



ADAMS COUNTY

COLORADO
BOARD OF COUNTY COMMISSIONERS

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Charles "Chaz" Tedesco - District #2
Emma Pinter - District #3
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**STUDY SESSION AGENDA
WEDNESDAY
November 3, 2021**

**ADAMS COUNTY GOVERNMENT CENTER
CONFERENCE CENTER, ROOM BRANTNER GULCH B**

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE

**10:00 A.M. ATTENDEE(S): Jenni Grafton / Ryan Nalty / Jen Rutter / Libby Tart
/ Byron Fanning / Christy Fitch / Chris Chovan /
Brian Staley / Karl Onsager / Layla Bajelan**
ITEM: Advancing Adams Workshop

(AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE)

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: November 3, 2021
SUBJECT: Advancing Adams Special Study Session Workshop
OFFICE/DEPARTMENT: CEDD
CONTACT: Jenni Grafton, Byron Fanning, Brian Staley, Chris Chovan, Libby Tart, Jen Rutter, Christy Fitch, Karl Onsager, and Layla Bajelan
FINANCIAL IMPACT: No additional financial impact
SUPPORT/RESOURCES REQUEST: Informational Update and Charrette
DIRECTION NEEDED: N/A
RECOMMENDED ACTION: N/A

DISCUSSION POINTS:

This special study session workshop is an update on Phase 2 of the Advancing Adams long range planning campaign. Advancing Adams encompasses the Comprehensive Plan, Parks Open Space and Trails Master Plan (POST) and Transportation Master Plan (TMP) and envisions the future of Adams County over the next 20 years. Staff will provide the BOCC with a verbal update on each plan, an explanation of the Comprehensive Plan's 2012 versus Advancing Adams proposed future land use categories, followed by an interactive exercise (charrette) on mapping these future land uses.

The last hour of the session/workshop involves the prioritization of Commissioner goals around the implementation of existing long-range plans.

Single bullet points summarizing the pertinent information Commissioners will be informed of, or the action needed from the Commissioners.

- Phase 2 Update from the Three Plans
- Overview of Comprehensive Plan Future Land Use Categories (Then and Now)
- Future Land Use Mapping Interactive Exercise (Charrette)
- Conversation with CEDD Staff about Implementing Existing Long-Range Plans
- Discussion/Questions



Community & Economic Development Department

4430 South Adams County Parkway,
1st Floor, Suite W2000
Brighton, CO 80601-8205
PHONE 720.523.6800 FAX 720.523.6998

MEMORANDUM

Date: November 3, 2021

To: Board of County Commissioners

From: Libby Tart, AICP, Senior Long-Range Planner
Byron Fanning, Director of Parks, Open Space and Cultural Arts
Chris Chovan, Senior Transportation Planner
Jenni Grafton, Director of Community and Economic Development
Brian Staley, Director of Public Works

RE: Comprehensive Plan Future Land Use Categories Handout (Then and Proposed)

The Advancing Adams campaign is a trio of long-range master plans for the Comprehensive Plan, Transportation Plan, and the Parks, Open Space, and Trails Master Plan for Adams County. The attached handouts are provided to guide the Board of County Commissioners through a future land use mapping (FLUM) exercise ("charrette") at the November 3, 2021, Special Study Session/Workshop. Please use this handout as a helpful reference to the maps on the tables/walls of the session room. One map is available for each geographic region of the County – Southwest, Central and Eastern. Sharpies and post-it notes are provided for marking up the maps.

Town and Urban Centers

Town and Urban Centers are not to be considered a “land use classification,” but rather an area where a mix of land uses may be allowed, as described.

Town and Urban Centers

Town Center: Active, pedestrian- and bicycle-friendly places that are slightly denser and more mixed in use than surrounding areas. They may be in areas not currently well-served by transit, or in transit rich areas. Often developments build retail or commercial spaces on the ground floor, with residential units on top. Town centers support a range of housing, employment, and service opportunities.

Supportive Land Uses: Mixed-Use, Mixed-Use Commercial, Residential Medium, Commercial, Activity Centers, Light Industrial



Urban Center: Urban Centers are denser than Town Centers. Residential densities that are imagined in these Urban Centers would not go beyond what is currently allowed in Adams County today, but would be concentrated in key areas that are supported by rich transit and bicycle infrastructure and are places that are comfortable to walk in.

