

**Chapter 17.08**  
**USE DISTRICTS AND CHART**

**Sections:**

**17.08.010 Official zoning map.**

**17.08.020 Use districts designated.**

**17.08.030 Interpretation of zoning regulations.**

**17.08.040 District use chart.**

**17.08.010 Official zoning map.**

The location and boundaries of the districts designated in this chapter are established as shown on the series of maps entitled "Zoning Map of Adams County." The zoning map shall be dated with the effective date of the enacting ordinance, codified in this chapter, or any amendment thereto, and signed by the chairman of the board of commissioners, and the chair and executive secretary of the planning commission. The signed copy of the zoning map shall be maintained on file with the county auditor and is made a part of this title. (Ord. O-01-05 § 2 (part))

**17.08.020 Use districts designated.**

To further the identified purposes of this title, the following zoning district categories and zoning map symbols are established:

- A. Prime agriculture district (AP).
- B. General agriculture district (AG).
- C. Residential district (R-1).
- D. Rural residential district (RR).
- E. Commercial district (C).
- F. Light industrial district (LI).
- G. Heavy industrial district (HI).
- H. Rural settlement district (RS). (Ord. O-01-05 § 2 (part))

**17.08.030 Interpretation of zoning regulations.**

Where uncertainty exists as to any of the zoning boundaries as shown on the official zoning map, the following rules shall apply:

- A. Where such boundaries are indicated as substantially following the centerline of the roads, streets, highways, alleys, railroads, or rivers, the centerline shall be construed to be such boundaries;
- B. Where such boundaries are indicated as substantially following lot lines, the lot lines shall be construed to be such boundaries;
- C. In subdivided land where a zoning boundary divides an ownership, the location of the boundary shall be determined by the scale measurement;
- D. Boundaries indicated as parallel to or extensions of features indicated in subsections A through C of this section shall be so construed. (Ord. O-01-05 § 2 (part))

**17.08.040 District use chart.**

A district use chart is established and contained herein as a tool for the purpose of determining the specific uses allowed in each use district. No use shall be allowed in a use district that is not listed in the use chart as either a permitted, accessory or conditional use, unless the administrator determines that an unlisted use is similar to one that is already enumerated in the use chart and

may therefore be allowed, subject to the requirements associated with that use and all other applicable provisions of the Adams County Code.

The use chart located on the following pages is made a part of this section. The following acronyms apply to the following use chart. If there is nothing located in the district for a listed use, that use is not allowed.

PRM	—	Permitted Use
ACC	—	Accessory Use
CUP	—	Conditional Use Permit
ACUP	—	Administrative Conditional Use Permit
PRD	—	Planned Residential Development
*	—	Within existing residence only, as of the date of adoption of the ordinance codified in this title

	R-1	RR	RS	C	LI	HI	PA	GA
<b>RESIDENTIAL USES</b>								
Accessory Dwelling	ACC	ACC	ACC				ACC	ACC
Caretaker's Residence			ACC	ACC	ACC	ACC	ACC	ACC
Single-Family Dwelling	PRM	PRM	PRM				PRM	PRM
Duplex Dwelling	PRM	PRM	PRM					
Multifamily Dwelling	PRM	PRD	PRM					
Townhouses		PRD						
Manufactured Home <sup>7</sup>	CUP	PRM	CUP				PRM	PRM
Designated Manufactured Home	PRM	PRM	PRM				PRM	PRM
Mobile Home (Allowed Only in MHP)								
Modular Home	PRM	PRM	PRM				PRM	PRM
Accessory Structure, Residential	ACC	ACC	ACC					
Home Day Care Provider	ACC	ACC	ACC				ACC	ACC
Mini Day Care Center	CUP	CUP	CUP	PRM				
Day Care Center	CUP	CUP	CUP	PRM				
Home Occupation, Group A	ACC	ACC	ACC				ACC	ACC
Home Occupation, Group B	CUP	CUP	CUP				CUP	CUP
Home Occupation, Group C		ACUP						
Bed and Breakfast	CUP	CUP	CUP	PRM*				
Boarding/Lodging House	CUP	CUP	CUP	PRM*				
Planned Residential Development	PRD	PRD	PRD					
Manufactured/Mobile Home Park	PRD	PRD	PRD					
Condominiums	PRD	PRD	PRD					
Adult Family Home	PRM	PRM	PRM					
Assisted Living Facility	CUP	CUP	CUP					
Convalescent Home/Nursing Homes	CUP	CUP	CUP					
Foster Family Home	PRM	PRM	PRM					
Group Care Facility	CUP	CUP	CUP					
<b>PUBLIC/SEMI-PUBLIC USES</b>								
Animal Shelter					PRM	PRM	CUP	CUP
Cemeteries, Mausoleums	PRM	PRM					PRM	PRM
Churches (Parsonages)	CUP	CUP	CUP	CUP			CUP	CUP
Clinic, Medical, Dental, Etc.			CUP	PRM				
Community Club, Grange, Lodge	CUP	CUP	PRM	PRM			PRM	PRM
Convention, Info and/or Community Centers	CUP		CUP	PRM				

