

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 so 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

115.3 Land Use Charts

Land Use	Rural Residential	Residential	Neighborhood Commercial	General Commercial	Future Industrial
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

Agricultural uses:	Rural Residential	Residential	Neighborhood Commercial	General Commercial	Future Industrial
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
Dairy, 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

Commercial uses: <i>(Planning Commission review and approval is required for all uses located in commercial zones)</i>	Rural Residential	Residential	Neighborhood Commercial	General Commercial	Future Industrial
**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

Future industrial uses:	Rural Residential	Residential	Neighborhood Commercial	General Commercial	Future Industrial
**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

Residential uses:	Rural Residential	Residential	Neighborhood Commercial	General Commercial	Future Industrial
Detached single family house (conventional, modular, or prefab home placed on permanent foundation which meets Portage building code requirements)	P	P	C	NP	NP
*** Mobile home on ¾ acre or more	P	P	NP	NP	NP

Temporary secondary dwelling unit (used during construction of permanent dwelling unit)	C	C	C	NP	NP
***Mobile home used as second dwelling unit 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

Area requirements	Rural Residential	Residential	Neighborhood Commercial	General Commercial	Future Industrial
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'

Setback requirements, main building

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'

Setback requirements: accessory building

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'

Height regulations

Maximum height in feet	35'	35'	35'	50'	100'
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See portage ordinance sections that may apply

102 Definitions

103 Administration

104 Supplementary and qualifying regulations applicable within all zones

105 Parking

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

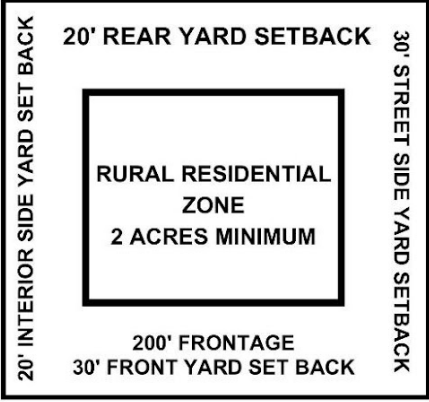
114 Zones

115 Land use

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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**



STREET

STREET

STREET

- 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
 - 108.0 DEVELOPMENT STANDARDS FOR COMMERCIAL AND FUTURE INDUSTRIAL ZONES
 - 190.0 PLANNED UNIT DEVELOPMENTS ~ 111 CONDITIONAL USES
 - 112.0 NONCONFORMING BUILDINGS AND USES ~ 114.0 ZONES ~ 115.0 LAND USE
 - 116 ZONING MAP