Supportive Land Uses: Mixed-Use, Mixed-Use Commercial, Residential Medium, and High, Activity Centers



Future Land Use Classifications

The following table outlines land use standards, which describe the appropriate conditions for each *land use typology*. These include relevant current zone districts, heights, dwelling units per acre, mobility recommendations, recommended land use adjacencies based on compatibility and environmental justice considerations, the transects in which these land uses would be situated, incentives, and the corresponding 2012 Adams County Land Use Category, as possible.

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 2-3 story condos, apartments, and townhomes such as those found in Midtown. Live/work options could exist in this category. Residential high requires a landscape or open space recommendation of 20 percent of the total site development.</p>	<table border="1"> <tr> <td>Zone Districts</td> <td>R-3, R-4</td> </tr> <tr> <td>Height</td> <td>4-6 stories</td> </tr> <tr> <td>Dwelling Units per Acre</td> <td>14-35</td> </tr> <tr> <td>Mobility</td> <td>High-capacity transit, protected or separated bicycle infrastructure, sidewalks with limited curb cuts, gridded street pattern (collectors and arterials).</td> </tr> <tr> <td>Land Use Adjacencies</td> <td>Integrated with: <ul style="list-style-type: none"> • mixed use • activity centers • commercial • institutional • residential medium • parks and open space </td> </tr> <tr> <td>Transects</td> <td>Urban Edge, Urban Activity Center, Campus Districts</td> </tr> <tr> <td>Incentives</td> <td> <ul style="list-style-type: none"> • Density bonuses • Expedited permitting • Fee waivers or reductions </td> </tr> <tr> <td>2012 Land Use Category</td> <td>Urban Residential</td> </tr> </table>	Zone Districts	R-3, R-4	Height	4-6 stories	Dwelling Units per Acre	14-35	Mobility	High-capacity transit, protected or separated bicycle infrastructure, sidewalks with limited curb cuts, gridded street pattern (collectors and arterials).	Land Use Adjacencies	Integrated with: <ul style="list-style-type: none"> • mixed use • activity centers • commercial • institutional • residential medium • parks and open space 	Transects	Urban Edge, Urban Activity Center, Campus Districts	Incentives	<ul style="list-style-type: none"> • Density bonuses • Expedited permitting • Fee waivers or reductions 	2012 Land Use Category	Urban Residential
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Residential Medium (RM)	Potential Standards																
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Land Use Adjacencies	Integrated with: <ul style="list-style-type: none"> • mixed use • activity centers 																