Courts of Law									PRM
Detention Facility/Jail									CUP CUP
Educational Services	CUP	CUP	CUP						PRM
Fire/Police Station	PRM	PRM	PRM						PRM PRM PRM PRM
Government Uses and Structures									PRM PRM PRM PRM
Hospital	CUP	CUP							PRM
Libraries, Public	CUP								PRM
Municipal Buildings									PRM
Municipal Shop/Maintenance Buildings									CUP PRM PRM PRM PRM
Preschool, Nursery School	CUP	CUP	CUP						PRM
Recycling Center									PRM PRM PRM
Solid Waste Transfer Station									PRM PRM PRM CUP
Solid Waste Landfills									CUP CUP CUP
Transfer Station/Park and Ride									PRM PRM PRM PRM PRM PRM
Utility Uses and Structures	CUP	CUP	CUP						PRM PRM PRM CUP CUP
Vocational/Trade Schools									CUP CUP PRM PRM PRM
Wastewater Treatment Facilities									PRM PRM PRM CUP CUP
Wind Energy Facilities, Commercial									PRM PRM PRM CUP 8 CUP 8
Wind Energy Facilities, Noncommercial									PRM 9 PRM 9
AGRICULTURAL USES									
Irrigated Farming	PRM	PRM	PRM						PRM PRM PRM PRM PRM
Dry Land Farming	PRM	PRM	PRM						PRM PRM PRM PRM PRM
Rangeland Farming	PRM	PRM	PRM						PRM PRM PRM PRM PRM
Hobby Farming, Livestock for Personal Use	ACC	PRM	PRM						PRM PRM PRM PRM
Livestock Production									PRM PRM PRM PRM
Dairy Farming									CUP PRM PRM PRM PRM
Cluster Developments									PRM PRM PRM PRM
Family Farm Support Division									PRM PRM PRM PRM
Hog Ranch									CUP CUP PRM PRM
Hog Raising (Two Sows or Less + Litters)									CUP PRM PRM PRM PRM
Home Industry									CUP CUP PRM1 PRM1
Home Fruit Stand									ACC ACC ACC ACC
Farm Labor Housing	CUP								CUP CUP PRM1 PRM1
Ag-Accessory Buildings, Structures									ACC ACC PRM PRM PRM PRM
Ag-Related Industry									CUP PRM PRM PRM PRM
Ag-Tourism Activities									PRM PRM PRM PRM
Agricultural Market									CUP2 CUP2 PRM PRM PRM PRM
Feed Store									PRM PRM PRM PRM PRM
Kennels, Commercial									CUP PRM PRM PRM PRM
Kennels, Hobby									ACC ACC ACC ACC
Commercial Composting									CUP CUP CUP CUP
Equipment Auction Yard									PRM PRM CUP CUP
Farm Equipment Sales/Service									CUP PRM PRM CUP CUP
Commercial Livestock Sales									CUP CUP CUP CUP
Feed Lot/Yard									CUP CUP CUP CUP
Horse Boarding/Training, Riding Stable									CUP3 CUP PRM PRM PRM PRM
Nursery, Commercial/Retail/Wholesale									CUP2 CUP PRM PRM PRM PRM
Poultry, Commercial									CUP CUP CUP CUP
Slaughterhouse									CUP CUP CUP CUP
Agricultural Chemical Storage and Distribution									PRM PRM CUP CUP
COMMERCIAL USES									

