

ADAMS COUNTY, NEBRASKA

LAND USE PLAN

2010

AMENDED AND ADOPTED BY ADAMS COUNTY, NEBRASKA

AUGUST 3, 2010

RESOLUTION No. 10-08-03.1

Prepared By



EXISTING LAND USE

INTRODUCTION

Evaluating the land uses that presently exist within Adams County is critical to the formulation of the Develop Adams County portion of the Adams County Comprehensive Development Plan. The analysis of land including location, size and characteristics is important in understanding the pattern of development, past land use trends and other significant factors shaping the existing layout of Adams County. This analysis is essential to the preparation of the Future Land Use Plan. In order to realistically plan for future growth and development in Adams County, the starting point is the existing shape, form and amount of land presently used to provide for county functions. It also assists in the formulation of workable zoning regulations to protect existing uses.

LAND USE CATEGORIES

Evaluation of the existing land uses in Adams County required the mapping of uses currently in the County's jurisdiction. The process used in this update involved existing data already input into the Adams County Assessor's GIS database, review of the initial data by steering committee members, and the finalization of the data. The data represents only a snapshot in time; the snapshot for this update is dated April 20, 2009. The evaluation included a visual overview using recent color aerial photographs, and the input from the planning commission members and zoning administrator. The location of each specific use of land is shown graphically on the Existing Land Use Map, Figures 1 through 1P. The existing land uses of Adams County were classified under the following categories:

- Agriculture
- Livestock Confinement
- Farmstead
- Rural Residential
- Commercial
- Industrial
- Public / Quasi-Public
- Parks, Recreation, and Open Space

The above land use categories are generally defined in the following manner:

Agriculture- Row crop, alfalfa, pastureland and all grain crops are considered agriculture land uses. Adams County is largely an agricultural based county and the existing land use map verifies this conclusion.

Livestock Confinement- Feedlots and confinements of high production densities comprise the uses of livestock confinement areas. These uses may be large or small, a family operation, or a standard operation. Also included in this category are hog/cattle confinements or feedlots. These operations are scattered throughout the county.

Farmsteads- Uses in this category are residential dwellings that have adjacent agricultural operations, including agriculture buildings and/or family livestock operations. Residential units of this type are distributed throughout the county.

Rural Residential- This use is comprised of residential dwellings that are not related to agriculture or confined feeding operations and are located along county roads, highways, or private drives. A number of these uses are scattered throughout the county; however, they are more densely distributed along the southern jurisdictional boundary of Hastings.

Commercial- Uses in this category consist of numerous types of businesses. Commercial uses in Adams County are more prominent north of Hastings along US Highway 281; east of Hastings along US Highway 6; while the remaining existing commercial uses are scattered throughout the County's jurisdiction.

Industrial- Land uses typically include communication plants, light manufacturing, commercial storage, industrial parks, large salvage yards, etc. These uses tend to be located near municipalities and major transportation routes for accessibility purposes. Within Adams County there are minimal industrial uses present within the County's jurisdiction with the majority of these uses found within either the corporate limits of the communities or within their extraterritorial jurisdiction.

Public/Quasi-Public- This category consists of all historical markers, nature preserves, school facilities, etc. and are scattered throughout the county. Some of these current uses have been illustrated, while some have not been shown.

Park, Recreation, and Open Space- This category includes State Recreational Areas and/or Wildlife Management Areas, camping areas, and private hunting/recreational areas or camps owned and operated by clubs or organizations.

FIGURE 1: EXISTING LAND USE MAP – ENTIRE COUNTY
(Map created by Adams County GIS)

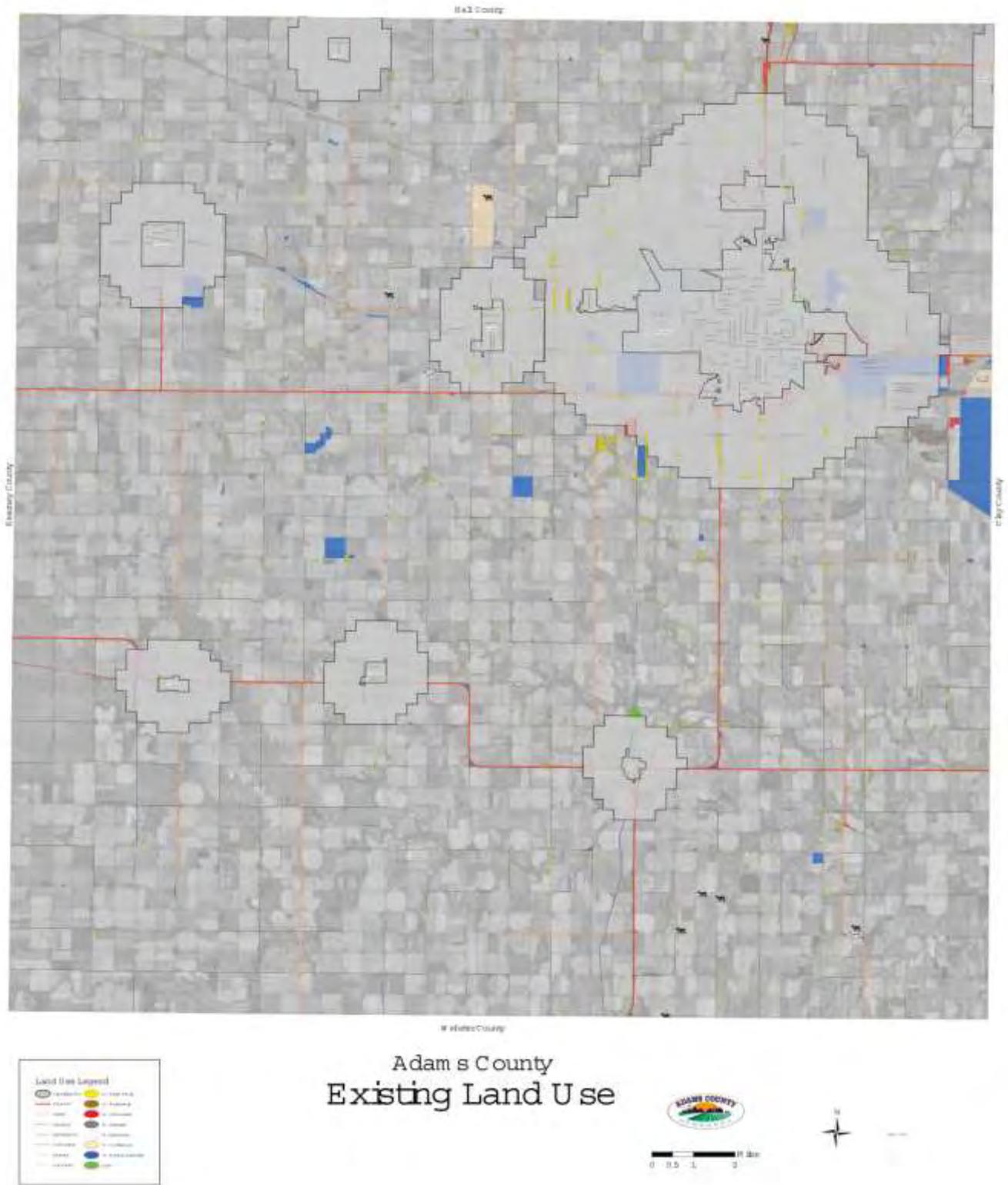


FIGURE 1A: EXISTING LAND USE – WEST BLUE TOWNSHIP
 (Map Created by Adams County GIS)