**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
ZONING MINIMUM LOT AREA AND YARD SETBACK
REQUIREMENTS**

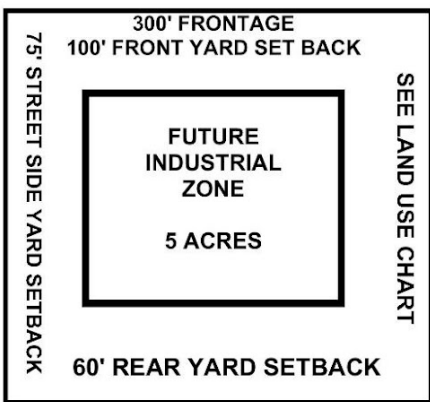


STREET

STREET

SEE TOWN OF PORTAGE
SECTION LIST ON PAGE 1
OF ZONING MINIMUM LOT AREA
AND YARD SETBACK

FOR MORE DETAILED
INFORMATION



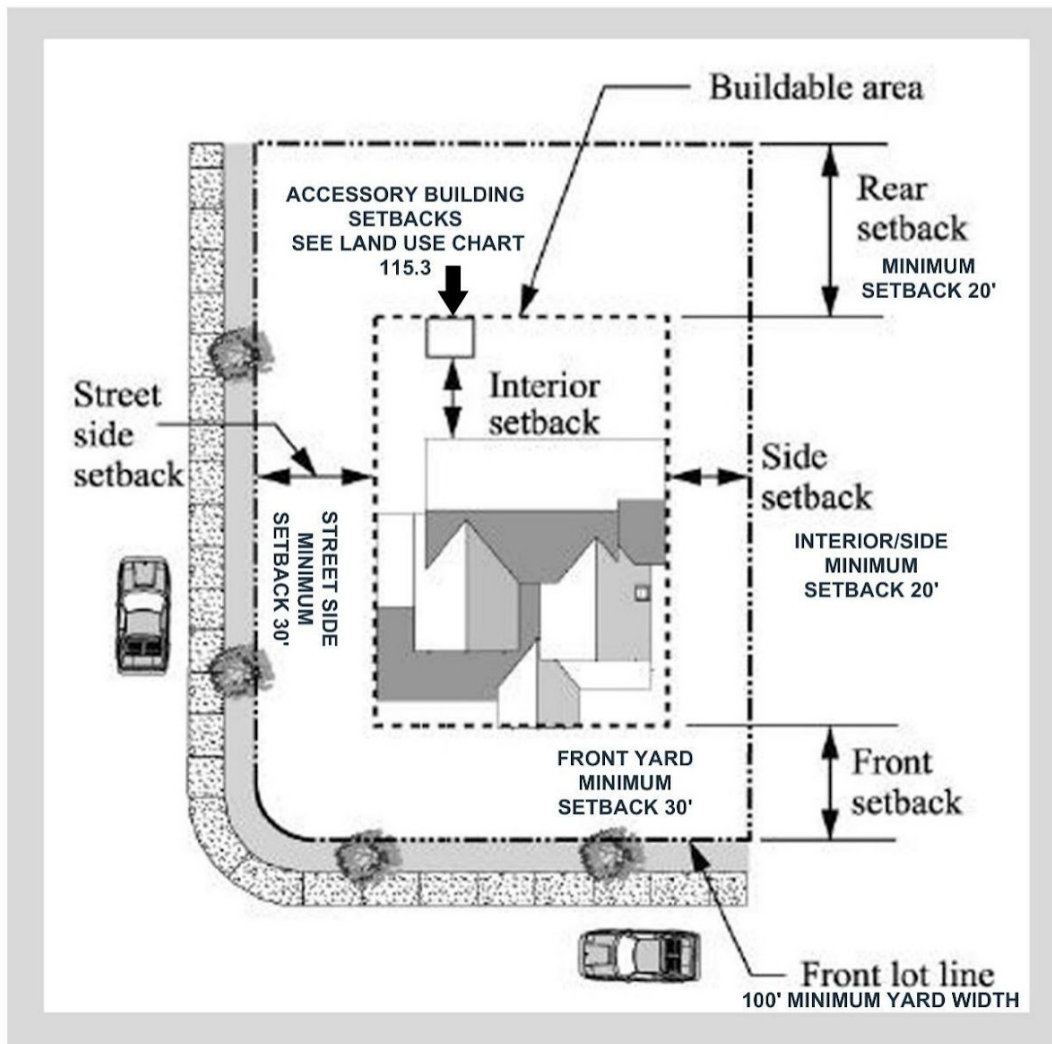
STREET

**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**

115.5 SETBACK REGULATIONS FOR MAIN AND ACCESSORY BUILDINGS overhead view diagram

RESIDENTIAL ZONE MINIMUM LOT SIZE 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