<p>The Residential Medium land use category functions as a transitional category between higher and lower density. Although some single-family housing may be in this district, it is primarily reserved for lower density multifamily housing such as four-plexes, cottage courts, and small townhome complexes. Live/work options could exist in this category. Residential medium requires a landscape or open space recommendation of 20 percent of total site development.</p>	<table border="1"> <tr> <td></td> <td> <ul style="list-style-type: none"> residential high residential low commercial institutional mixed use parks and open space </td> </tr> <tr> <td>Transects</td> <td>Suburban, Urban Edge, Campus Districts</td> </tr> <tr> <td>Incentives</td> <td> <ul style="list-style-type: none"> Density bonuses Expedited permitting Fee waivers or reductions </td> </tr> <tr> <td>2012 Land Use Category</td> <td>Urban Residential</td> </tr> </table>		<ul style="list-style-type: none"> residential high residential low commercial institutional mixed use parks and open space 	Transects	Suburban, Urban Edge, Campus Districts	Incentives	<ul style="list-style-type: none"> Density bonuses Expedited permitting Fee waivers or reductions 	2012 Land Use Category	Urban Residential								
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2012 Land Use Category	Urban Residential																
<p>Residential Low (RL)</p>  <p>This land use category is most appropriate for suburban areas in Adams County as it primarily consists of single-family housing.</p>	<table border="1"> <thead> <tr> <th colspan="2">Potential Standards</th> </tr> </thead> <tbody> <tr> <td>Zone Districts</td> <td>Estate Residential, R-1</td> </tr> <tr> <td>Height</td> <td>1-2 stories</td> </tr> <tr> <td>Dwelling Units per Acre</td> <td>6</td> </tr> <tr> <td>Mobility</td> <td>Separated or shared bicycle infrastructure, sidewalks, connected street pattern (arterials and local streets)</td> </tr> <tr> <td>Land Use Adjacencies</td> <td>Residential medium <ul style="list-style-type: none"> Parks and open space Agricultural Small Scale </td> </tr> <tr> <td>Transects</td> <td>Rural, Suburban</td> </tr> <tr> <td>2012 Land Use Category</td> <td>Estate Residential</td> </tr> </tbody> </table>	Potential Standards		Zone Districts	Estate Residential, R-1	Height	1-2 stories	Dwelling Units per Acre	6	Mobility	Separated or shared bicycle infrastructure, sidewalks, connected street pattern (arterials and local streets)	Land Use Adjacencies	Residential medium <ul style="list-style-type: none"> Parks and open space Agricultural Small Scale 	Transects	Rural, Suburban	2012 Land Use Category	Estate Residential
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<p>Commercial Regional (CR)</p>  <p>Commercial Regional land use category is intended for areas of big box-style autocentric commercial that are primarily located at highway interchanges or major intersections. Commercial regional requires a landscape or open space recommendation of a bufferyard. Developments that support energy and innovation are allowed.</p>	<table border="1"> <thead> <tr> <th colspan="2">Potential Standards</th> </tr> </thead> <tbody> <tr> <td>Zone Districts</td> <td>C-3, C-4, C-5</td> </tr> <tr> <td>Height</td> <td>2 stories</td> </tr> <tr> <td>Dwelling Units per Acre</td> <td>N/A</td> </tr> <tr> <td>Mobility</td> <td>Separated bicycle infrastructure, sidewalks, connected street pattern (collectors, arterials, highway access)</td> </tr> <tr> <td>Land Use Adjacencies</td> <td> <ul style="list-style-type: none"> Commercial Industrial High Industrial Low </td> </tr> <tr> <td>Transects</td> <td>Suburban, Industrial</td> </tr> <tr> <td>2012 Land Use Category</td> <td>Commercial</td> </tr> </tbody> </table>	Potential Standards		Zone Districts	C-3, C-4, C-5	Height	2 stories	Dwelling Units per Acre	N/A	Mobility	Separated bicycle infrastructure, sidewalks, connected street pattern (collectors, arterials, highway access)	Land Use Adjacencies	<ul style="list-style-type: none"> Commercial Industrial High Industrial Low 	Transects	Suburban, Industrial	2012 Land Use Category	Commercial
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<p>Commercial (C)</p>  <p>The commercial land use category is intended for areas of smaller scale and neighborhood commercial that could include corner stores and/or small commercial strips. Potential outdoor entertainment could exist in this land use category. Commercial requires a landscape or open space recommendation of a bufferyard. Developments that support energy and innovation are allowed.</p>	<table border="1"> <thead> <tr> <th colspan="2">Potential Standards</th> </tr> </thead> <tbody> <tr> <td>Zone Districts</td> <td>C-0, C-1, C-2</td> </tr> <tr> <td>Height</td> <td>2 to 3 stories</td> </tr> <tr> <td>Dwelling Units per Acre</td> <td>N/A</td> </tr> <tr> <td>Mobility</td> <td>Separated or shared bicycle infrastructure, sidewalks, connected street pattern (arterials, collectors, and local streets)</td> </tr> <tr> <td>Land Use Adjacencies</td> <td>Integrated with: <ul style="list-style-type: none"> Residential High Residential Medium Commercial Regional Institutional Activity Center Mixed Use </td> </tr> <tr> <td>Transects</td> <td>Suburban, Urban Edge, Urban Activity Center, Campus Districts</td> </tr> <tr> <td>2012 Land Use Category</td> <td>Commercial</td> </tr> </tbody> </table>	Potential Standards		Zone Districts	C-0, C-1, C-2	Height	2 to 3 stories	Dwelling Units per Acre	N/A	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"> Residential High Residential Medium Commercial Regional Institutional Activity Center Mixed Use 	Transects	Suburban, Urban Edge, Urban Activity Center, Campus Districts	2012 Land Use Category	Commercial	
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<p>Institutional (INS)</p>  <p>The institutional land use category is reserved for education facilities, government facilities, hospitals, public buildings and/or churches. Institutional requires a landscape or open space recommendation of a bufferyard.</p>	<table border="1"> <thead> <tr> <th colspan="2">Potential Standards</th> </tr> </thead> <tbody> <tr> <td>Zone Districts</td> <td>PL</td> </tr> <tr> <td>Height</td> <td>3-5 stories</td> </tr> <tr> <td>Dwelling Units per Acre</td> <td>N/A</td> </tr> <tr> <td>Mobility</td> <td>Separated or shared bicycle infrastructure, sidewalks, connected street pattern (arterials and local streets)</td> </tr> <tr> <td>Land Use Adjacencies</td> <td> <ul style="list-style-type: none"> Residential High Residential Medium Commercial Activity Center Mixed Use </td> </tr> <tr> <td>Transects</td> <td>Rural, Suburban, Urban Edge, Urban Activity Center</td> </tr> <tr> <td>2012 Land Use Category</td> <td>Public</td> </tr> </tbody> </table>	Potential Standards		Zone Districts	PL	Height	3-5 stories	Dwelling Units per Acre	N/A	Mobility	Separated or shared bicycle infrastructure, sidewalks, connected street pattern (arterials and local streets)	Land Use Adjacencies	<ul style="list-style-type: none"> Residential High Residential Medium Commercial Activity Center Mixed Use 	Transects	Rural, Suburban, Urban Edge, Urban Activity Center	2012 Land Use Category	Public	
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<p>Activity Center (AC)</p>	<table border="1"> <thead> <tr> <th colspan="2">Potential Standards</th> </tr> </thead> <tbody> <tr> <td>Zone Districts</td> <td>C-0, C-1, C-2, R-3, R-4</td> </tr> <tr> <td>Height</td> <td>7 stories combined</td> </tr> <tr> <td>Dwelling Units per Acre</td> <td>14-35</td> </tr> <tr> <td>Mobility</td> <td>High-capacity transit, separated or shared bicycle infrastructure, sidewalks, connected street pattern (collectors and arterials)</td> </tr> </tbody> </table>	Potential Standards		Zone Districts	C-0, C-1, C-2, R-3, R-4	Height	7 stories combined	Dwelling Units per Acre	14-35	Mobility	High-capacity transit, separated or shared bicycle infrastructure, sidewalks, connected street pattern (collectors and arterials)							
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Zone Districts	C-0, C-1, C-2, R-3, R-4																	
Height	7 stories combined																	
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Mobility	High-capacity transit, separated or shared bicycle infrastructure, sidewalks, connected street pattern (collectors and arterials)																	