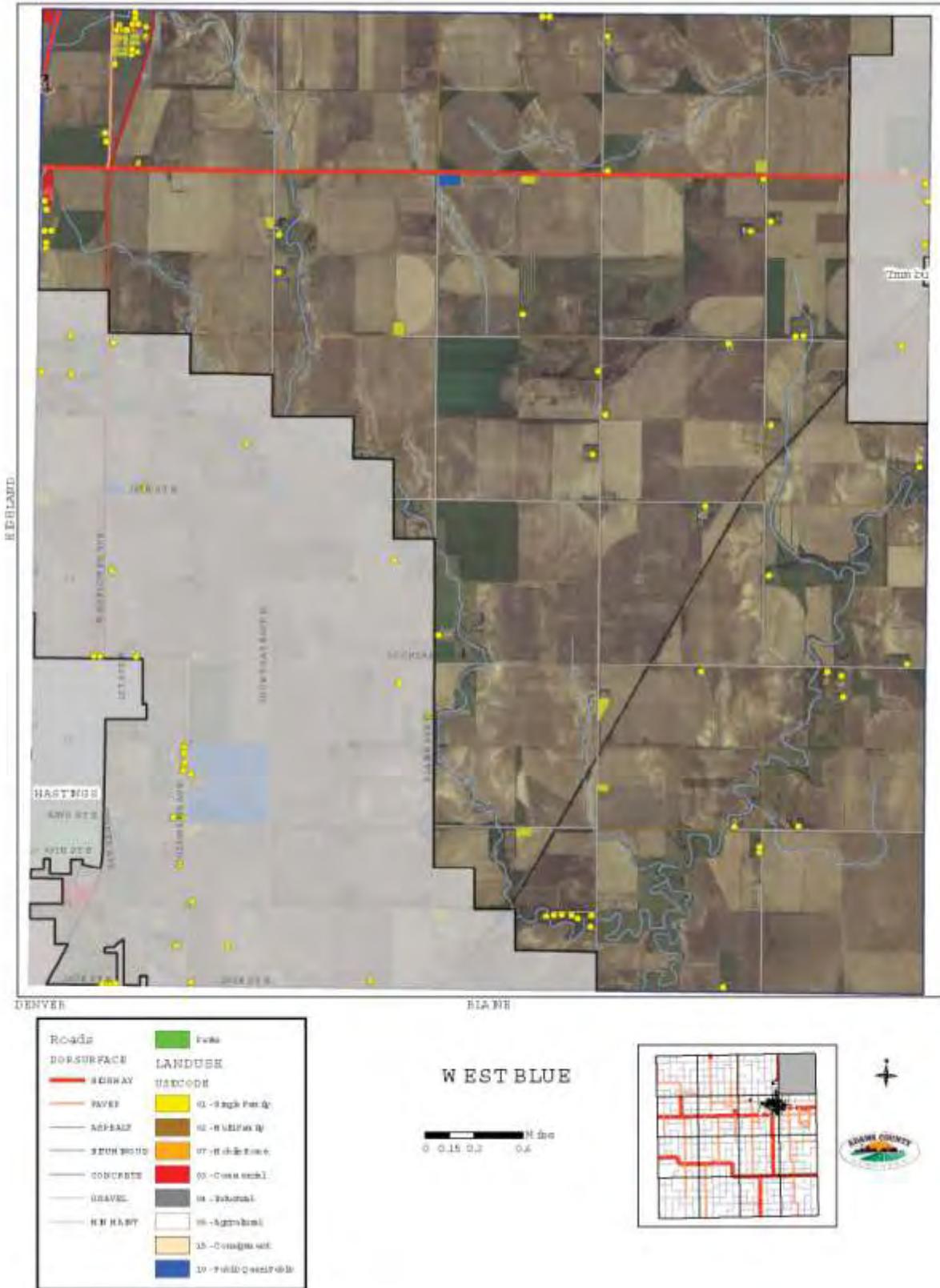


FIGURE 1B: EXISTING LAND USE – HIGHLAND TOWNSHIP
 (Map created by Adams County GIS)

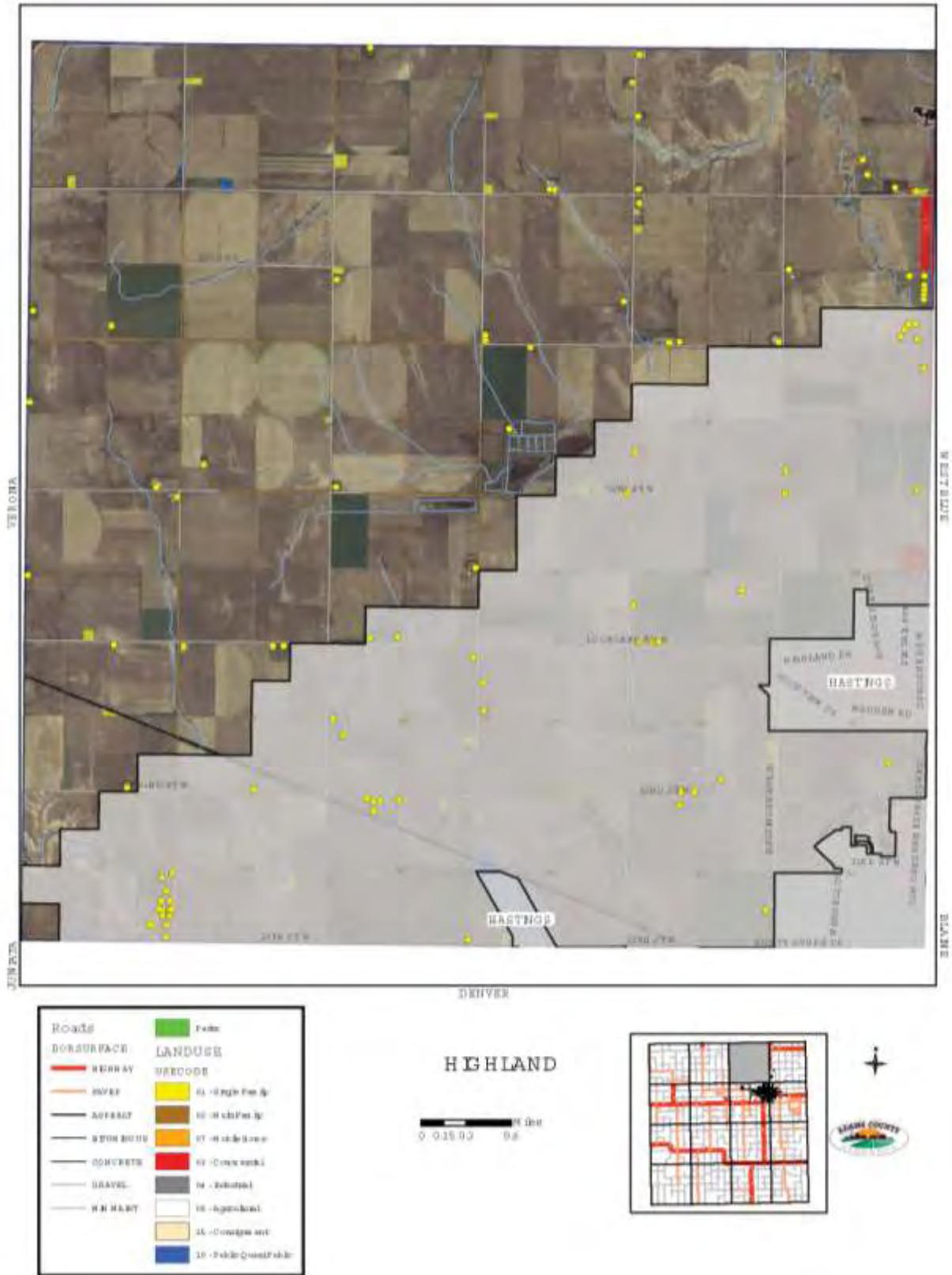


FIGURE 1C: EXISTING LAND USE – VERONA TOWNSHIP
 (Map created by Adams County GIS)