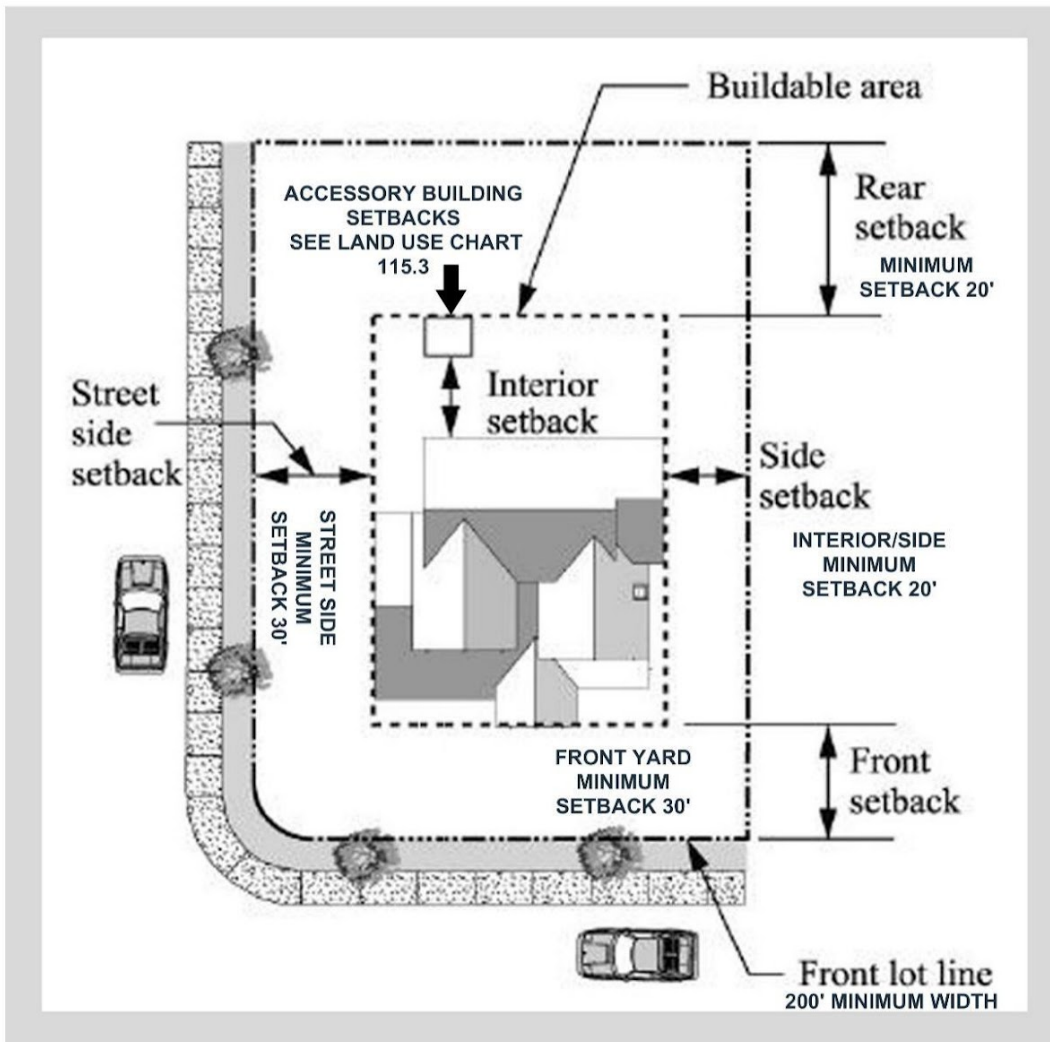


ALSO SEE KENNEL INFORMATION IN
TERM: 102.2 AND LAND USE CHARTS 115.3

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

SEE ORDINANCES/CODES:
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

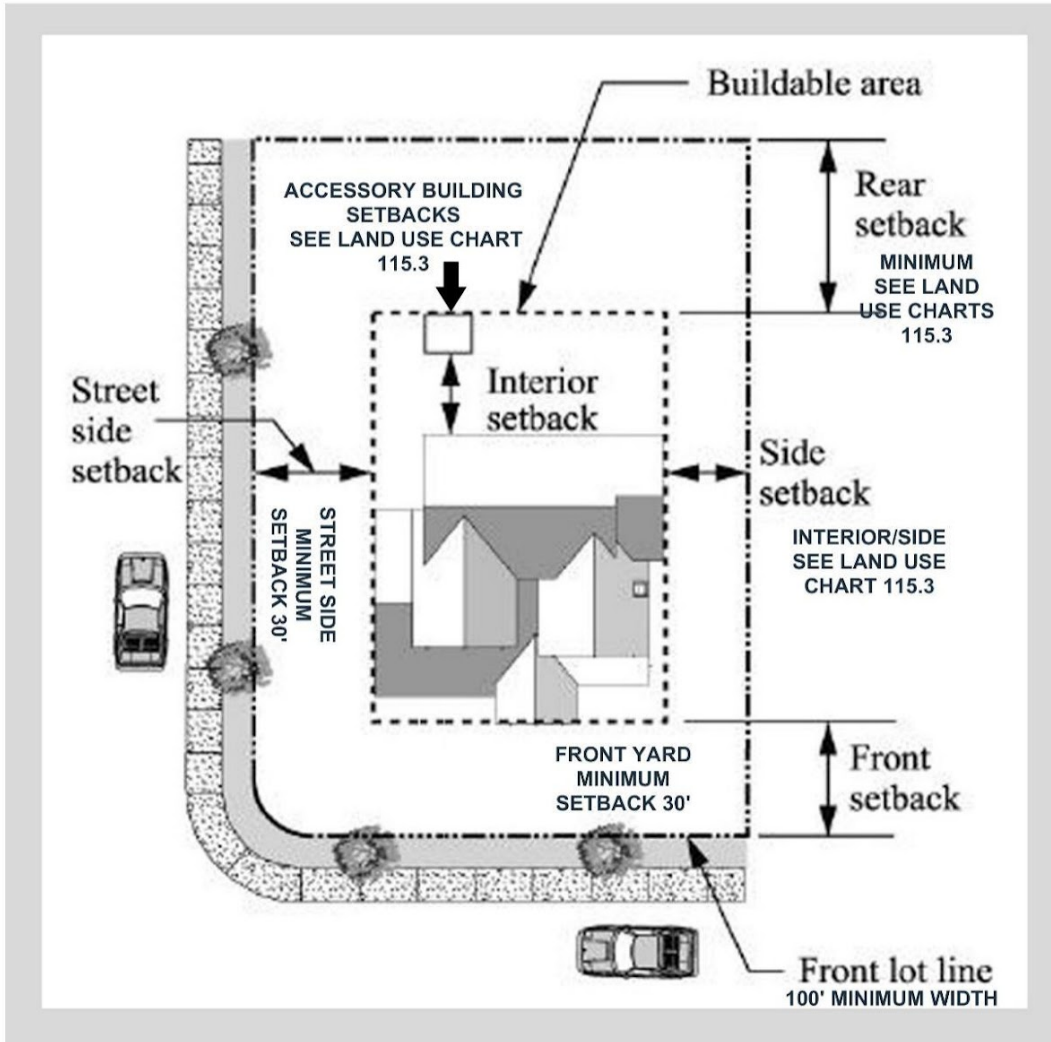


ALSO SEE KENNEL INFORMATION IN
