



## TOWN OF PORTAGE - LAND USE ORDINANCES

### **105.5 Access Requirements**

Adequate ingress and egress shall be provided to all uses at the following minimum standards:

1. No more than 2 driveways shall be allowed for each 100 feet or fraction thereof of frontage on anyone street.
2. No driveway in a residential zone shall be closer than 3 feet to any property line.
3. No driveway which enters a state highway shall be closer than 10 feet to any property line.
4. No two driveways on the same property shall be closer than 12 feet to each other.
5. No driveway shall be located closer than 20 feet to any corner.
6. Parking spaces for all uses except residential uses shall be so located that parking or debarking vehicles do not back onto public streets.
7. Where a parking area adjoins an existing curb and gutter and/or sidewalk, a safety island or buffer zone shall be provided to prevent the entrance or exit of vehicles except via established driveways. The safety island or buffer zone may consist of a concrete curb or a landscaped strip of no less than 8 feet in width, depending on the site conditions and the decision of the Planning Commission.

### **105.6 Screening and Landscape**

1. Where a parking lot for a non-residential use is located within 50 feet of a residential zone or residential property, at least 8 feet of screening shall be provided at the residential boundary. The screening may consist of solid fencing material or landscaping such as tightly spaced shrubs or low branching trees, depending on the site conditions and the decision of the Planning Commission.
2. Parking lots for non-residential uses shall be separated from the paved area of the roadway or the curb and gutter by a buffer zone of no less than 8 feet in width. The buffer zone shall be landscaped and maintained in live plant materials to enhance the appearance of the development.  
The buffer zone may contain a sidewalk.

## **106.0 MOBILE HOME REGULATIONS**

### **106.1 Mobile Homes Permitted**

Mobile homes may be used as single family dwelling units on single lots.

### **106.2 Mobile Homes on Single Lots**

Mobile homes located on single lots shall comply with the following requirements:

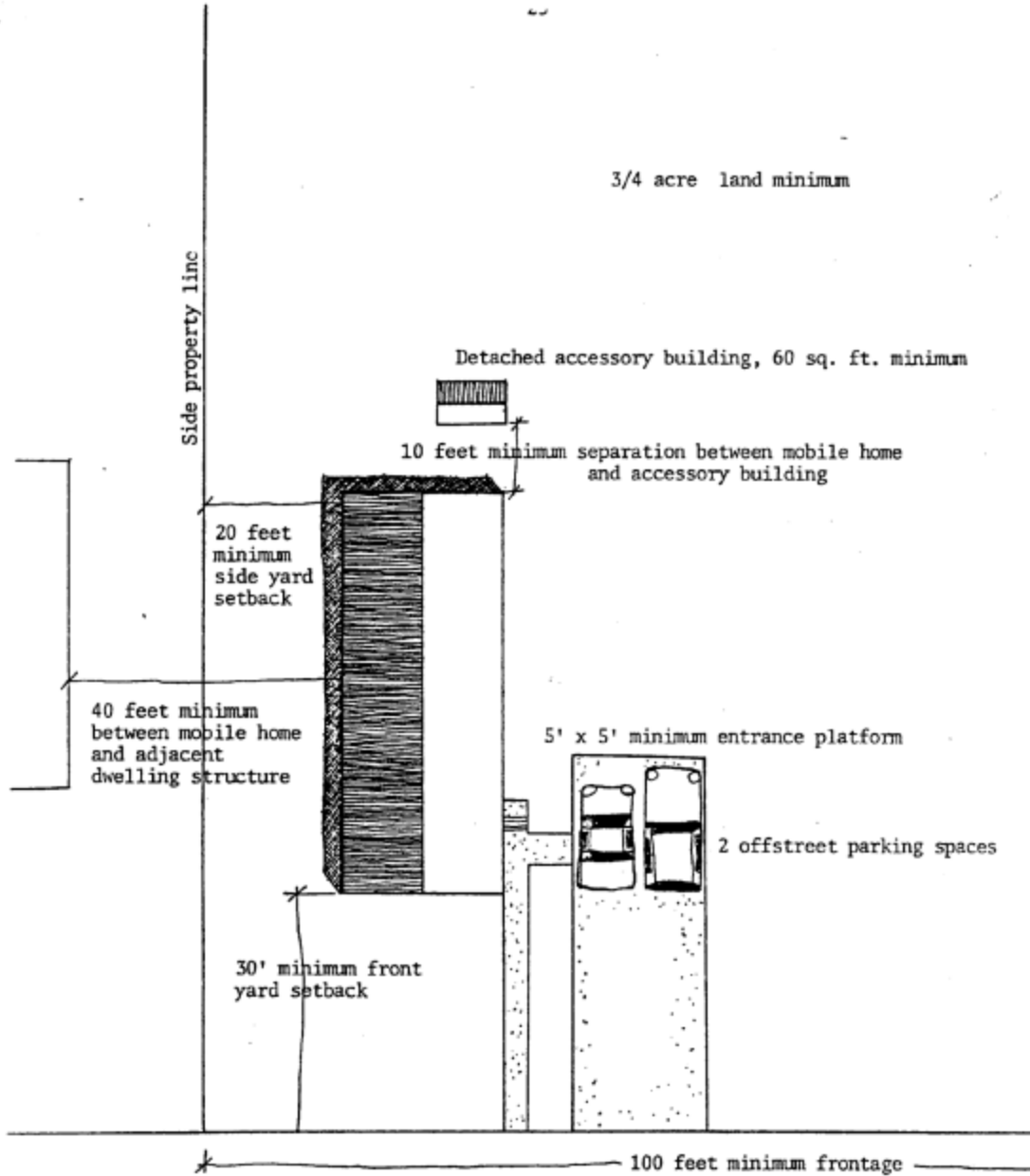


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- 1.** A plot plan indicating the location of water lines, sewage disposal system, off-street parking, utility connections and any accessory buildings shall be presented to and approved by the Planning Commission.
  - a.** New mobile homes must supply the manufacturer's instructions for installation, certification, and warranty with the application to the Planning Commission.
- 2.** Mobile homes shall be no less than 980 square feet.
- 3.** All mobile homes shall be set and permanently anchored to the ground according to the manufacturer's instruction to resist wind damage, earth tremor, and frost heave.
  - a.** Used or second-hand mobile homes shall comply with one of the following methods for anchoring mobile homes.
  - b.** All mobile homes shall be supported under the structural I-beam.
  - c.** Where mobile homes are set on continuous concrete strips, the concrete strips shall extend 10" below the surface of the ground, be 24" wide, and be reinforced with rebar. The anchors shall be attached ~ to the continuous concrete strip.



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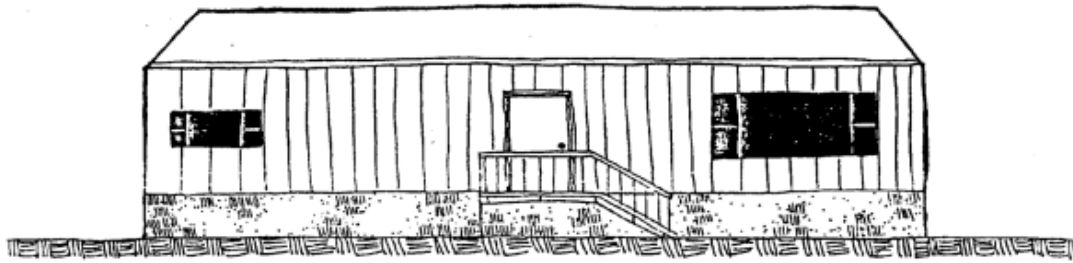
MINIMUM SPACE REGULATIONS FOR MOBILE HOMES ON SINGLE LOTS



