



TOWN OF PORTAGE - LAND USE ORDINANCES

114.0 ZONES

114.1 Establishment of Zoning Districts

For the purpose of this Ordinance, the following zoning districts pertain to the Town of Portage.

RR Rural Residential Zone

R Residential Zone

C1 Neighborhood Commercial Zone

C2 General Commercial Zone

I Future Industrial Zone

114.2 Filing of Ordinance and Map

This Ordinance and map shall be filed in the custody of the Town Clerk of Portage and may be examined by the public subject to the reasonable regulations established by the Town Clerk.

114.3 Rules for Locating Boundaries

Where uncertainty exists as to the boundaries of any zone, the following rules shall govern.

1. Wherever the zone boundary is indicated as being approximately upon the center-line of a street, alley or block, or along a property line, then unless otherwise definitely indicated on the map, the center-line of such street, alley or block, or such property line shall be construed to be the boundary of the zone.
2. Wherever the zone boundary is indicated as being parallel to or an extension of features on the map, such parallel line or such extension shall be deemed to be the boundary of such zone.
3. Where such zone boundaries cannot be determined by the above rules, their location may be found by the use of the scale appearing upon the map.
4. Where the application of the above rules does not clarify the zone boundary location, the Board of Adjustment shall interpret the map.

114.4 Zoning Districts

1. **Rural Residential Zone Minimum of Two (2) Acres Required**

Purpose: The purpose of the rural residential zone is to provide for and protect residential development in a semi-rural environment. The keeping of limited numbers of livestock and the raising of crops can be considered a normal activity in this zone.



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- a. Use Regulations - See Section **115**
- b. Area and Setback Regulations - See Section **115**
- c. Parking Regulations - See Section **105**
- d. Sign Regulations - See Section **104**
- e. Animal and Fowl Regulations - See Section **107**
- f. Pre-existing Uses - See Section **112**

2. Residential Zone Minimum of 3/4 (.75) of an Acre Required

Purpose: The purpose of the residential zone is to encourage, maintain and protect low density residential neighborhoods. Uses in and adjacent to residential zones should be compatible with family oriented neighborhoods.

- a. Use Regulations See Section **115**
- b. Area and Setback Regulations - See Section **115**
- c. Parking Regulations - See Section **105**
- d. Sign Regulations - See Section **104**
- e. Animal and Fowl Regulations - See Section **107**
- f. Pre-existing Uses - See Section **112**

3. Neighborhood Commercial Zone Minimum of 3/4 (.75) of an Acre Required

Purpose: The purpose of the neighborhood commercial zone is to provide areas for retail commercial activities, service activities, business, entertainment and related activities to serve residents of Portage and which are compatible with the small town character of Portage.

- a. Use Regulations - See Section **115**
- b. Area and Setback Regulations - See Section **115**
- c. Parking Regulations - See Section **105**
- d. Sign Regulations - See Section **104**
- e. Animal and Fowl Regulations - See Section **107**
- f. Pre-existing Uses - See Section **112**
- g. Development Standards - See Section **108**

4. General Commercial Zone Minimum of 3/4 (.75) of an Acre Required

Purpose: The purpose of the general commercial zone is to provide areas for retail, wholesale, and service activities, which are incompatible with the residential character of the town center.



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- a. Use Regulations - See Section **115**
- b. Area and Setback Regulations - See Section **115**
- c. Parking Regulations - See Section **105**
- d. Sign Regulations - See Section **104**
- e. Animal and Fowl Regulations - See Section **107**
- f. Pre-existing Uses - See Section **112**
- g. Development Standards - See Section **108**

5. Future Industrial Zone Minimum Five (5) Acres Required

Purpose: THE FUTURE INDUSTRIAL ZONE SECTION IS A REGULATORY PLAN FOR FUTURE INDUSTRIAL ZONES: The purpose of the future industrial zone is to provide for non-offensive industrial uses, which will provide jobs and increase the tax base of Portage. In order to insure that industry does not detract from the quality residential setting, the following standards shall apply.

- a. Use Regulations - See Section **115**
- b. Area and Setback Regulations - See Section **115**
- c. Parking Regulations - See Section **105**
- d. Sign Regulations - See Section **104**
- e. Pre-existing Uses - See Section **112**
- f. Animal and Fowl Regulations - See Section **107**
- g. Development Standards - See Section **108**

(Added 1-9-2019)

6. Water Protection “Zone”

This is not a Portage zone but is a protection zone with The State of Utah Division of Drinking Water

LOCAL MUNICIPAL WATER SOURCES AND PROTECTION ZONES

Water sources are arguably the most critical amenity for any community for obvious reasons. Portage has three main water sources. The primary sources of water are two springs, commonly referred to as the “upper and lower springs” located several miles up Portage Canyon, the secondary water source is a well on the western end of the municipal boundary.

As rain or snowfall accumulates in the upper watershed, water percolates into the ground and fills these water sources. The State of Utah Division of Drinking Water has delineated source water



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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