TERM: 102.2 AND LAND USE CHART 115.3 PAGE 2

**NEIGHBORHOOD COMMERCIAL ZONE MINIMUM LOT SIZE 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, DEVELOPMENT STANDARDS 108

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



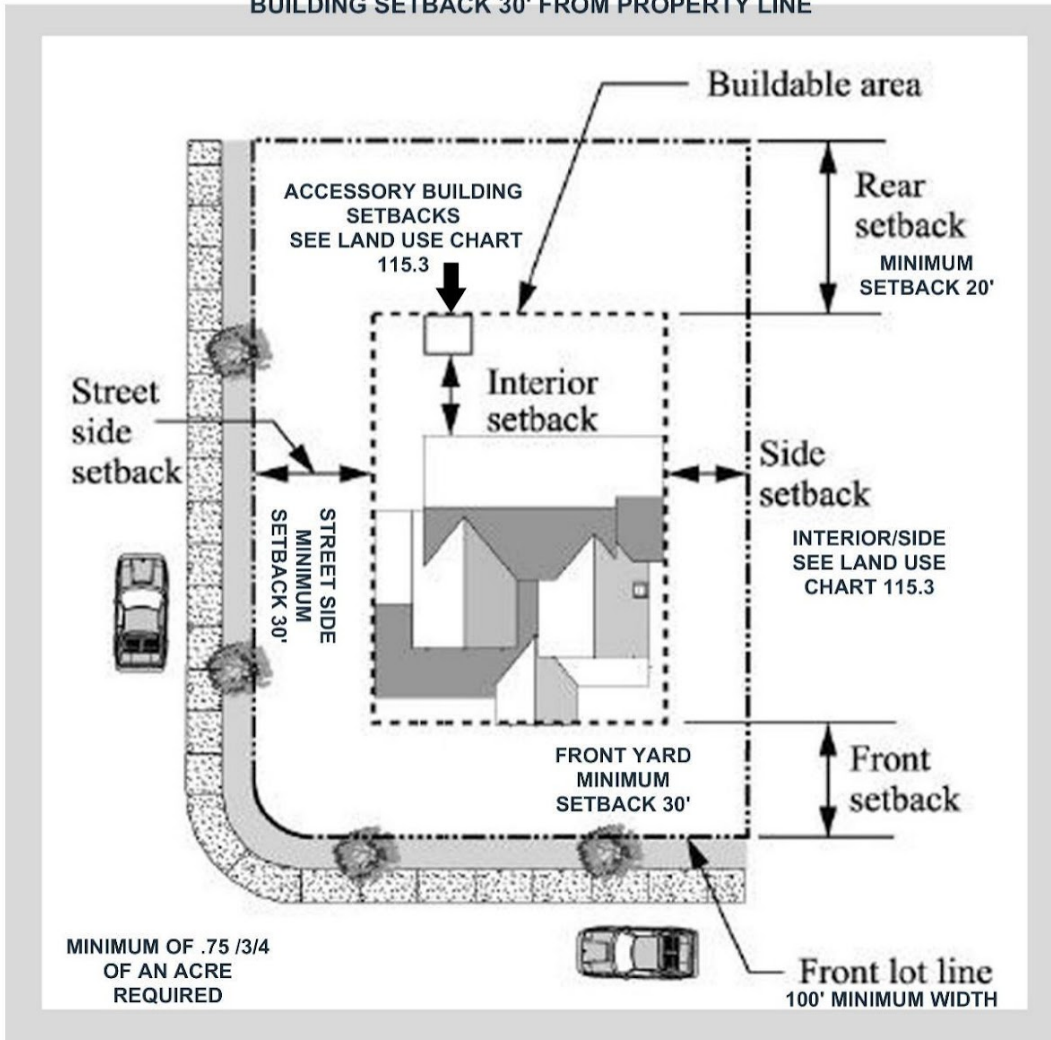
ALSO SEE KENNEL INFORMATION IN
TERM: 102.2 AND LAND USE CHARTS 115.3

