

after the date of the variance is granted or the variance shall expire. At the request of the applicant, the Board of Adjustment may grant one 6-month extension if the Board determines the extension to be in the public interest.

**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.

- 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.

- 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 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.**