

106.0 MOBILE HOME REGULATIONS

106.1 Mobile Homes Permitted

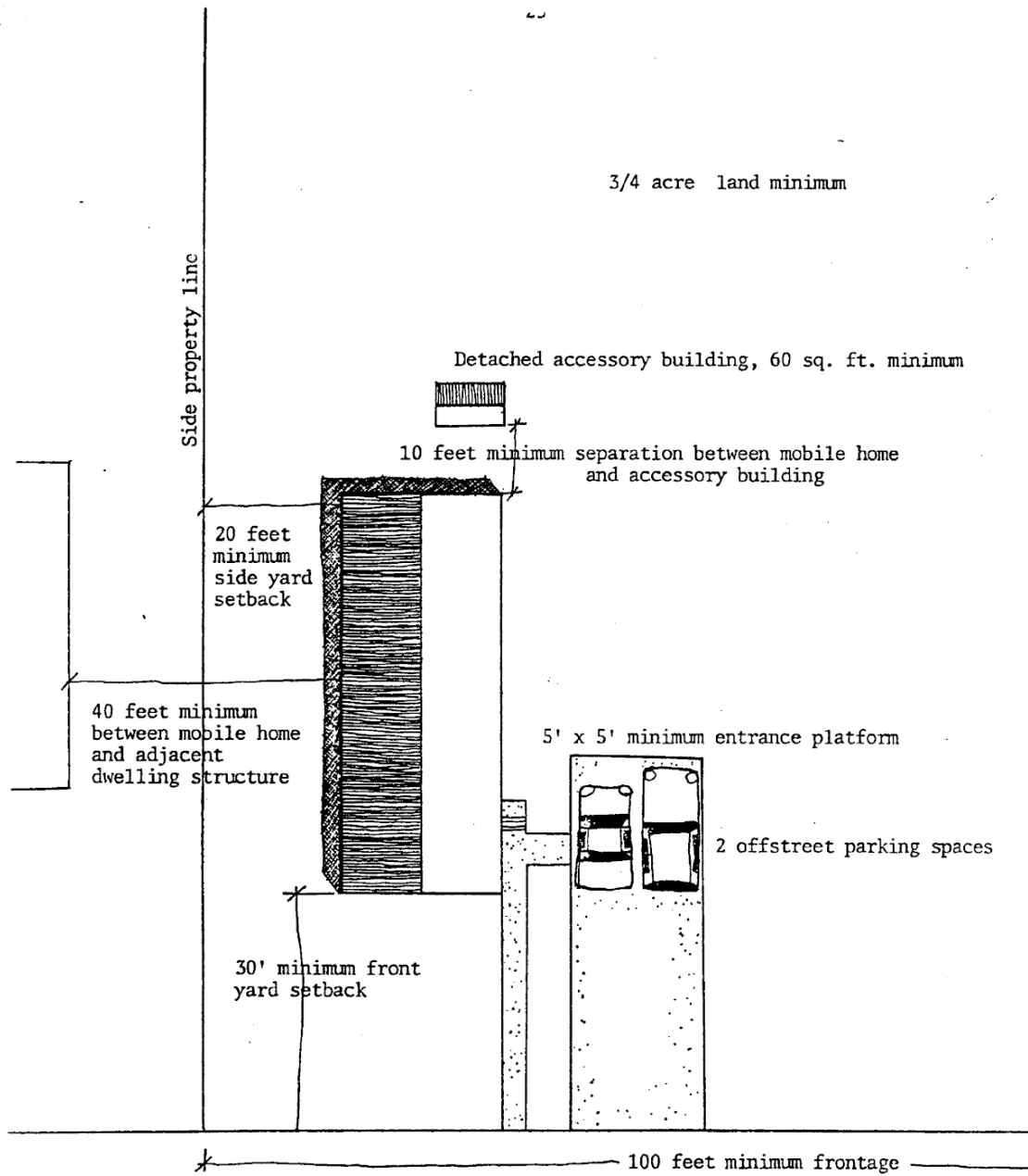
Mobile homes may be used as single family dwelling units on single lots.

106.2 Mobile Homes on Single Lots

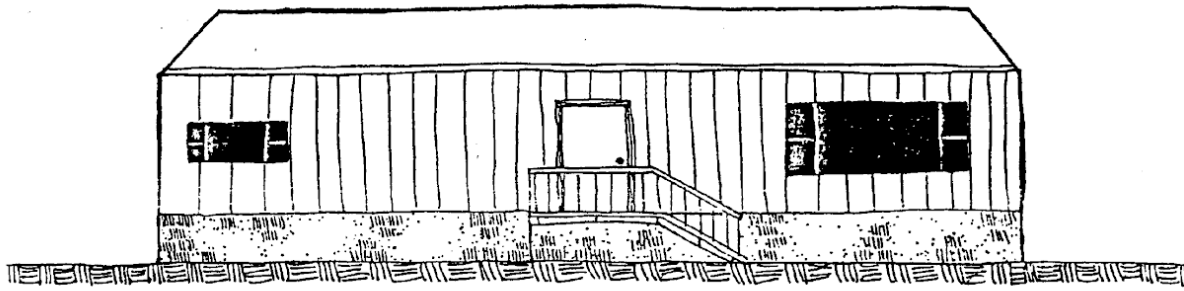
Mobile homes located on single lots shall comply with the following requirements:

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.