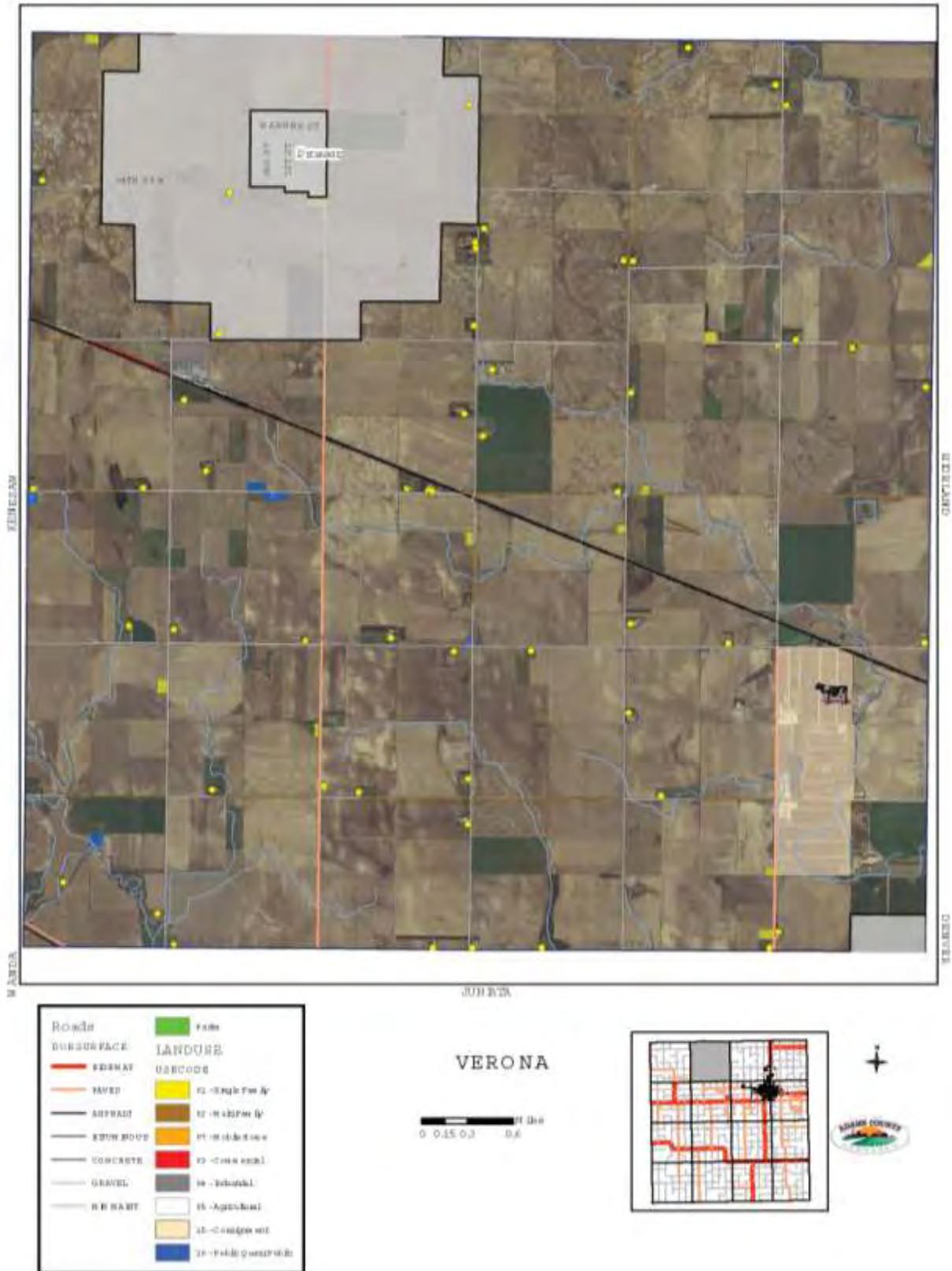


FIGURE 1D: EXISTING LAND USE – KENESAW TOWNSHIP
 (Map created by Adams County GIS)



Roads	LANDUSE
<ul style="list-style-type: none"> SHOULDER PAVEMENT ADDRESS STREET FRONT CORNERSTONE GRASS NO PARKING 	<ul style="list-style-type: none"> 41 - Single Farm Use 42 - Multiple Farm Use 43 - Medium Density Residential 44 - Industrial 45 - Agricultural 46 - Commercial 47 - Public Use

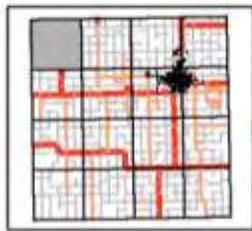


FIGURE 1E: EXISTING LAND USE – WANDA TOWNSHIP
 (Map created by Adams County GIS)



ROADS	LAND USE
HERWAY	01 - Single family
AVENUE	02 - Medium density
AVENUE	03 - High density
AVENUE	04 - Commercial
AVENUE	05 - Industrial
AVENUE	06 - Agriculture
AVENUE	07 - Conservation
AVENUE	08 - Forestland
AVENUE	09 - Wetlands
AVENUE	10 - Water

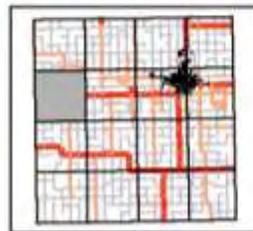
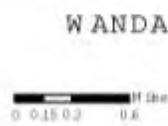


FIGURE 1F: EXISTING LAND USE – JUNIATA TOWNSHIP
 (Map created by Adams County GIS)