This land use category features the same land uses as the mixed-use district but offers a higher density of commercial, office, live/work, multifamily residential and is found near multimodal stations. Activity Center requires a landscape or open space recommendation of 20 percent per total site development. Developments that support energy and innovation are allowed.

Land Use Adjacencies	<ul style="list-style-type: none"> Residential High Commercial Institutional Mixed Use Parks and Open Space
Transects	Urban Activity Center, Campus Districts
Incentives	<ul style="list-style-type: none"> Density bonuses Expedited permitting Fee waivers or reductions
2012 Land Use Category	Activity Center

Mixed Use (MU)



The mixed-use land use category includes commercial, office, multifamily residential, live/work, and institutional. Mixed Use requires a landscape or open space recommendation of 10 percent per total site development. Developments that support energy and innovation are allowed.

Potential Standards	
Zone Districts	C-0, C-1, C-2, R-3, MU
Height	4 to 6 stories
Dwelling Units per Acre	6-14
Mobility	High-capacity transit, separated or shared bicycle infrastructure, sidewalks, connected street pattern (collectors and arterials)
Land Use Adjacencies	<ul style="list-style-type: none"> Residential High Residential Medium Commercial Institutional Activity Center Parks and Open Space
Transects	Urban Edge, Urban Activity Center, Campus Districts
Incentives	<ul style="list-style-type: none"> Reduction of or no minimum parking requirements. Density bonuses Expedited permitting Fee waivers or reductions
2012 Land Use Category	Mixed Use Neighborhood

Mixed Use Commercial (MUC)