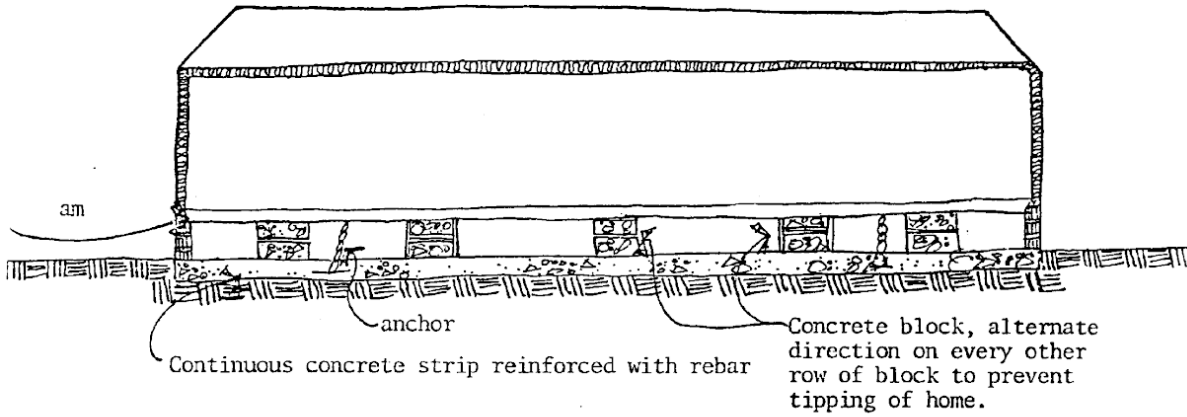
MINIMUM SPACE REGULATIONS FOR MOBILE HOMES ON SINGLE LOTS



Masonry skirting

Entrance platform 5' x 5' and guardrail

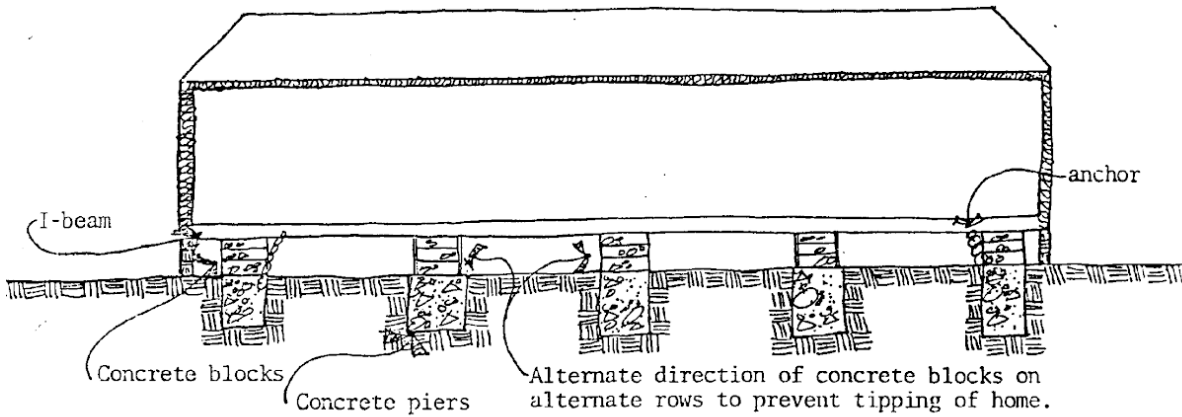
MOBILE HOME SECTION



Continuous concrete strip reinforced with rebar

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

MOBILE HOME SECTION

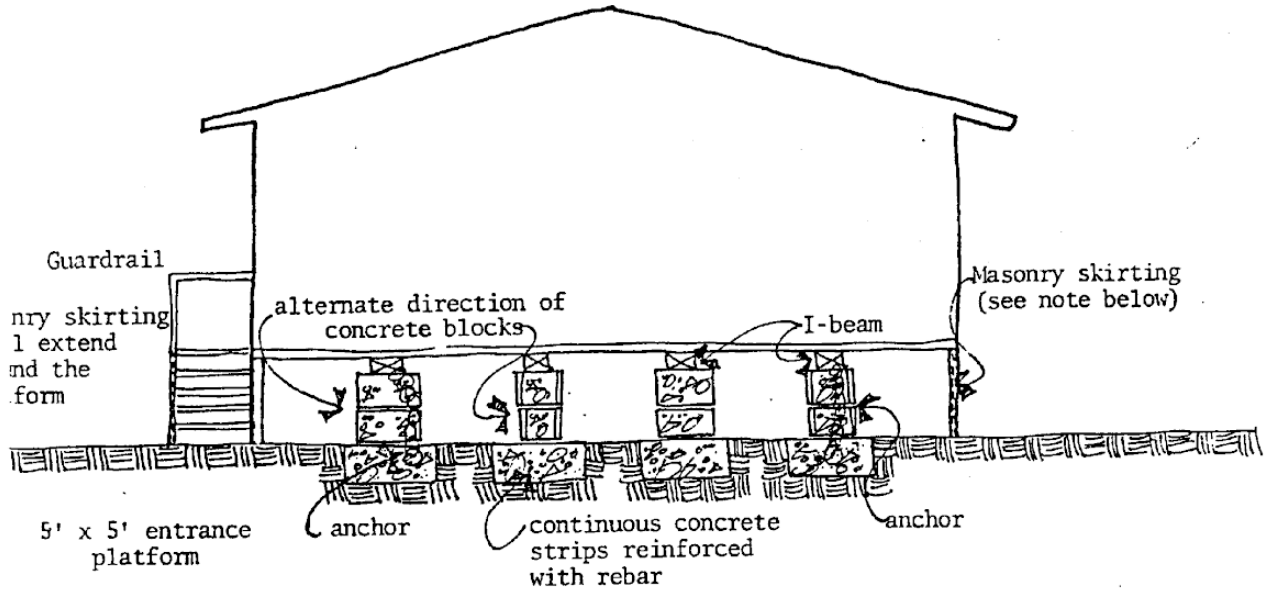