Accessory Buildings/Structures, Commercial			ACC	ACC				
Animal Clinic/Hospital, Large Animals	CUP		CUP	PRM	PRM		PRM	PRM
Animal Clinic/Hospital, Small Animals	CUP		CUP	PRM	PRM		PRM	PRM
Arts and Crafts, Antique Sales			PRM	PRM				
Auto/Truck Sales and Service				PRM	PRM			
Auto Towing, Secured				PRM	PRM	PRM		CUP
Bakery, Retail			PRM	PRM				
Boat Sales and Service				PRM	PRM			
Car Rental				PRM	PRM			
Car Wash				PRM	PRM			
Commercial Copiers/Printers			PRM	PRM	PRM			
Commercial Kitchen			PRM	PRM	CUP			
Condominiums—Time-Share and Similar Resort Operations		PRD		PRM				PRD
Convenience Store, Excluding Fuel Sales	CUP	CUP	PRM	PRM				CUP
Convenience Store, Including Fuel Sales		CUP	CUP	PRM	PRM			CUP
Cultural and/or Historical Facilities		CUP	PRM	PRM				CUP
Drive-Up Food Service				PRM				
Dry Cleaners, Laundromats			CUP	PRM	PRM			
Farmer's Market	CUP		PRM	PRM			PRM	PRM
Financial/Lending Institution (Bank, Etc.)			PRM	PRM				
Fishing Supplies, Sales	CUP		PRM	PRM			CUP	CUP
Funeral Home/Crematorium	CUP		CUP	PRM				
Gas/Service Station			CUP	PRM	PRM			
Guest Ranches, Lodging Facilities	CUP		CUP					CUP
Hardware/Garden Store—Lumber Yard			CUP	PRM	PRM			
Heating and Plumbing Sales and Services			CUP	PRM	PRM			
Hotels/Motels			PRM	PRM				
Manufactured Home, Sales				PRM	PRM			
Merchandise, Furniture, Home Furnishings, Department Retail Sales and Service			CUP	PRM				
Microbrewery/Winery			PRM	PRM	PRM		CUP	CUP
Mini Storage	CUP4		CUP	PRM	PRM			CUP4
Mobile Food Service Delivery, No Preparation				PRM	PRM		PRM	PRM
Mobile Food Service Delivery, With Preparation				PRM	CUP			
Museums, Art Galleries	CUP		PRM	PRM				CUP
Newspaper Publishing			CUP	PRM	PRM			
Parking Lots—Commercial or Public				PRM	PRM			
Parking Lots—Trucks				PRM	PRM	PRM		CUP
Pet Services			PRM	PRM				
Personal Services (Barber, Salon, Etc.)	CUP		PRM	PRM				
Pharmacies				PRM				
Professional Services (Lawyer, Psychiatrist, Etc.)	CUP		PRM	PRM				
Repair Services, Electronics/Appliances	CUP3		CUP	PRM	PRM			CUP
Restaurant			PRM	PRM	CUP			
Retail Stores (Grocery, Food, Etc.)			PRM	PRM				
Retail – Textiles, Sporting Goods			PRM	PRM				
Signs, Off-Premises (Billboards)				PRM	CUP		CUP	CUP
Taverns, Bars, Cocktail Lounges			CUP	PRM				