Potential Standards	
Zone Districts	C-3, C-4, C-5, I-1
Height	45 feet commercial
Dwelling Units per Acre	N/A
Mobility	High-capacity transit, separated or shared bicycle infrastructure,



Serves as land use for 1) post-industrial lands that are remediating and not suitable for residential 2) transition areas between industrial uses and residential. Mixed use commercial requires a landscape or open space recommendation of 10 percent per total site development. Developments that support energy and innovation are allowed.

	sidewalks, connected street pattern (collectors and arterials)
Land Use Adjacencies	<ul style="list-style-type: none"> Commercial Institutional Activity Center Industrial Low Industrial High Parks and Open Space
Transects	Urban Edge, Urban Activity Center, Campus Districts, Industrial
2012 Land Use Category	Not Available – New Category

Industrial High (INH)



This land use category includes industrial uses that have some component of nuisance or pollution that would limit the viability of adjacent residential land use. Industrial high requires a landscape or open space recommendation of a bufferyard. Developments that support energy and innovation are allowed.

Potential Standards	
Zone Districts	I-2, I-3
Height	7 stories
Dwelling Units per Acre	N/A
Mobility	High-capacity road and freight network (collectors, arterials, highway access)
Land Use Adjacencies	<ul style="list-style-type: none"> Commercial Regional Industrial Low Mixed Use Commercial
Transects	Industrial
2012 Land Use Category	Industrial

Industrial Low (INL)

Potential Standards	
Zone Districts	I-1
Height	7 stories
Dwelling Units per Acre	N/A
Mobility	Separated bicycle infrastructure, sidewalks, connected street pattern (collectors, arterials)
Land Use Adjacencies	<ul style="list-style-type: none"> Commercial Regional Industrial Low Mixed Use Commercial

 <p>This land use category includes low-impact industrial uses primarily operating in buildings. This category is more appropriate for some adjacent residential use because of no real or perceived hazard. Potential outdoor entertainment could exist in this land use category. Industrial low requires a landscape or open space recommendation of a bufferyard. Developments that support energy and innovation are allowed.</p>	Transects	Urban Edge, Urban Activity Center, Campus Districts
	2012 Land Use Category	Industrial
<p>Parks and Open Space (P/OS)</p>  <p>This land use category includes a variety of parks and open space typologies including regional parks, community parks and neighborhood parks. Potential outdoor entertainment (pertaining to the operations of parks) could exist in this land use category.</p>	Potential Standards	
	Zone Districts	Public Lands, Parks, Open Space, and Facilities (PL); new Parks and Open Space zones when adopted
	Height	N/A
	Dwelling Units per Acre	N/A
	Mobility	Trails, separated bicycle infrastructure, sidewalks, connected street pattern (collectors, arterials)
	Land Use Adjacencies	<ul style="list-style-type: none"> ● Residential High ● Residential Medium ● Residential Low ● Institutional ● Activity Center ● Mixed Use ● Agricultural Small Scale ● Agricultural Large Scale
	Transects	Natural, Rural, Suburban, Urban Edge, Urban Activity Center, Campus Districts
	2012 Land Use Category	Parks and Open Space
<p>Agriculture Large-Scale (AL)</p>	Potential Standards	
	Zone Districts	A-2, A-3
	Height	35 feet for single family dwelling, 70 feet for agricultural structure
	Dwelling Units per	<1

 <p>This land use category features large-lot commercial-style agriculture primarily occurring on the eastern portion of Adams County. The farm should be considered the primary use of the property and supplementary housing considered secondary. Developments that support energy and innovation are allowed.</p>	Acre	
	Mobility	Trails, limited street network (collectors, arterials, highways)
	Land Use Adjacencies	<ul style="list-style-type: none"> • Parks and Open Space • Agricultural Small Scale
	Transects	Rural, Suburban (namely A-2 zones)
	2012 Land Use Category	Agricultural
Agriculture Small-Scale (AS)	Potential Standards	
 <p>This land use category is included for culturally significant small-lot family-style agriculture primarily occurring in the Welby area and identified in the District Plan. This land use category is not intended to align with any zoning category such as Estate Residential. Developments that support energy and innovation are allowed.</p>	Zone Districts	A-1, A-2
	Height	35 feet for dwelling, 70 feet for agricultural structure
	2012 Land Use Category	Not Available – New Category