# TOWN OF PORTAGE - LAND USE ORDINANCES

MOBILE HOME ELEVATION

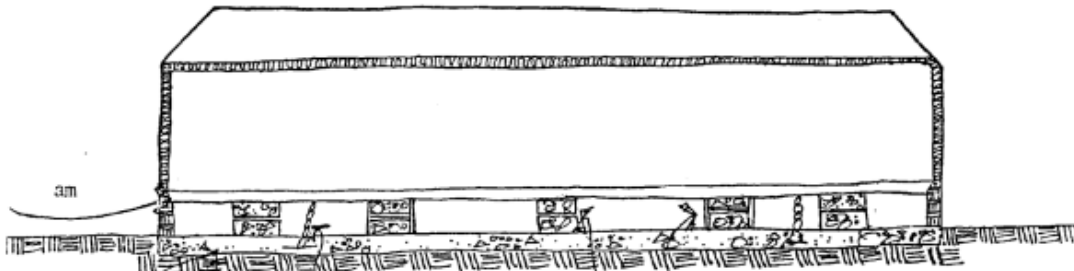
30



Masonry skirting

Entrance platform 5' x 5' and guardrail

MOBILE HOME SECTION



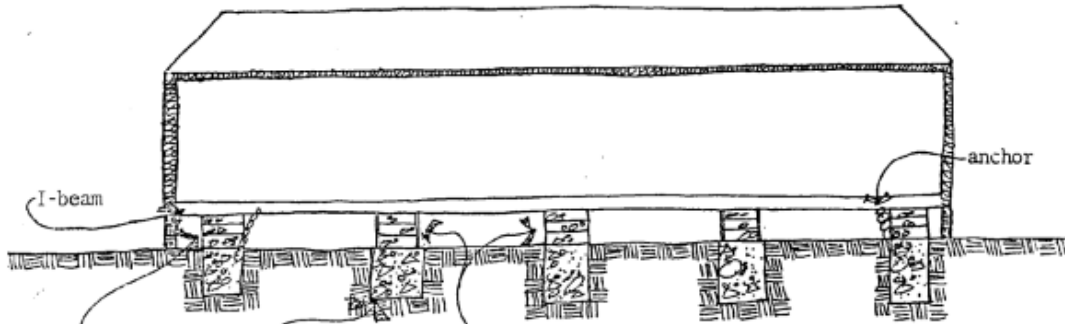
am

anchor

Continuous concrete strip reinforced with rebar

Concrete block, alternate direction on every other row of block to prevent tipping of home.

MOBILE HOME SECTION



I-beam

anchor

Concrete blocks

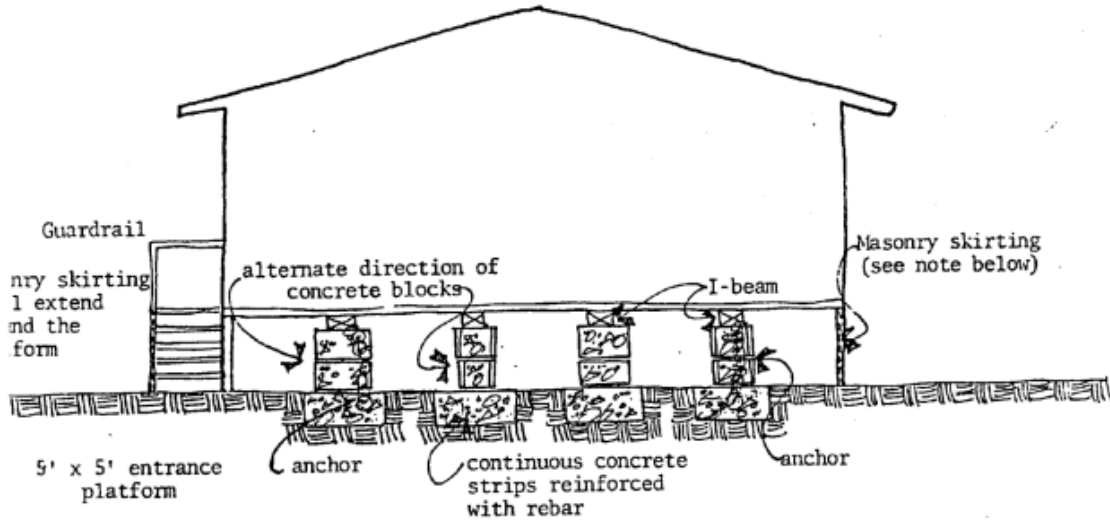
Concrete piers

Alternate direction of concrete blocks on alternate rows to prevent tipping of home.