Tractor, Trailer Sales			PRM	PRM			
Truck Stops		CUP	PRM	PRM			
Variety Stores, Secondhand and Pawn Shops		PRM	PRM				
Vehicle Repair and Service Shops		CUP	PRM	PRM			CUP
Video Rental		PRM	PRM				
RV Sales and Service		CUP	PRM	PRM			
INDUSTRIAL USES							
Accessory Buildings/Structures, Industrial		ACC		ACC	ACC		
Above-/Below-Ground Storage of Critical Material			ACC	ACC	ACC		
Airports and Supporting Aviation Activities				CUP	CUP	CUP	CUP
Asphalt Plant	CUP5			CUP	PRM	CUP5	CUP
Apparel Manufacture		CUP	PRM	PRM			
Bakery, Wholesale		CUP	PRM	PRM	CUP		
Beverage Industry		CUP	CUP	PRM	PRM		
Building/Construction Materials, Manufacture/Assembly/Fabrication, Lumber Yard				PRM	PRM		
Bulk Fuel Distributor		CUP		CUP	CUP		
Canning/Packing Foods		CUP		PRM	PRM		CUP
Chemicals, Pharmaceuticals, Cosmetics Manufacture/Processing/Packaging				PRM	PRM		
Concrete Plant	CUP5			PRM	PRM	CUP5	CUP5
Construction Contractor's Offices/Yards		CUP	CUP	PRM	PRM		CUP
Electronic Product Manufacture/Assembly		CUP		PRM	PRM		
Fabricated Metal Products, Sheet Metal, Welding		CUP		PRM	PRM	CUP	CUP
Food/Beverage Storage and Distribution			PRM	PRM			
Food Processing				PRM	PRM	CUP	CUP
Furniture Products Manufacture/Assembly, Cabinet Makers		CUP	CUP	PRM	PRM		
Glass Products Manufacture/Assembly				PRM	PRM		
Hardware Products Manufacture/Assembly				PRM	PRM		
Hazardous Waste Storage and Treatment, On-Site					CUP		
Hazardous Waste Treatment, Off-Site					CUP		
Heliports				CUP	CUP	CUP	CUP
Leather Products Manufacture/Assembly				CUP	PRM		
Machinery/Heavy Equipment				PRM	PRM		
Manufacture/Assembly/Disassembly							
Manufactured Homes, Travel Trailers, Campers, Manufacture/Assembly/Fabrication				PRM	PRM		
Medical/Scientific Research, Product Manufacture/Assembly				CUP	CUP		
Mineral Extraction, Crushing, Screening, Etc.	CUP	CUP		CUP	PRM	CUP	CUP
Mineral Stockpiling, On-Site and Off-Site		CUP		CUP	PRM	CUP	CUP
Paper Mill					CUP		
Paper Products Manufacture/Assembly				PRM	PRM		
Paperboard Containers Manufacture				PRM	PRM		
Parcel Delivery Service, Packaging, Crating		CUP	CUP	PRM	PRM		
Plastic Products Manufacture/Assembly				CUP	PRM		

Prefabricated Wood Products				CUP	PRM				
Printing, Publishing, Binding		CUP	PRM	PRM	PRM				
Rendering Plants								CUP	
Rubber Products								CUP	
Storage, Sales, Distribution of Hazardous Materials								CUP	
Truck, Freight Terminals		CUP			PRM	PRM			
Vehicle Recycling Facilities					CUP	CUP			
Vehicle, Boat Building and Repair		CUP			PRM	PRM			
Warehousing, Storage		CUP	CUP		PRM	PRM			
Wholesale Trade/Storage of Durable and Nondurable Goods (Auto Parts, Tires, Furniture, Lumber)				CUP	PRM	PRM			
Wrecking/Junk Yard						CUP	CUP		
RECREATIONAL USES									
Arboretums and Gardens		CUP	PRM					PRM	PRM
Arcade Room			PRM	PRM					
Boat Launches, Water-Related Activities		CUP	PRM	PRM				PRM	PRM
Bowling Alleys			PRM	PRM					
Commercial Recreational Facilities		CUP	CUP	PRM					CUP
Drive-In Theater		CUP		PRM				CUP	CUP
Exercise Facility				PRM					
Fishing Access		CUP		PRM				PRM	PRM
Fish/Wildlife Habitat Areas								PRM	PRM
Golf Course, Driving Range		CUP	CUP					CUP	CUP
Gun Range					CUP <sup>6</sup>			CUP	CUP
Hunting Club/Lodge		CUP						CUP	CUP
Mini Casinos, Game, Card Rooms					CUP				
Miniature Golf			CUP	CUP	PRM				CUP
Play Fields, Parks, Public or Private, Community Swimming Pools		CUP	CUP	CUP				CUP	CUP
Recreational Vehicle Park or Tent Campground		CUP	CUP	PRM				CUP	CUP
Theaters				CUP	PRM				
Trail Systems		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Racetrack/Speedway (Horse, Mini Sprint, Etc.)				CUP	CUP			CUP	CUP
Rodeo Grounds				CUP	CUP	CUP			CUP
Roller Skating/Ice Skating Rink				PRM	PRM				