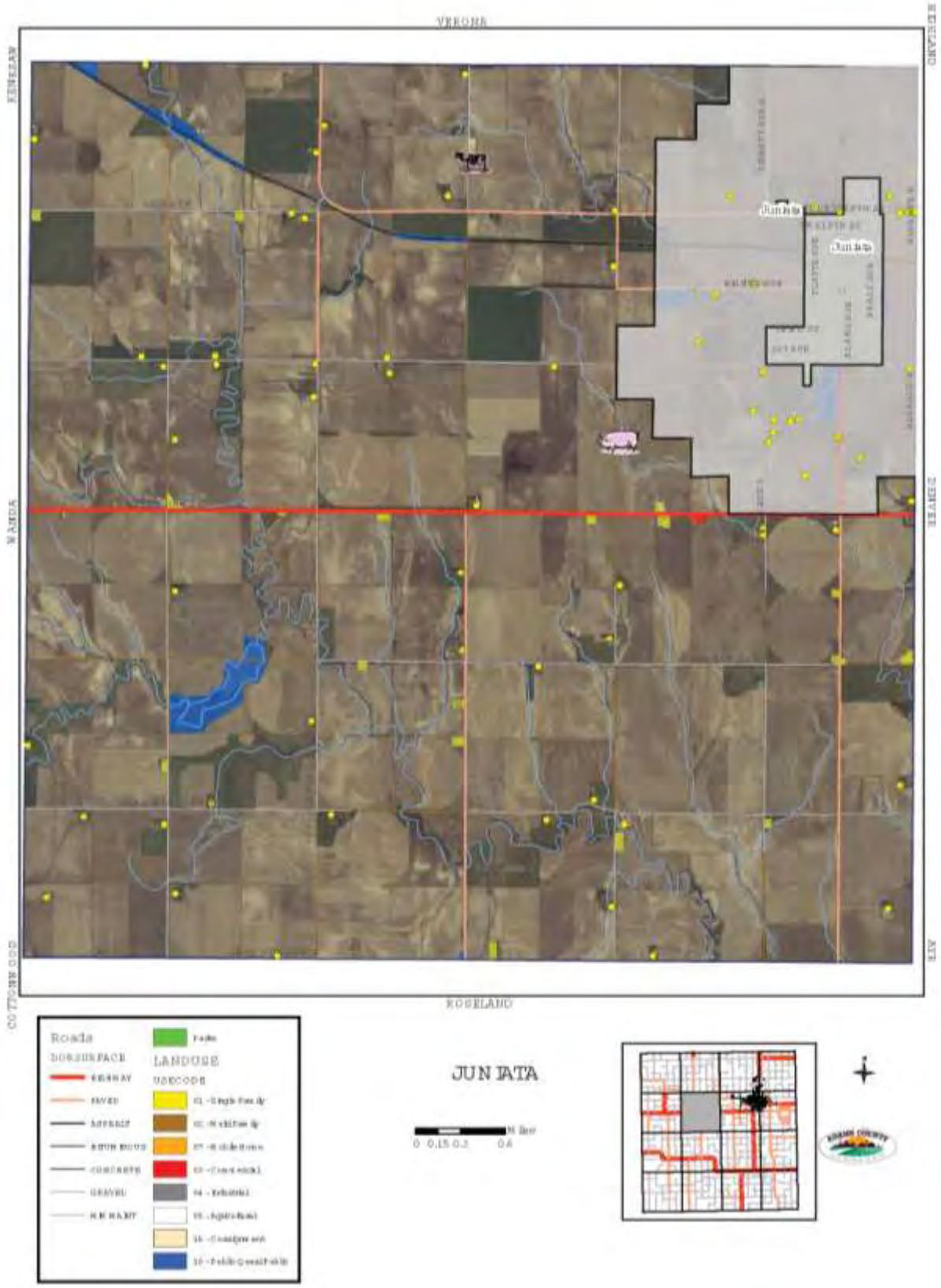


FIGURE 1G: EXISTING LAND USE – DENVER TOWNSHIP
 (Map created by Adams County GIS)

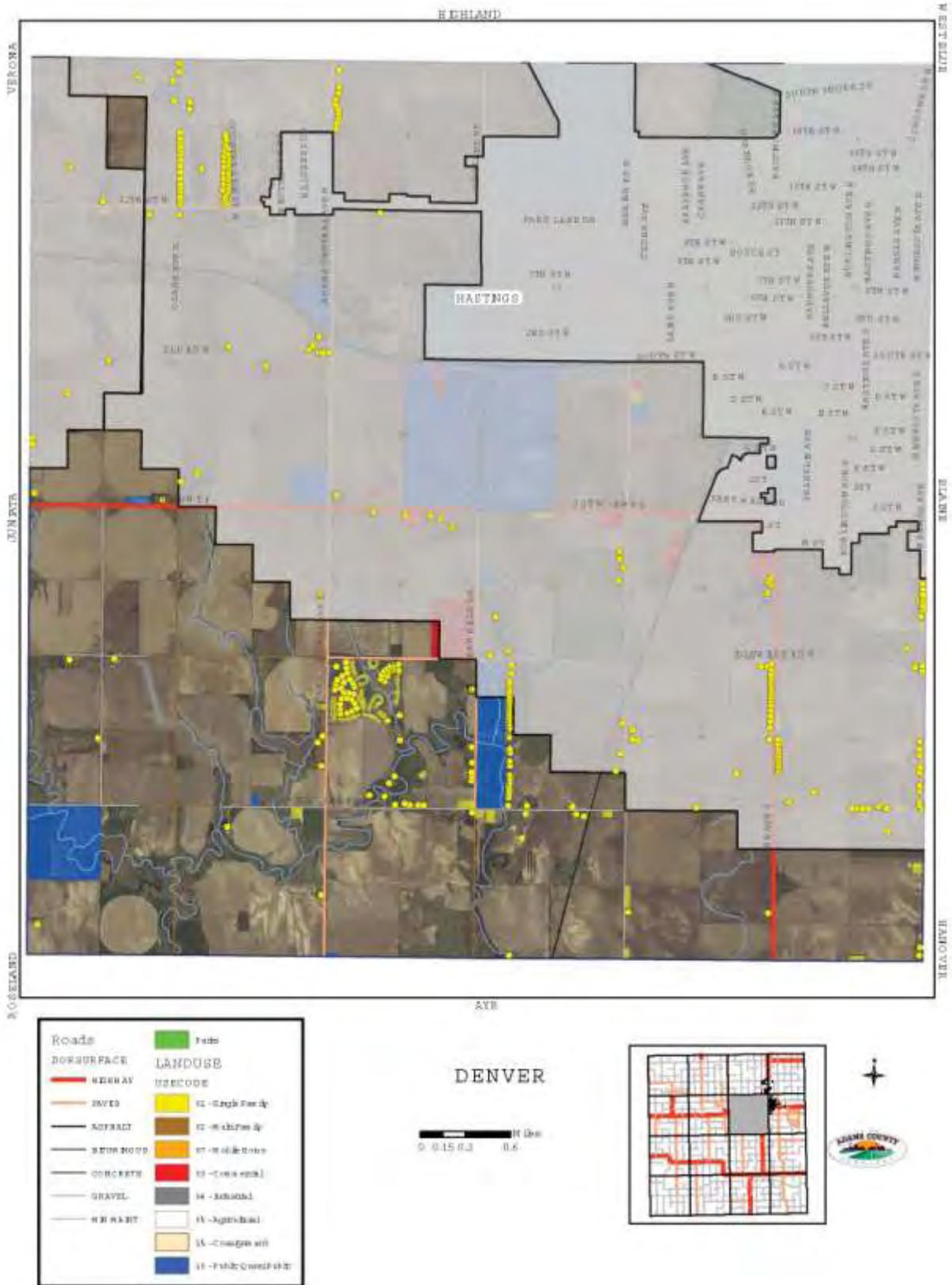


FIGURE 1H: EXISTING LAND USE – BLAINE TOWNSHIP
 (Map created by Adams County GIS)

