

*Quick Guide to Zoning District Requirements

Adams County Comprehensive Zoning:

R-1 Residential:

Area Requirements:

- Lot size minimum: 20,000 sq. ft.
- Lot width minimum: 100 ft. at building line.

Permitted Uses:

- Single-family dwellings minimum 720 sq. ft. living area.
- Accessory uses and structures.

Prohibited Uses:

- Livestock on parcels less than two acres. Parcels over 2 acres are allowed one animal unit per acre.

Structure Height Limit:

- Residential structure and attached accessory structure: 35 ft.
- Detached accessory Structure: 20 ft.

R-1 {LL} Residential:

Area Requirements:

- Lot size minimum: 2 acres.
- Lot width minimum: 100 ft. at building line.

Permitted Uses: Same as R-1

Prohibited Uses: Same as R-1

Structure Height Limit: Same as R-1

R-2 Residential:

Area Requirements:

- Lot size minimum: 4 acres.
- Lot width minimum: 300 ft.

Permitted Uses: Same as R-1 & R-1 {LL}

Prohibited Uses: Same as R-1 & R-1 {LL}

Structure Height Limit: Same as R-1 & R-1 {LL}

R-3 Residential:

Area Requirements:

- Lot size minimum (single-family use): 20,000 sq. ft.
- Lot size minimum (manufactured home park): 5 acres.
- Lot width minimum (single-family use): 100 ft. at building line.
- Lot width minimum (manufactured home park): 50 ft. with sewer, 100 ft. without.

Permitted Uses:

- Single-family dwellings and singlewide manufactured homes minimum 720 sq. ft. living area.
- Accessory uses and structures.

Prohibited Uses: Same as R-1 & R-1 {LL}.

Structure Height Limit:

- Residential structure and attached accessory structure: 20 ft.
- Detached accessory Structure: 20 ft.

B-1 Business:

Area Requirements:

- Lot size minimum: None, but sufficient to meet all district requirements.
- Lot width minimum: None, but sufficient to meet all district requirements.

Permitted Uses:

- Retail & service establishments, professional offices etc.
- Accessory uses and structures.
- Residential use if accessory to business use.

Structure Height Limit: 35 ft.

I-1 Industrial:

Area Requirements:

- Lot size minimum: None, but sufficient to meet all district requirements.

Permitted Uses:

- Manufacturing, transportation terminals, warehousing, utilities etc.

Structure Height Limit: 45 ft.

P-R Planned Residential Community:

Area Requirements:

- Lot size minimum: 5 acres.
- Lot width minimum: 200 ft.
- Lot area per dwelling unit: 20,000 sq. ft.

Permitted Uses: None, all uses are conditional uses.

Structure Height Limit:

- Residential structure and attached accessory structure: 35 ft.
- Detached accessory Structure: 20 ft.

PSP-1 Public and Semi-Public:

Area Requirements:

- Lot size minimum: 20,000 sq. ft.
- Lot width minimum: 100 ft.

Permitted Uses:

- Schools, monasteries, libraries, museums, public offices, parks, hospitals, rest homes, hunting grounds etc.

Structure Height Limit: 60 ft.

A-1 Exclusive Agriculture:

Area Requirements:

- Lot size minimum: 35 acres.
- Lot width minimum: 300 ft.

Permitted Uses:

- Agriculture and accessory uses and structures.

Structure Height Limit:

- Residential structure and attached accessory structure: 35 ft.
- Detached accessory Structure: 20 ft.
- Other structures: 85 ft.

A-1 {15} Exclusive Agriculture:

Area Requirements:

- Lot size minimum: 15 acres.
- All other same as A-1.

A-2 Agricultural Transition: All same as A-1.

A-3 Secondary Agriculture:

Area Requirements:

- Lot size minimum: 5 acres.
- Lot width minimum: 300 ft.

Permitted Uses:

- Agriculture and accessory uses and structures.
- Single-family dwellings minimum 720 sq. ft. living area.
- Accessory uses and structures.

Structure Height Limit: Same as A-1.

Adams County Shoreland Protection Zoning:

Shoreland-Wetland District:

Area Requirements:

- Lot area minimum excluding access strips: 20 acres.
- Lot width average minimum: 400 ft.
- Waterfront minimum width: 200 ft.

Permitted Uses:

- Non-Residential.

Conservancy District:

Area Requirements:

- Lot area minimum excluding access strips: 20 acres.
- Lot width average minimum: 400 ft.
- Waterfront minimum width: 200 ft.

Permitted Uses:

- Non-Residential

Recreational / Residential District:

Area Requirements:

- Lot area minimum excl. access strips: 1 acre (min. 20,000 sq. ft. buildable).
- Lot width average minimum: 150 ft.
- Waterfront minimum width: 100 ft.

Permitted Uses:

- Residential & accessory uses.

General Purpose District:

Area Requirements:

- Lot area minimum: 20,000 sq. ft.
- Sufficient area to meet all district and proposed use requirements.

Permitted Uses:

- Commercial & residential.

*This document is a guide only. It is not an all-inclusive list of permitted or prohibited uses, allowable structures or other regulations.