



FUTURE LAND USE



FUTURE LAND USE

FUTURE LAND USE

The future land use plan establishes the framework for how the county can sustain its existing population, infrastructure, and assets while accommodating the future growth and needs in the unincorporated portions of the county. The Future Land Use Map (FLUM) depicts the future land use categories in this chapter and designates their place in the county. The future land uses were determined after extensive analysis of the 2012 Imagine Adams FLUM, current zoning and development entitlements, projected infrastructure capacity, public investments and transit assets, and extensive public feedback. The map is also informed by the 20-Minute Community model, further described in Chapter 5, and proximity of supporting services, and the transect model to promote transitions and buffering between development patterns and intensities.

The FLUM presents a vision for the county while the Adams County Development Standards and Regulations determines the regulatory zoning, uses, and development standards. In some cases, the future land use matches the existing zoning and land uses in an area. In other instances, the county's vision for development or uses may not align with current zoning. In this case, the FLUM sets an expectation for future conditions while the regulatory requirements set by the zoning remain. The vision for the community is realized incrementally when the zoning and FLUM align, generally by property owner's rezoning their property to match the future land use designation. Goals, policies, and strategies to guide investment, development, growth, and preservation to further realize the county's vision are in subsequent chapters.

FUTURE LAND BY THE NUMBERS

Figure 2-1 to the right depicts the FLUM land area between the 2012 Imagine Adams FLUM and the 2022 Advancing Adms FLUM. Areas designated as Agriculture make up the vast area in the county and are projected to remain as such. The 2012 plan indicated that Residential Urban allowed for properties up to one acre. The increased percentage in the Residential Low category is partly because larger lot properties with applicable zoning have been re-categorized as Residential Low.

The decrease of Residential Medium and Residential High categories as a percentage of total land is partly because of the re-allocation of large lots and certain zones to Residential Low. Annexations also account for some decrease in these categories. Other areas designated Residential Urban in the 2012 plan were changed to Mixed Use which is where residential growth is also anticipated.

FLUM Category as Percentage of Total Land Area		
General FLUM Category	2012 Percent	2022 Percent
Agriculture	81.9%	81.2%
Commercial	0.2%	0.2%
Industrial	0.8%	0.7%
Mixed Use	0.2%	0.5%
Mixed Use Commercial	4.1%	5.2%
Parks Open Space	5.6%	6.8%
Public	0.6%	0.8%
Residential Low	3.4%	3.8%
Residential Medium/High	1.6%	0.9%

Figure 2-1

FUTURE LAND USE CATEGORIES

Generalized Zoning to FLUM Percentage

General FLUM Category	2022 FLUM	Current Zoning
Agriculture	81.2%	91.4%
Commercial	0.2%	0.03%
Industrial	0.7%	0.9%
Mixed Use *	0.5%	0%
Mixed Use Commercial	5.2%	0.3%
Parks Open Space	6.8%	0%
Public	0.8%	0.1%
Residential Low	3.8%	3.0%
Residential Medium/High	0.9%	0.8%
Misc. (AV, DIA, PUD)**		3.5%

* This zone district was created in 2021, however, no properties have been rezoned prior to adoption of the comprehensive plan.
 ** It is difficult to allocate these zone districts to a complementary FLUM category, however, most is either Agriculture or Mixed Use Commercial
Figure 2-2

Figure 2-2 to the right depicts the generalized FLUM categories (eg. Industrial rather than Industrial High, Medium and Low) to correlated current zone district land area. Figure 2-3 depicts the land area to current zoning as a quantity and percentage. Note, some zones coordinate specifically with a FLUM category while others, I-1 for instance, may apply to several categories (Industrial Low and Mixed-Use Commercial).

