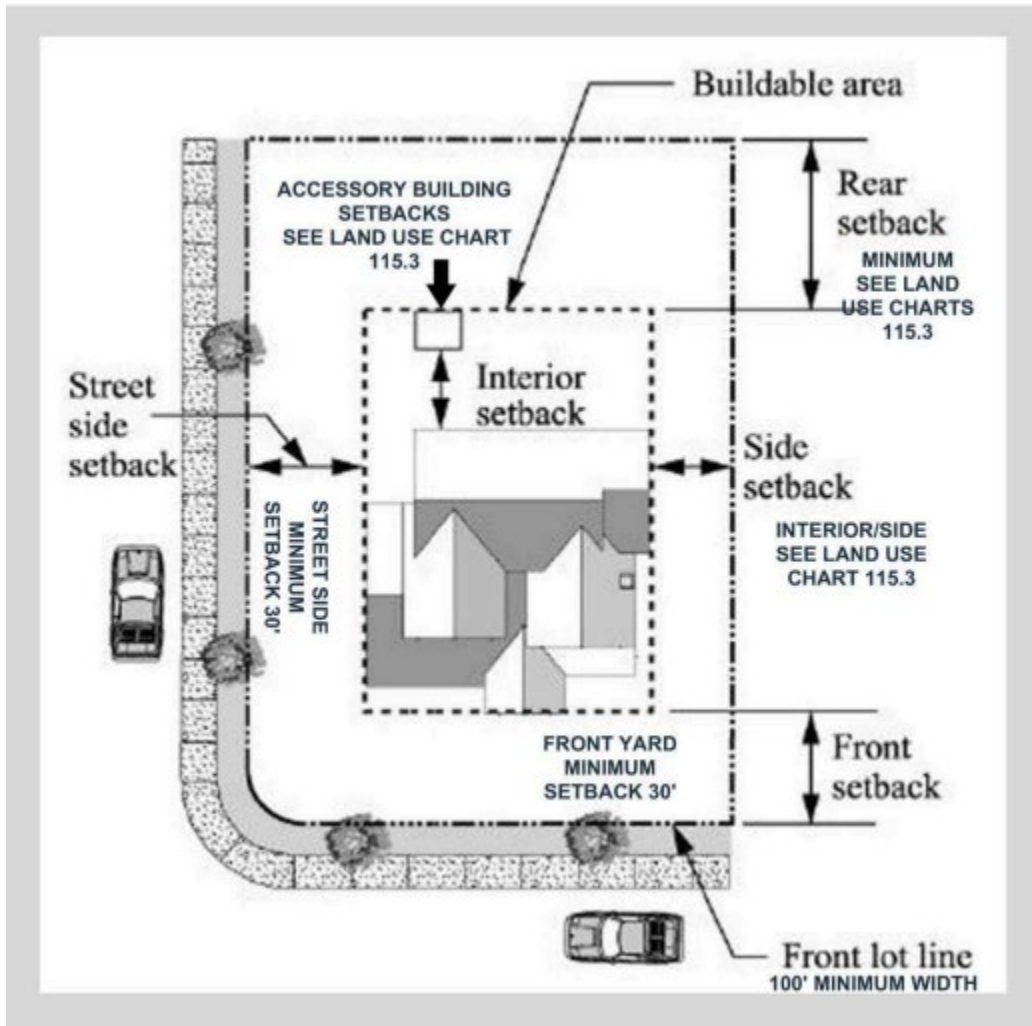
SEE ORDINANCES/CODES:  
LAND USE AND SETBACK REGULATIONS 115



## TOWN OF PORTAGE - LAND USE ORDINANCES

PARKING 105, SIGNS 104  
ANIMAL/FOWL 107, FENCES 114.11  
PRE-EXISTING USES 112, DEVELOPMENT STANDARDS 108

PROPERTY LINE 33' FROM CENTER OF ROAD  
BUILDING SETBACK 30' FROM PROPERTY LINE



ALSO SEE KENNEL INFORMATION IN  
TERM:102.2 AND LAND USE CHARTS 115.3

## COMMERCIAL GENERAL AND NEIGHBORHOOD ZONES

MAIN AND ACCESSORY BUILDING SETBACK REQUIREMENTS

SEE ORDINANCES/CODES:



## TOWN OF PORTAGE - LAND USE ORDINANCES

LAND USE AND SETBACK REGULATIONS 115

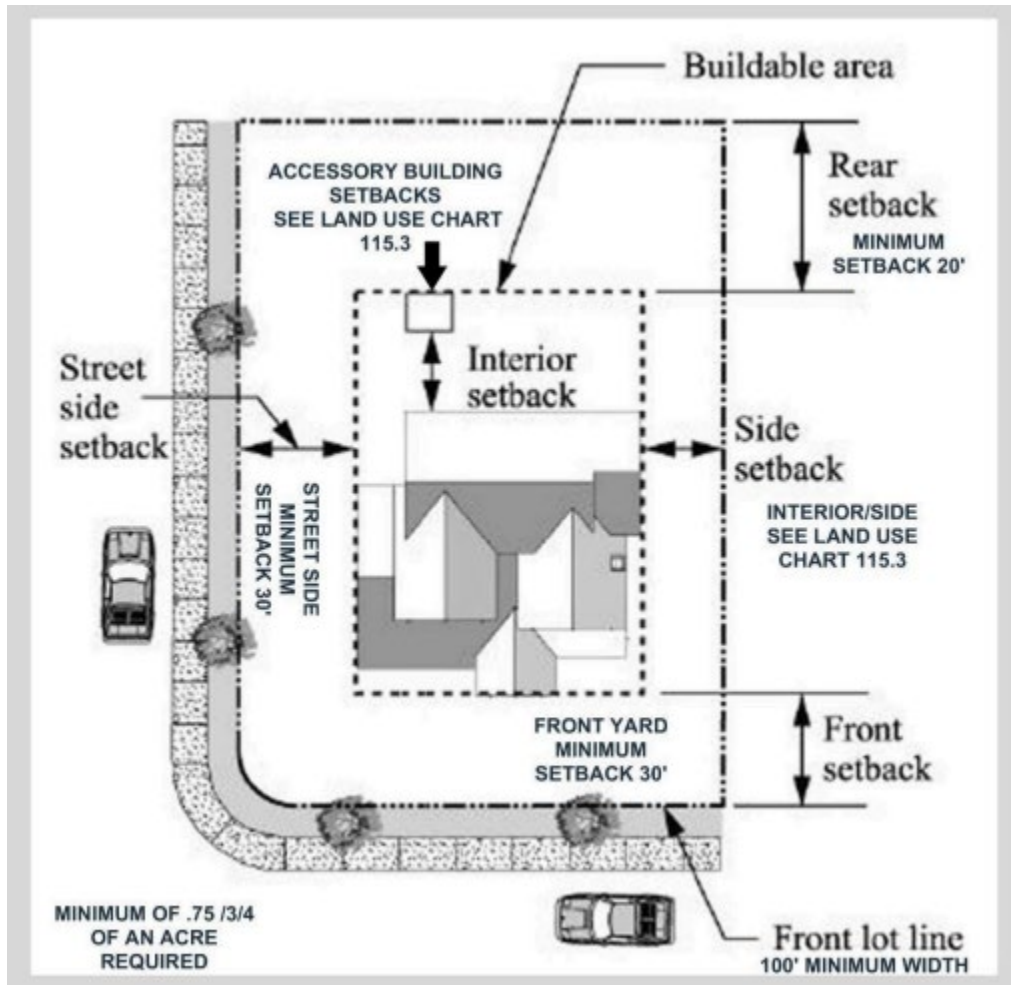
PARKING 105, SIGNS 104

ANIMAL/FOWL 107, FENCES 114.11

PRE-EXISTING USES 112, DEVELOPMENT STANDARDS 108

PROPERTY LINE 33' FROM CENTER OF ROAD

BUILDING SETBACK 30' FROM PROPERTY LINE



ALSO SEE KENNEL INFORMATION IN  
TERM: 102.2 AND LAND USE CHARTS 115.3