Concrete blocks

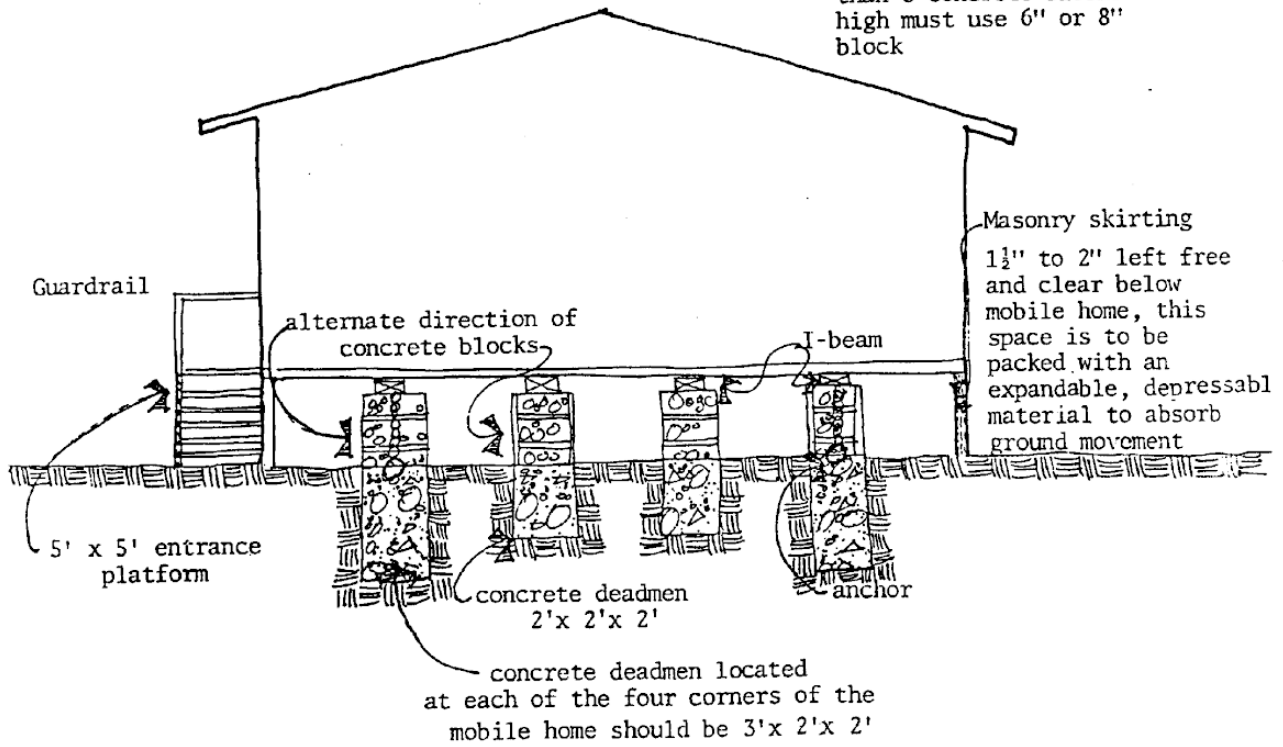
Concrete piers

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

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.

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 make 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,
- 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