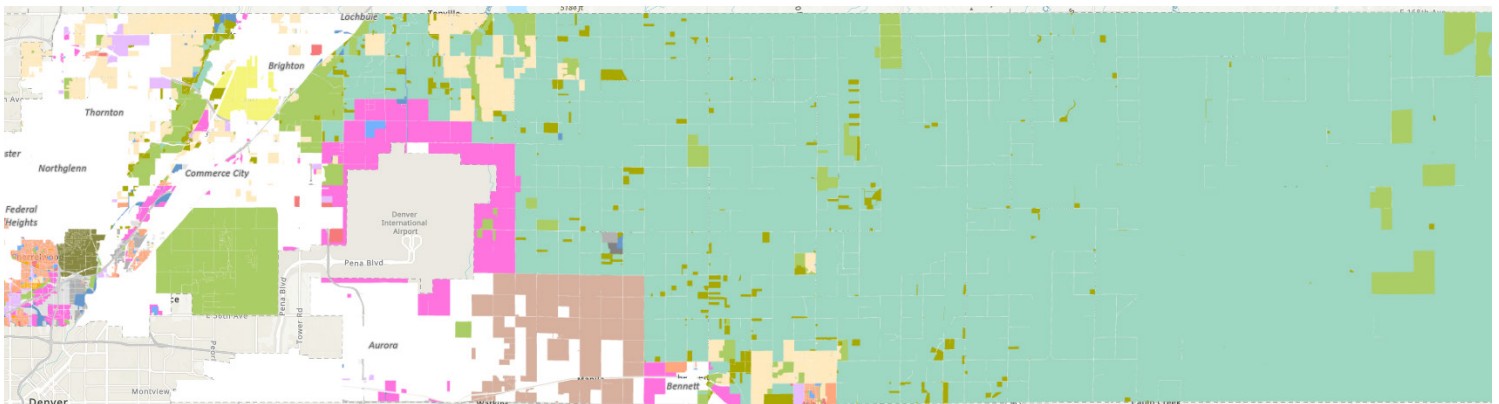
As noted, the plan vision is realized incrementally through rezonings and public and private investments. The snap shot of current zoning serves as a benchmark to guide direction of the plan.

Current Zoning Compared to FLUM Category

Future Land Use	Total Acres	Percent of Zoned Area
Agriculture Large (A-3)	592,609	90.9%
Agriculture Small (A-2)	3,356	0.5%
Commercial (C-0, C-1, C-2, C-3)	220	0.0%
Industrial Low (I-1 [50%], I-2)	1,870	0.3%
Industrial Medium (I-2 [75%], I-3)	3,701	0.6%
Institutional (PL)	346	0.1%
Misc. (AV, DIA, PUD)	23,316	3.6%
Mixed Use Commercial (C-4, C-5, I-1 [50%])	1,763	0.3%
R-1, R-2, MH (Residential Medium)	192	0.0%
Residential High (R-3, R-4)	275	0.0%
Residential Low (A-1, RE)	19,507	3.0%
Residential Medium (R-1, R-2, MH)	5,024	0.8%
Total Acres	652,177	100.0%


Figure 2-3


FUTURE LAND USE MAP





For the latest Future Land Use Map visit www.adcogov.org

FUTURE LAND USE CATEGORIES



Residential High (RH)	Standards	
 <p>This land use category is reserved for the highest residential density in Adams County. Multifamily residential buildings are most appropriate for this category. An example of the types of multifamily residential buildings includes apartments, multi-plex and townhouses.</p>	Typical Zone Districts	R-3, R-4
	Dwelling Units per Acre	14-35+
	Ideal Mobility	High capacity transit, protected or separated bicycle infrastructure, sidewalks with limited curb cuts, supported street pattern (collectors and arterials).
	Land Use Adjacencies	Integrated with: <ul style="list-style-type: none"> • Commercial • Institutional • Mixed Use • Mixed Use Commercial (limited) • Parks and Open Space • Residential Medium
2012 Land Use Category	Urban Residential	


Residential Medium (RM)	Standards	
 <p>The Residential Medium land use category functions as a transitional category between higher and lower density. Although some single-family housing may be located in this district, it is primarily reserved for lower density multifamily housing such as fourplexes, cottage courts, and small townhome complexes. Residential medium requires a landscape or open space recommendation of 20 percent of total site development.</p>	Typical Zone Districts	R-1, R-2, R-3
	Dwelling Units per Acre	6-20
	Ideal Mobility	Frequent transit, protected, separated, or shared bicycle infrastructure, sidewalks with limited curb cuts, connected street pattern (local streets, collectors and limited on arterials).
	Land Use Adjacencies	Integrated with: <ul style="list-style-type: none"> • Commercial • Institutional • Mixed Use • Mixed Use Commercial (limited) • Parks and Open Space • Residential High • Residential Low
2012 Land Use Category	Urban Residential	