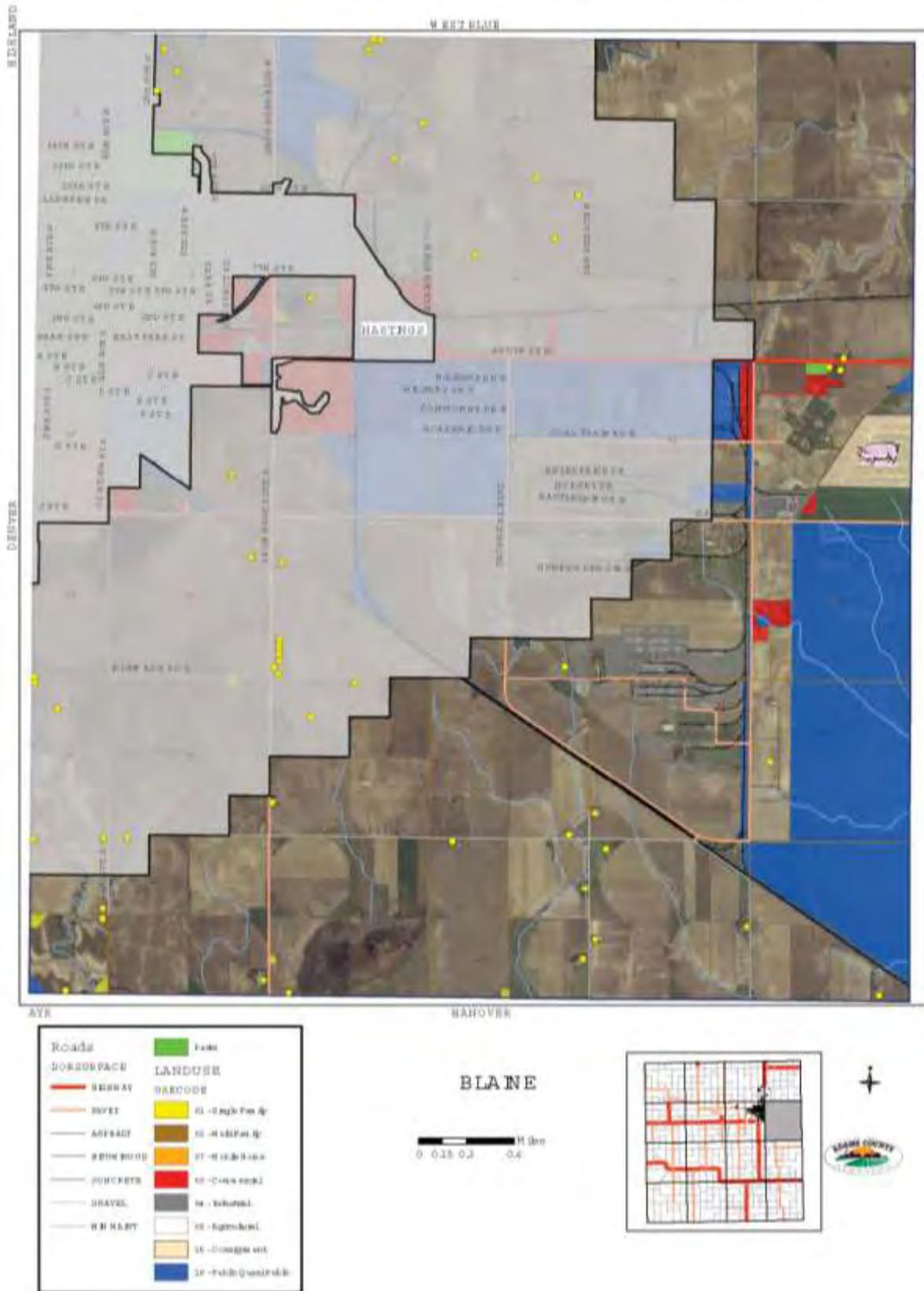


FIGURE 1I: EXISTING LAND USE – HANOVER TOWNSHIP
 (Map created by Adams County GIS)

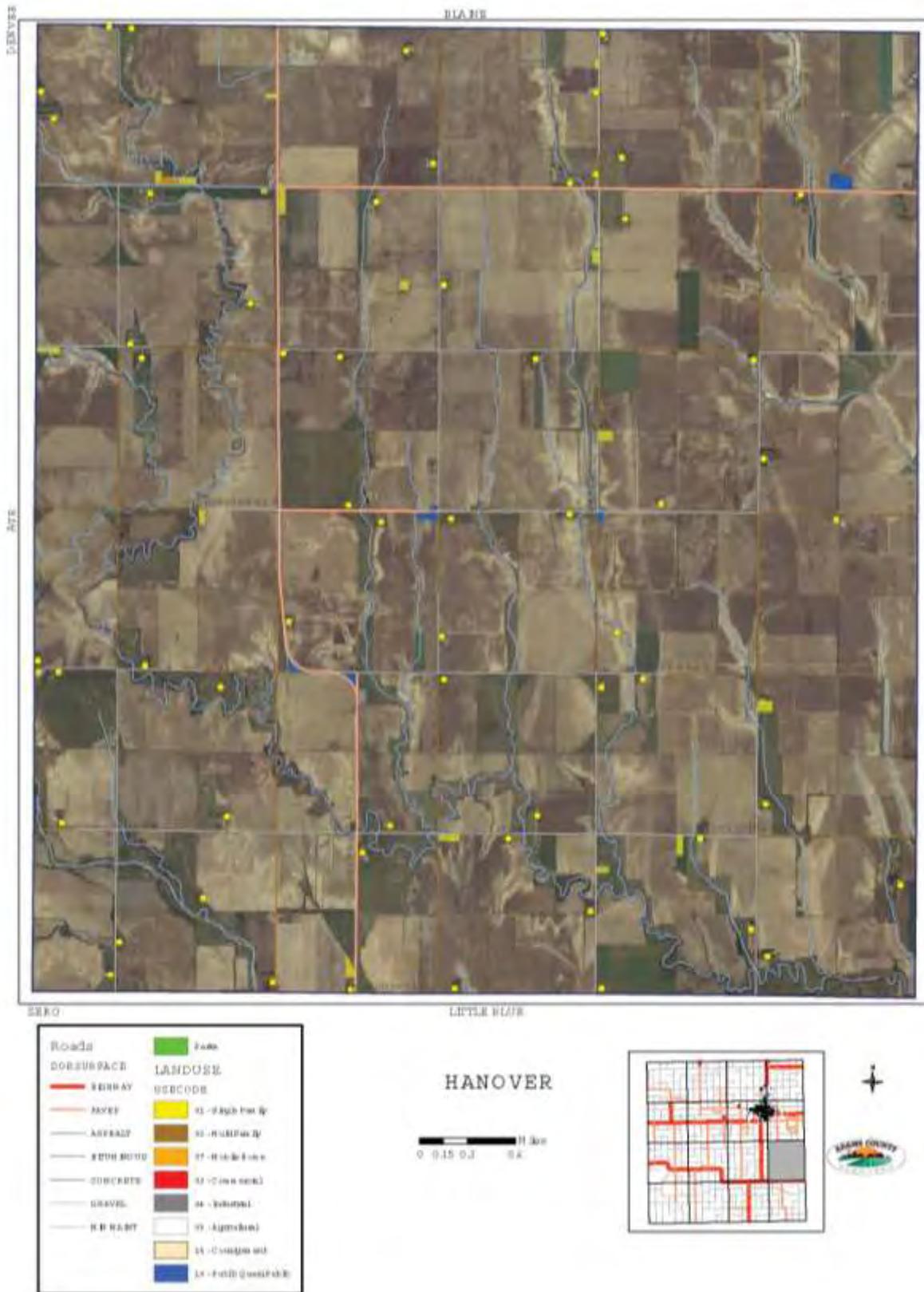


FIGURE 1J: EXISTING LAND USE – AYR TOWNSHIP
 (Map created by Adams County GIS)



