



## 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,



## TOWN OF PORTAGE - LAND USE ORDINANCES

- c. Or two non-breeding pigs, or
  - d. Five head of the following non-carnivorous animals: rabbits or other similar small animals.
2. Fowl Unit - The keeping of not more than the below stated number of adult fowl. An adult fowl shall be considered to be a fowl of breeding age.
- a. twenty-five each of the following classes of fowl: chickens, pheasants, and pigeons provided that there may be a combination of said fowl not to exceed twenty-five, or
  - b. five each of the following classes of fowl: ducks, geese and turkeys provided that there may be a combination of said fowl not to exceed five.

### 107.3 Regulations by Acreage

Up to  $\frac{3}{4}$  acre of property, one animal unit plus one fowl unit shall be permitted. For each additional  $\frac{1}{2}$  acre of pasturable land, one additional animal unit plus one additional fowl unit shall be permitted. Where animals are being kept on existing lots at the time of passage of this Ordinance, the keeping of such animals shall be permitted to continue subject to the requirement of Section 112, Nonconforming Uses of Land.

Regardless of the number of animal units permitted, no more than two exotic animals shall be kept on any lot.

### 107.4 Corral Regulations

A corral is an enclosed area for the keeping of livestock where feed must be brought in on a regular basis. No more than four (4) animals one year or older shall be kept in any corral in the residential (R) zone.

### 107.5 Required Setbacks for Agricultural Uses and Structures in Residential Zones

Dwelling Unit	Side Lot Line	Front Lot Line
Fenced Pasture	-	-
Barns, Stables, Coops	<b>20</b>	<b>150</b>
Buildings for the accommodations of animals and fowls (except household pets, manure piles, manure pits, lounging sheds)	<b>30</b>	<b>75</b>
Corrals	<b>35</b>	-



## TOWN OF PORTAGE - LAND USE ORDINANCES

### **107.6 Restraint of Livestock and Pets**

In all zones, livestock and pets shall be so restrained that they shall not damage, destroy or intrude upon any property.

### **107.7 Prohibited Animals**

Mink are prohibited in the residential zones.

### **107.8 Agricultural Production Exception**

Livestock may exceed the allowable numbers established above, on a short term basis, when animals are needed to harvest excess standing herbage in smaller pastures, hold animals for shipping, and other normal agricultural practices.

## **108.0 DEVELOPMENT STANDARDS FOR COMMERCIAL AND FUTURE INDUSTRIAL ZONES**

### **108.1 Lot Coverage**

Maximum building coverage	40%
Maximum parking or paved areas	40%
Minimum landscaped areas	20%
	100%

### **108.2 Building Design**

1. A unified architectural style shall be used for all buildings on the site. Architectural drawings shall be submitted to the Planning Commission together with the application for a Conditional Use Permit.
2. Buildings shall receive design considerations on all sides. Backsides will be visible from areas of Portage and must be as well designed as the front.
3. Objects such as water and cooling towers, storage tanks, processing equipment, fans, vents and other structures and equipment must be architecturally compatible or shielded from public view. Flues, vents, gutters, downspouts and other projections shall be painted or treated to coordinate with the design of the building.