**FUTURE INDUSTRIAL ZONE MINIMUM LOT SIZE 5 ACRES**  
**MAIN AND ACCESSORY BUILDING SETBACK REQUIREMENTS**

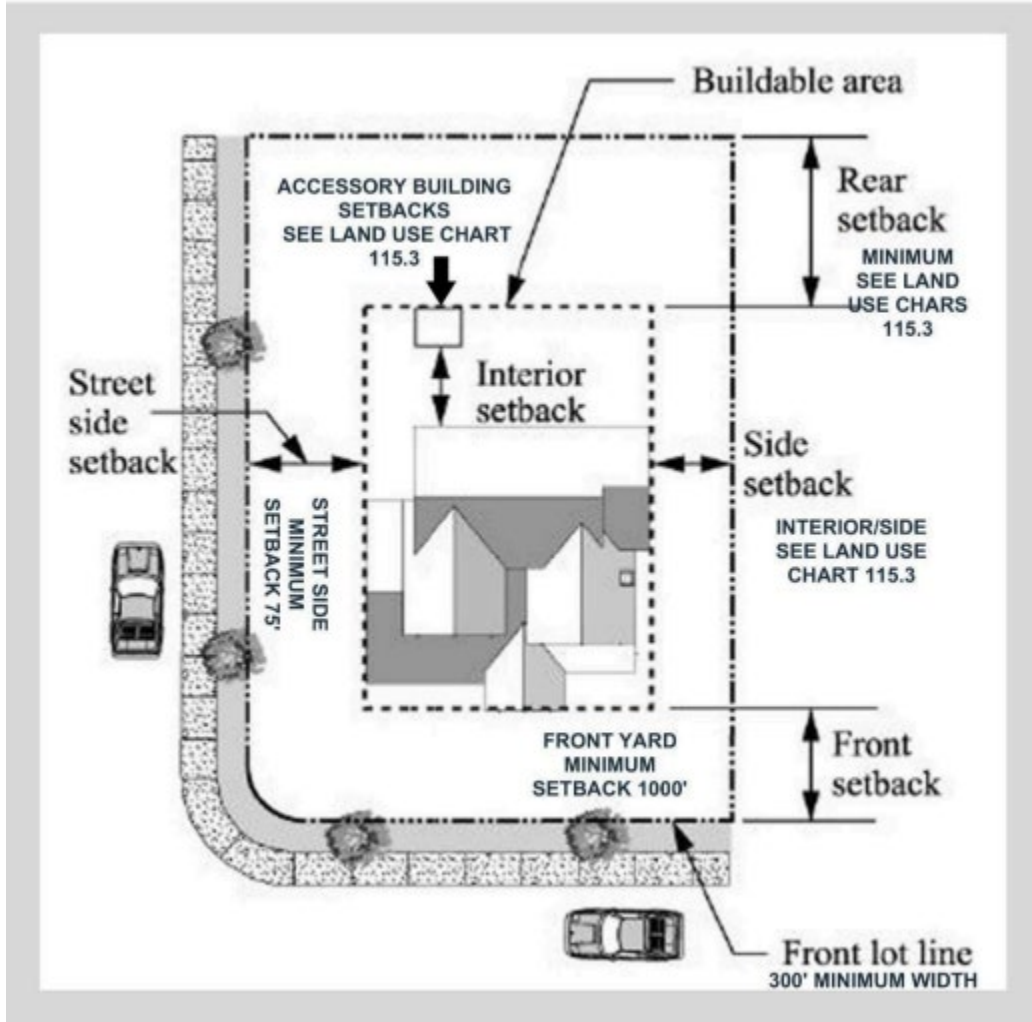
SEE ORDINANCES/CODES:  
LAND USE AND SETBACK REGULATIONS 115



## TOWN OF PORTAGE - LAND USE ORDINANCES

PARKING 105, SIGNS 104  
ANIMAL/FOWL 107, FENCES 114.11  
PRE-EXISTING USES 112, DEVELOPMENT STANDARDS 108

PROPERTY LINE 33' FROM CENTER OF ROAD  
BUILDING SETBACK 30' FROM PROPERTY LINE



ALSO SEE KENNEL INFORMATION IN  
TERM:102.2 AND LAND USE CHARTS 115.3