Roads	LANDUSE
ASPHALT	01 - Single Fam. R.
DIRT	02 - Multi-Fam. R.
GRAVEL	03 - High Way
CONCRETE	04 - Comm. Bldg.
GRAVEL	05 - Industrial
GRAVEL	06 - Agricultural
GRAVEL	07 - Commercial
GRAVEL	08 - Public Use/Other
GRAVEL	09 - Water

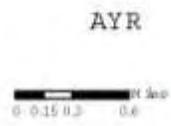


FIGURE 1L: EXISTING LAND USE – COTTONWOOD TOWNSHIP
 (Map created by Adams County GIS)



Roads	LANDUSE
ROADSURFACE	CODE
ASPHALT	01 - Single Family
DIRT	02 - Industrial
GRAVEL	03 - High Density
CONCRETE	04 - Commercial
GRAVEL	05 - Agricultural
GRAVEL	06 - Open Space
GRAVEL	07 - Public Use/Other
GRAVEL	08 - Forest
GRAVEL	09 - Wetlands
GRAVEL	10 - Water

COTTONWOOD

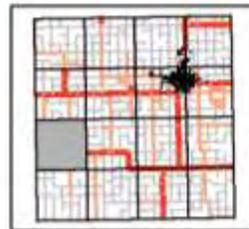
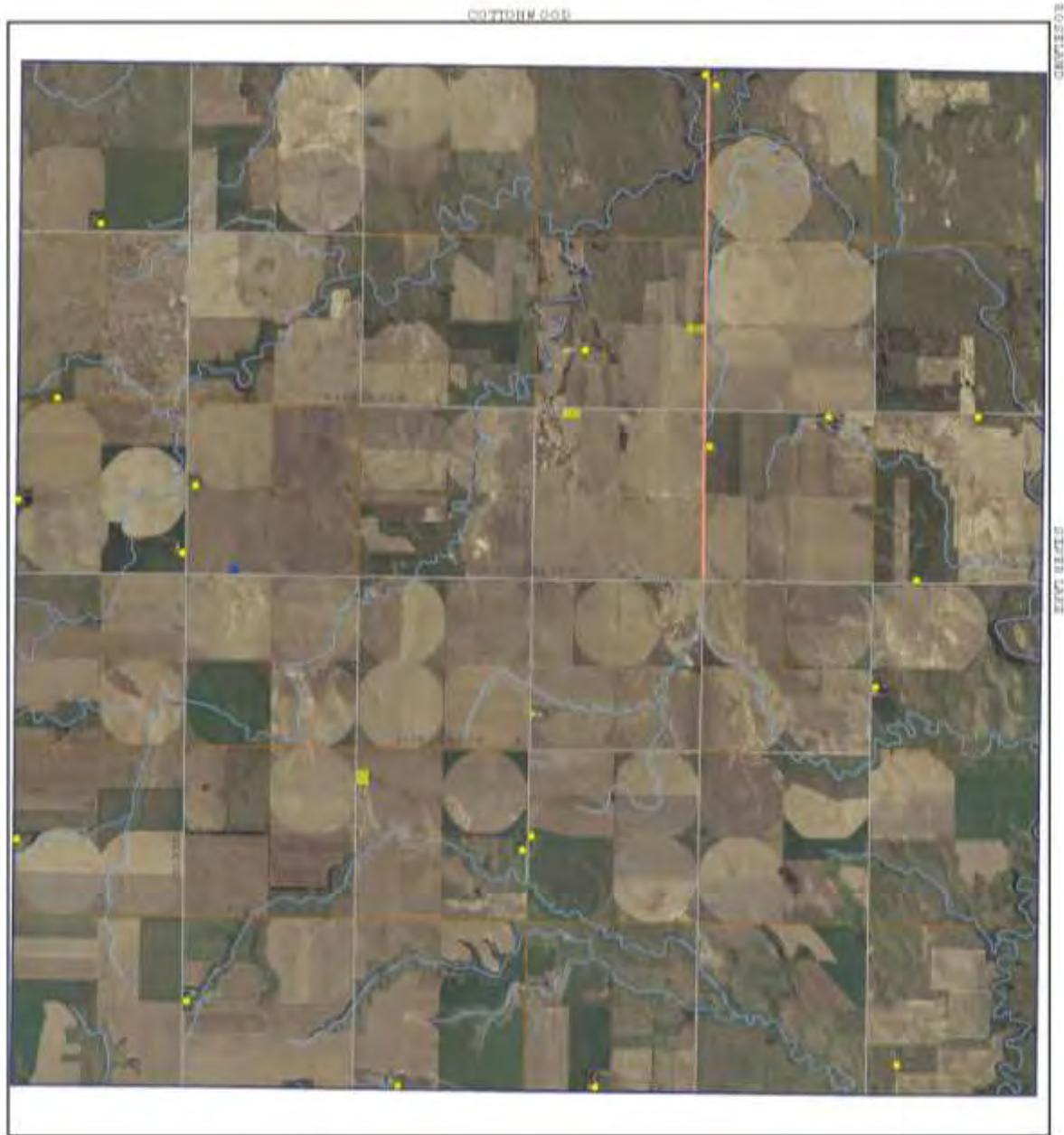


FIGURE 1M: EXISTING LAND USE – LOGAN TOWNSHIP
 (Map created by Adams County GIS)



Roads	LAND USE
ROADWAY SURFACE	01 - Single Family
BIWAY	02 - Medium Density
BIWAY	03 - High Density
ASPHALT	04 - Industrial
BIWAY BIWAY	05 - Office/Professional
CONCRETE	06 - Open Space
GRAVEL	07 - Institutional
HEAVY BIT	08 - Agricultural
	09 - Open Space
	10 - Public Open Space
	11 - Park

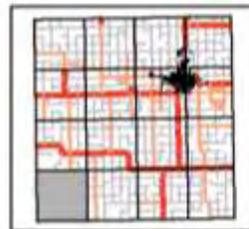


FIGURE 1N: EXISTING LAND USE – SILVER LAKE TOWNSHIP
 (Map created by Adams County GIS)



ROADS		LANDUSE	
ROAD SURFACE	PAVE	USKCODES	
— HIGHWAY		01 - Single Farm Use	
— RAMPED		02 - Residential	
— DRIVEWAY		03 - Medium Density	
— ROAD SHOULDERS		04 - Medium Density	
— COUNTRY		05 - Single Farm Use	
— GRAVEL		06 - Pasture	
— HIGHWAY		07 - Agricultural	
		08 - Conservation	
		09 - Forest/Preserve	

SILVER LAKE

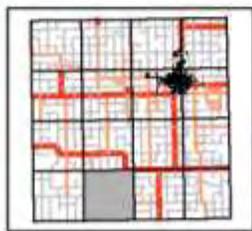


FIGURE 10: EXISTING LAND USE – ZERO TOWNSHIP
 (Map created by Adams County GIS)