Residential Low (RL)	Standards	
 <p>This land use category is most appropriate for suburban areas in Adams County as it primarily consists of single-family housing. The Estate Residential designation from 2012 is included in this category.</p>	Typical Zone Districts	A-1 (<2.5 acres), Residential Estate, R-1
	Dwelling Units per Acre	Up to 6
	Ideal Mobility	Frequent transit, protected, separated, or shared bicycle infrastructure, sidewalks with limited curb cuts, connected street pattern (local streets, collectors and limited on arterials).
	Land Use Adjacencies	Integrated with: <ul style="list-style-type: none"> • Agricultural Small Scale • Parks and Open Space • Residential Low
	2012 Land Use Category	Estate Residential

Commercial (C)	Standards	
 <p>The commercial land use category is intended for a broad range of commercial areas including smaller scale and neighborhood commercial that could include corner stores and/or small commercial strips and larger commercial centers.</p>	Typical Zone Districts	C-0, C-1, C-2, C-3, C-4, C-5
	Dwelling Units per Acre	N/A
	Ideal Mobility	Separated or shared bicycle infrastructure, sidewalks, connected street pattern (arterials, collectors, and local streets)
	Land Use Adjacencies	Integrated with: <ul style="list-style-type: none"> • Industrial Medium (limited) • Industrial Low • Institutional • Mixed Use • Mixed Use Commercial • Parks and Open Space • Residential High • Residential Medium
	2012 Land Use Category	Commercial


FUTURE LAND USE CATEGORIES


Institutional (INS)	Standards	
 <p>The institutional land use category is reserved for education facilities, government facilities, hospitals, public buildings, fire stations, etc. Institutional land uses can be found in almost any zone district depending on the nature of the use and services it provides.</p>	Typical Zone Districts	N/A
	Dwelling Units per Acre	N/A
	Ideal Mobility	Separated or shared bicycle infrastructure, sidewalks, connected street pattern (arterials and local streets)
	Land Use Adjacencies	Integrated with: <ul style="list-style-type: none"> • Commercial • Industrial (Limited) • Mixed Use • Mixed Use Commercial • Parks and Open Space • Residential High • Residential Medium • Residential Low
2012 Land Use Category	Public	
Mixed Use (MU)	Standards	
 <p>The mixed-use land use category includes commercial, office, multifamily residential, and institutional. Mixed-use is expected to develop into horizontal mixed-use for a district or corridor mixing of uses, or single-property development of mixed use in vertical development.</p>	Typical Zone Districts	C-0, C-1, C-2, R-3, R-4, MU, TOD
	Dwelling Units per Acre	N/A
	Ideal Mobility	High capacity transit, separated or shared bicycle infrastructure, sidewalks, connected street pattern (collectors and arterials)
	Land Use Adjacencies	Integrated with: <ul style="list-style-type: none"> • Commercial • Institutional • Mixed Use Commercial • Parks and Open Space • Residential High • Residential Medium
2012 Land Use Category	Activity Center	


Mixed Use Commercial (MUC)	Standards	
 <p>Serves as a land use for areas transitioning to industrial or heavy commercial developments where activities and operations are contained within buildings. Mixed Use Commercial areas often have environmental considerations or adjacent to more intense industrial uses that do necessarily support residential uses. Limited residential uses may be acceptable in a vertical mixed-use setting if all environmental conditions and concerns have been remediated and land-use adjacencies are mitigated.</p>	Typical Zone Districts	C-3, C-4, C-5, I-1
	Dwelling Units per Acre	N/A
	Ideal Mobility	High capacity transit, separated or shared bicycle infrastructure, sidewalks, connected street pattern (collectors and arterials)
	Land Use Adjacencies	Integrated with: <ul style="list-style-type: none"> • Commercial • Institutional • Industrial Low • Industrial Medium • Mixed Use • Residential High (Limited)
2012 Land Use Category	Mixed Use Employment	


