

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

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**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	PRM	PRM
Government Uses and Structures			PRM	PRM	PRM	PRM	PRM	PRM	PRM
Hospital	CUP	CUP		PRM					
Libraries, Public	CUP		PRM	PRM					
Municipal Buildings			PRM	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	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								CUP 8	CUP 8
Wind Energy Facilities, Noncommercial								PRM 9	PRM 9
AGRICULTURAL USES									
Irrigated Farming	PRM	PRM	PRM	PRM	PRM	PRM	PRM	PRM	PRM
Dry Land Farming	PRM	PRM	PRM	PRM	PRM	PRM	PRM	PRM	PRM
Rangeland Farming	PRM	PRM	PRM	PRM	PRM	PRM	PRM	PRM	PRM
Hobby Farming, Livestock for Personal Use	ACC	PRM	PRM					PRM	PRM
Livestock Production								PRM	PRM
Dairy Farming		CUP						PRM	PRM
Cluster Developments								PRM	PRM
Family Farm Support Division								PRM	PRM
Hog Ranch								CUP	CUP
Hog Raising (Two Sows or Less + Litters)		CUP						PRM	PRM
Home Industry		CUP	CUP					PRM1	PRM
Home Fruit Stand		ACC	ACC					ACC	ACC
Farm Labor Housing	CUP	CUP	CUP					PRM1	PRM1
Ag-Accessory Buildings, Structures		ACC	ACC				PRM	PRM	PRM
Ag-Related Industry			CUP	PRM	PRM	PRM		PRM	PRM
Ag-Tourism Activities		PRM	PRM	PRM	PRM			PRM	PRM
Agricultural Market		CUP2	CUP2	PRM				PRM	PRM
Feed Store				PRM	PRM	PRM		PRM	PRM
Kennels, Commercial		CUP		PRM				PRM	PRM
Kennels, Hobby		ACC	ACC					ACC	ACC
Commercial Composting							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
Horse Boarding/Training, Riding Stable		CUP3	CUP					PRM	PRM
Nursery, Commercial/Retail/Wholesale		CUP2	CUP	PRM	PRM			PRM	PRM
Poultry, Commercial								CUP	CUP
Slaughterhouse							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	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			
<b>INDUSTRIAL USES</b>							
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 Manufacture/Assembly/Disassembly				PRM	PRM		
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)						PRM		PRM	
Wrecking/Junk Yard							CUP	CUP	
<b>RECREATIONAL USES</b>									
Arboretums and Gardens	CUP	PRM						PRM	PRM
Arcade Room					PRM				
Boat Launches, Water-Related Activities	CUP	PRM			PRM			PRM	PRM
Bowling Alleys					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						CUP6		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))