Roads	LAND USE
ROADWAY	01 - Single Family
ROAD	02 - Medium Density
ALLEY	03 - High Density
ROAD RIGHT	04 - Open Space
CONCRETE	05 - Industrial
GRAVEL	06 - Agricultural
HEAVY	07 - Open Space
	08 - Public Open Space
	09 - Single Family
	10 - Medium Density
	11 - High Density
	12 - Open Space
	13 - Industrial
	14 - Agricultural
	15 - Open Space
	16 - Public Open Space

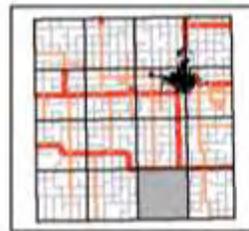
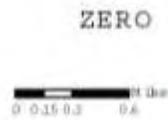
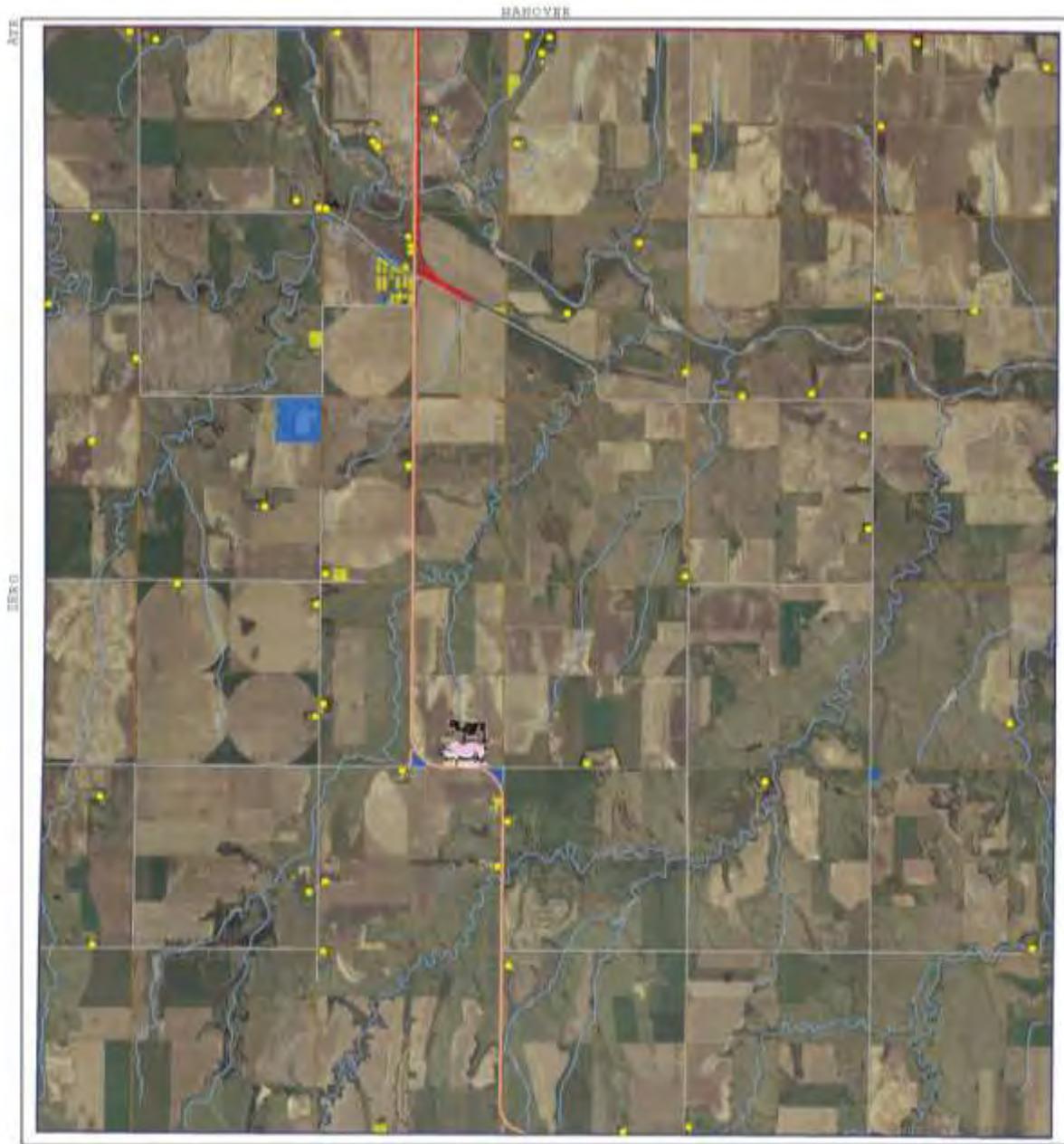


FIGURE 1P: EXISTING LAND USE – LITTLE BLUE TOWNSHIP
 (Map created by Adams County GIS)



ROADS	LAND USE
ROAD SURFACE	01 - 0 Single Farm Acre
GRAVEL	02 - 0 1/2 Acre Farm Acre
ASPHALT	03 - 0 1/4 Acre Farm Acre
ROAD SHOULDERS	04 - 0 1/2 Acre Farm Acre
CONCRETE	05 - 0 1/4 Acre Farm Acre
GRAVEL	06 - 0 1/2 Acre Farm Acre
ROAD RIGHT	07 - 0 1/4 Acre Farm Acre
	08 - 0 1/2 Acre Farm Acre
	09 - 0 1/4 Acre Farm Acre
	10 - 0 1/2 Acre Farm Acre

LITTLE BLUE

0 0.15 0.3 0.45 Miles



EXISTING LAND USE ANALYSIS

Physical Character of Adams County

Adams County has a highly diverse topography across its boundaries. Adams County lies within what is called the Loess Plains; due to this region, the topography varies from level ground sloping land near the Big Blue River and its tributaries. Historically, Adams County has been an agricultural area producing a combination of some row crops and grazing; grazing has been located in areas where the slopes are too steep to plant and combine crops. Most of the development outside of Hastings and the villages has been low density residential or commonly known as acreage development.

The total land area of Adams County is 564.2 square miles or 359,680 acres. At the time of this Land Use Plan Update, 63.3 square miles or 40,512 acres (11.3%) of Adams County was within the planning and zoning jurisdiction of the City of Hastings; 34.1 square miles or 21,831 acres (6.1%) of Adams County was within the combined planning and zoning jurisdictions of all the villages. Therefore, 17.4% of Adams County is not within the planning and zoning jurisdiction of the County at the time of this Plan. It is likely that this percentage will continue to go up as the villages but more specifically the City of Hastings annexes more development into its corporate limits and extends its two-mile extraterritorial jurisdiction.

Rural Unincorporated Land Uses

Agriculture Development

The vast majority of the 359,680 acres of land within the County is used for agricultural production. The most prominent agricultural activities are crop production.

Livestock Confinements

Livestock operations of varying sizes are scattered throughout Adams County. However, there are four larger confined livestock feeding operations within the County. Two of these facilities are within two to three miles of the Village of Juniata, both are cattle operations. A large swine operation is located nearly in between the Villages of Ayr and Roseland. The final major confined feeding operation is located east Hastings and south of US Highway 6 near the Clay County line and is a swine operation. See Figure 1 and the corresponding township land use maps (Figures 1A-1P) for the specific locations.