Industrial High (INH)	Standards	
 <p>This land use category includes industrial uses that have some component of nuisance or pollution and should not be adjacent to or nearby any residential uses. This future land-use category is reserved for the most intense uses that would prohibit the viability of any future uses other than heavy industrial.</p>	Typical Zone Districts	I-2, I-3
	Dwelling Units per Acre	N/A
	Ideal Mobility	High capacity road and freight network (collectors, arterials, highway access). Multi-modal infrastructure in coordination with truck and freight (collectors, arterials).
	Land Use Adjacencies	Integrated with: <ul style="list-style-type: none"> • Industrial Low • Industrial Medium • Mixed Use Commercial (limited)
2012 Land Use Category	N/A	

FUTURE LAND USE CATEGORIES


Industrial Medium (INM)	Standards	
 <p>This land use category includes moderate impact industrial uses that can operate in buildings or openly on a site. Operations may include some nuisances or pollution, therefore, adjacency to residential uses should be avoided.</p>	Typical Zone Districts	I-1, I-2
	Dwelling Units per Acre	N/A
	Ideal Mobility	High capacity road and freight network (collectors, arterials, highway access). Multi-modal infrastructure in coordination with truck and freight (collectors, arterials).
	Land Use Adjacencies	Integrated with: <ul style="list-style-type: none"> • Commercial (limited) • Industrial High • Industrial Low • Mixed Use Commercial
	2012 Land Use Category	Industrial


Industrial Low (INL)	Standards	
 <p>This land use category includes low impact industrial uses that primarily operate in buildings. While it should be avoided, this category can be adjacent to residential use because nuisances or pollution are minimal.</p>	Typical Zone Districts	C-5, I-1
	Dwelling Units per Acre	N/A
	Ideal Mobility	Moderate capacity road corridors. Separated bicycle infrastructure, sidewalks, connected street pattern (collectors, arterials)
	Land Use Adjacencies	Integrated with: <ul style="list-style-type: none"> • Commercial • Industrial Medium • Mixed Use (limited) • Mixed Use Commercial • Residential (limited)
	2012 Land Use Category	Industrial

Parks & Open Space (P/OS)	Standards	
 <p>This land use category includes a variety of parks and open space typologies including regional parks, community parks and neighborhood parks.</p>	Typical Zone Districts	Parks and Open Space zones when rezoned otherwise N/A
	Dwelling Units per Acre	N/A
	Ideal Mobility	Accessed from shared mobility trails, separated bicycle infrastructure, sidewalks, supported street pattern
	Land Use Adjacencies	Integrated with: <ul style="list-style-type: none"> · Agricultural Large Scale · Agricultural Small Scale · Commercial · Industrial (limited) · Institutional · Mixed Use · Mixed Use Commercial · Parks and Open Space · Residential (all)
	2012 Land Use Category	Parks and Open Space

Public (P)	Standards	
 <p>This land use category is intended for public infrastructure such as utilities, utility corridors, water and waste-water treatment sites, railroad corridors, etc. where the infrastructure is not expected to change.</p>	Typical Zone Districts	N/A
	Dwelling Units per Acre	N/A
	Ideal Mobility	N/A
	Land Use Adjacencies	N/A
	2012 Land Use Category	None

FUTURE LAND USE CATEGORIES

Agriculture Large Scale (AL)	Standards	
 <p>This land use category features large-lot or agriculture and typically has commercial-style agricultural operations on the property, primarily occurring on the eastern portion of Adams County. Farming or ranching should be considered the primary use of the property and supplementary housing considered secondary.</p>	Typical Zone Districts	A-3
	Dwelling Units per Acre	<1
	Ideal Mobility	Trails, limited street network (collectors, arterials, highways)
	Land Use Adjacencies	Integrated with: <ul style="list-style-type: none"> · Parks & Open Space · Agriculture Small Scale
	2012 Land Use Category	Agricultural

Agriculture Small Scale (AS)	Standards	
 <p>This land use category is included for smaller agricultural operations that balance housing and agricultural production on the site. Examples can be found in the Welby and Splendid Valley District Plan areas. This category is not intended for properties where residential is the only use.</p>	Typical Zone Districts	A-1, A-2
	Dwelling Units per Acre	<1
	Ideal Mobility	Moderate capacity road corridors. Separated bicycle infrastructure, sidewalks, connected street pattern (collectors, arterials)
	Land Use Adjacencies	Integrated with: <ul style="list-style-type: none"> · Residential Low · Parks & Open Space · Agriculture Large Scale
	2012 Land Use Category	Agricultural

THIS PAGE INTENTIONALLY LEFT BLANK