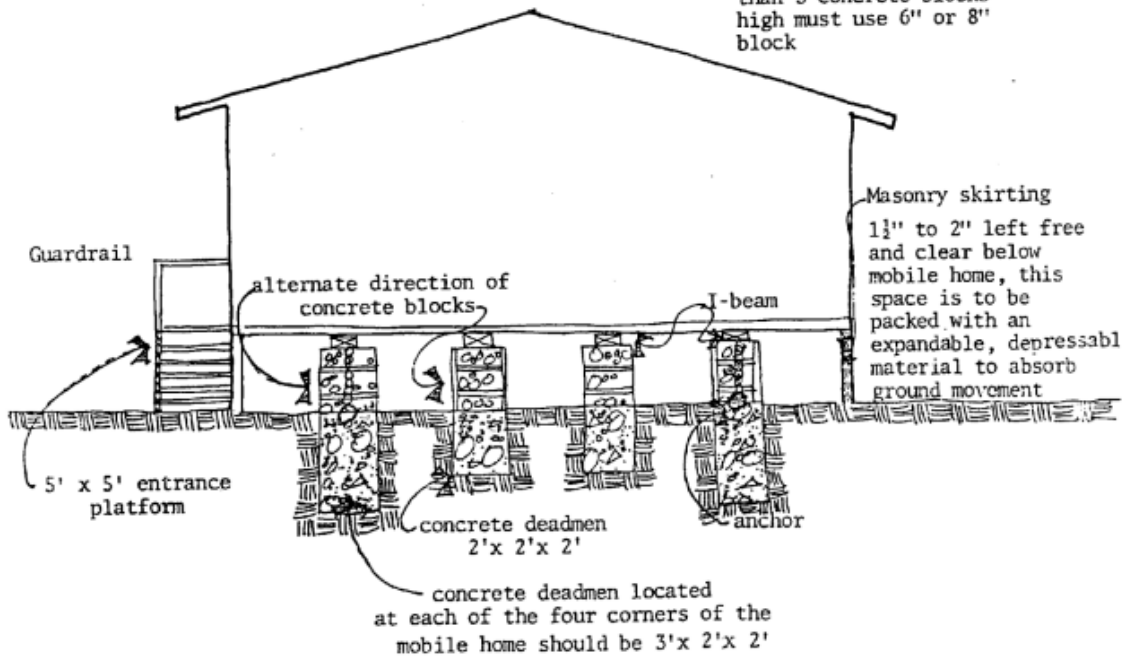


# TOWN OF PORTAGE - LAND USE ORDINANCES

## SUGGESTED METHODS FOR SETTING AND ANCHORING MOBILE HOMES



Mobile homes set higher than 3 concrete blocks high must use 6" or 8" block



All mobile homes must provide service access to facilities

- d. Where mobile homes are set on concrete deadmen the deadmen shall be 2' x 2' x 2' below the surface of the ground and shall be of poured concrete. The four exterior corner deadmen shall be larger, 3' x 2' X 2' deep, and the mobile home shall be anchored to these underground deadmen.

- 4. Wheels shall be removed at the time the mobile home is set and anchored.



## TOWN OF PORTAGE - LAND USE ORDINANCES

5. Mobile homes shall be skirted with a masonry skirting, preferably a skirting which blends with the mobile home. Such skirting shall be installed and fireproofed within 30 days after being located on a lot within Portage. Skirting shall extend around the tongue of the mobile home. The skirting shall also extend around the 5' x 5' front door platform to provide access to services under the mobile home.
6. A platform at least 5' x 5' shall be located outside the main entrance to the mobile home. When the platform is more than 30 inches above the ground level, sturdy handrails or guardrails shall be provided. The platform shall be installed within 30 days after the mobile home is located in Portage.
7. At the time a mobile home is located in Portage, the owner is encouraged to secure funding for and provide at least one accessory storage building. Such building shall contain at least 60 square feet for storage.
8. No accessory building shall be located closer than 10 feet to any mobile home.
9. Where no outside hose bib is provided on the mobile home, an outside water faucet shall be provided.
10. No mobile home shall be located closer than 40 feet to any adjacent dwelling structure.
11. No modifications shall be made to mobile homes which result in the mobile home failing to meet ANSI standards.
12. Mobile homes shall comply with all other regulations for the zone in which they are located.

### **107.0 ANIMAL AND FOWL REGULATIONS (107.0 - 107.8 UPDATED FEB.2012)**

#### **107.1 Purpose**

The purpose of animal and fowl unit regulations is to protect the health and general welfare of residents of Portage. To this end, the number of livestock and the location of structures housing livestock shall be governed in the residential zones by the following definitions and regulations.

#### **107.2 Definitions**

1. Animal Unit - The keeping of not more than the below stated number of adult animals. (An adult animal shall be considered to be an animal one year or older or of breeding age, whichever is less. Juvenile animals which are not the offspring of adult animals kept on the premises shall be considered as adult animals in counting animal units.)
  - a. one head of any of the following: horse, cow,
  - b. or three head of any of the following: sheep, goats,