COMMERCIAL GENERAL AND NEIGHBORHOOD ZONES

MAIN AND ACCESSORY BUILDING SETBACK REQUIREMENTS

SEE ORDINANCES/CODES:
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

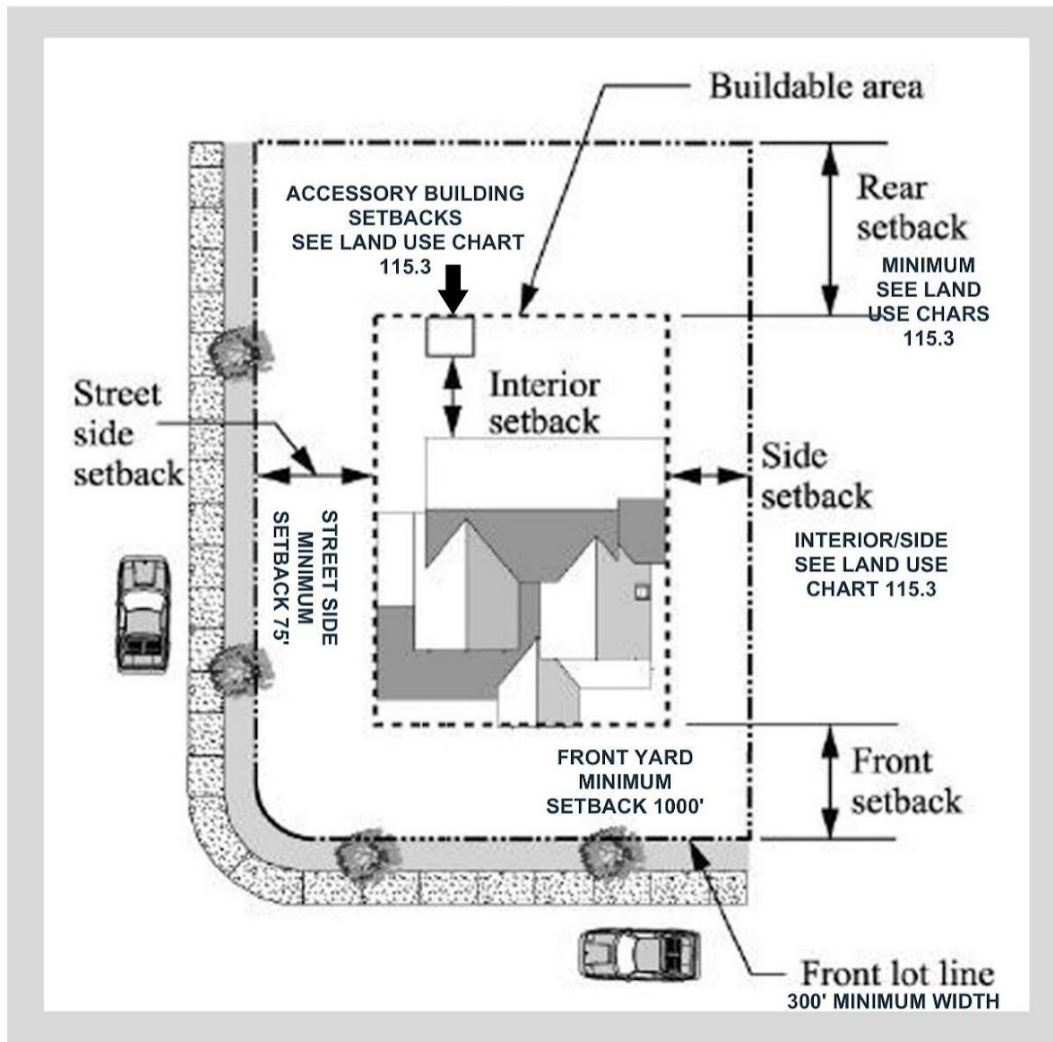


ALSO SEE KENNEL INFORMATION IN
TERM: 102.2 AND LAND USE CHARTS 115.3

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

SEE ORDINANCES/CODES:
LAND USE AND SETBACK REGULATIONS 115
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