- 1 Consistent with standards in Section 17.68.110.
- 2 Provided property/development is at least two and one-half acres in size.
- 3 Provided property/development is at least five acres in size.
- 4 Provided property/development is at least two and one-half acres in size.
- 5 Temporary plants only.
- 6 Indoor use only.
- 7 Consistent with standards in Section 17.04.575.
- 8 Commercial wind energy facilities include all activities described in Chapter 17.70. Where

allowed as a conditional use ("CUP"), commercial wind energy facilities shall comply with performance and use standards in Chapter 17.70. Temporary meteorological towers constructed for the purpose of measuring the wind generation potential of potential wind energy project sites are not considered commercial wind energy facilities, and are allowed as a permitted use in all zoning districts where commercial wind energy facilities are allowed.

9 Noncommercial wind energy facilities proposing electrical generation exceeding one hundred kilowatts shall be allowed as a conditional use ("CUP"). Such facilities shall comply with performance and use standards in Chapter 17.70.

(Ord. O-03-08 § 2; Ord. O-01-07 § 4; Ord. O-01-05 § 2 (part))

**Chapter 17.12**  
**PRIME AGRICULTURAL DISTRICT—AP**

**Sections:**

**17.12.010 Purpose.**

**17.12.020 Permitted, accessory, conditional and prohibited uses.**

**17.12.030 Standards.**

**17.12.010 Purpose.**

The purpose of the AP district is to identify lands that have soil quality and other physical and chemical characteristics, including an adequate water supply in irrigated areas, needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Included within this designation are the areas that fall into either the dry land prime or irrigated prime criteria identified in the Adams County comprehensive plan. (Ord. O-01-05 § 2 (part))

**17.12.020 Permitted, accessory, conditional and prohibited uses.**

Permitted, accessory, conditional and prohibited uses in this district shall be as identified in Chapter 17.08, Use Districts and Chart. Said uses shall be allowed, as indicated in the district use chart, only after the provisions of this chapter and all other applicable Adams County rules and regulations are complied with. (Ord. O-01-05 § 2 (part))

**17.12.030 Standards.**

In addition to the applicable requirements of this code, including without limitation Chapter 17.76, General Standards, all development authorized in this zoning district shall meet the following minimum standards:

- A. Minimum yard areas and setbacks in this district are as follows:
  - 1. The minimum required front yard for shop buildings, barns, and/or home storage facilities shall be at least one hundred feet from the property line;
  - 2. The minimum required front, side and rear yards for residential uses shall be at least three hundred feet from any property line;
  - 3. The minimum required side and rear yards for all nonresidential structures shall be at least fifty feet from any side and/or rear property lines, except when adjoining a municipal boundary or a residential zoning district, the required side and rear yards shall be at least one hundred feet;
  - 4. The minimum required setbacks for residential uses on a legal or legally nonconforming lot of record, as defined under Section 17.04.635, may be reduced by the planning official subject to the following:
    - a. Adequate proof of a hardship is provided to the planning official; and
    - b. A reduction shall be kept to the minimum amount needed and shall in no case be less than the minimum setbacks specified above for shop buildings, barns and/or home storage facilities and nonresidential structures.
- B. The maximum density of development allowed in this district shall be one unit per sixty acres.
- C. The minimum lot size allowed in this district shall be at least sixty acres, except as provided for elsewhere in this code.
- D. Allowed residential dwelling units per parcel shall be as follows: one single-family