Generally, many of the livestock operations are located in areas where rural farmsteads are the predominant land use. The development of these uses in close proximity with farmsteads in the county has occurred for the same reasons original farmsteads were constructed; the availability of adequate water, supplies, higher crop production potentials and the desire to have the feeding facilities located near the producers' farming or ranching operations.

Farmstead Development

As indicated in Figure 1 and the subsequent Township land use maps (Figures 1A-1P), farmsteads are scattered throughout Adams County. Examination of the land use pattern, with regard to farmstead development, reveals no specific pattern aside from the fact that the farmsteads were developed in a pattern consistent with other agricultural counties with the farmstead typically on the corner of the property owned by the agricultural producer.

Rural Residential Development

Non-farm rural residential development has been a growing trend, throughout the state of Nebraska, over the past two or three decades. This has been driven by market demand for larger parcels of land and larger homes. In most instances, larger parcels of land are not available within the corporate limits of cities or villages; as a result, the development has occurred in rural areas. Pressure will likely continue for this type of development throughout the county during the planning period, although more likely during the latter portions of the planning period. It will be important for the governing body of Adams County to acknowledge the potential increase in non-farm residents in the future, and design regulations that adequately manage their impact on the existing uses within the county.

Non-farm rural residential development has occurred throughout the county; however, the majority of the growth pressure has been in the central part of the county and around the City of Hastings and the Village of Juniata.

Commercial Development

Figure 1 indicates the amount of rural commercial development is limited within the unincorporated portions of Adams County. The majority of most commercial operations and businesses are located within the corporate limits of the Adams County communities.

Industrial Development

Figure 1 indicates minimal industrial uses located in the unincorporated areas of Adams County. Industrial sites located outside of the community jurisdictions include those east of Hastings and one south of Prosser. There are also many grain elevators located throughout the county.

Public/Quasi-Public Development

As shown in Figure 1, public/semi-public land uses are located throughout Adams County. The greatest amount of this use in the unincorporated areas of Adams County is east and southeast of Hastings along US Highway 6.

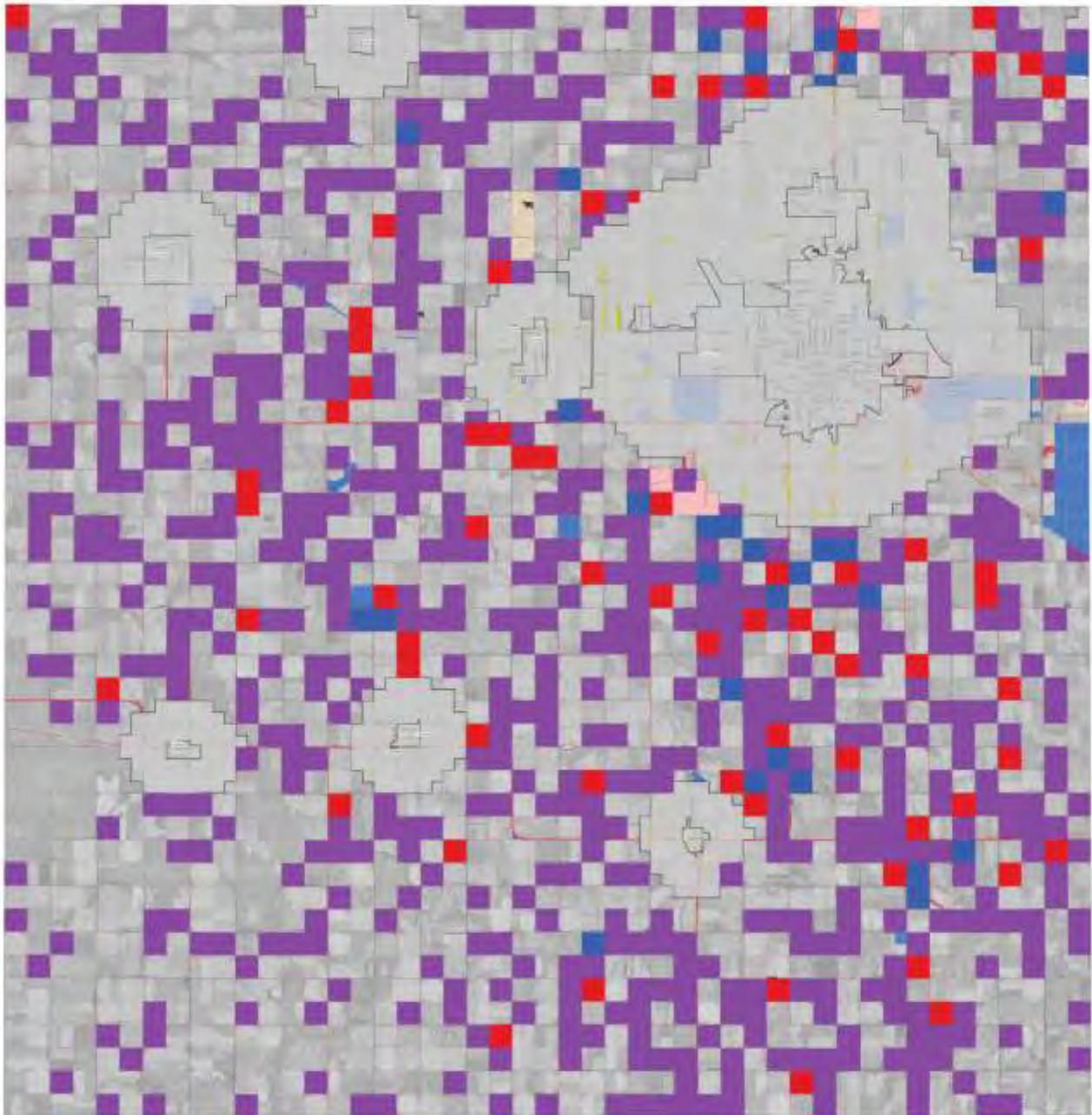
Park, Recreation, and Open Space

Adams County currently has a limited amount of land designated as Park, Recreation, and Open Space within the unincorporated areas of the county. One of these recreational areas is located just north of the Village of Ayr.

EXISTING RESIDENTIAL DENSITY

The Residential Density, Figure 2, was derived from the existing land use map depicting the density of residential development within Adams County. This map was developed to examine the residential density within the unincorporated areas of Adams County. Residential density was examined as the Total Density of Residential Development by Quarter Section. This map was developed to identify specific areas within Adams County and its planning and zoning jurisdiction that had existing or the potential for denser than normal development and where potential land use conflicts may continue or spring up during the planning period. The map displays graphically where and how much rural residential development has been allowed to occur in the county. These maps can be utilized when making future land use decisions as well as future transportation decisions.

FIGURE 2: TOTAL RESIDENTIAL DENSITY BY QUARTER SECTION
 (Map created by Adams County GIS)



ROADS	City College City
RAILROADS	City - College Park City
RAILROADS	City - Industrial City
RAILROADS	City - Industrial City
RAILROADS	City - Industrial City
RAILROADS	City - Industrial City
RAILROADS	City - Industrial City
RAILROADS	City - Industrial City
RAILROADS	City - Industrial City
RAILROADS	City - Industrial City

Adams County
 Total Residential Density by Quarter Section

Total Residential Density	
Low Density	High Density
Medium Density	Very High Density

Total Residential Density by Quarter Section

Figure 2, Total Residential Density by quarter Section examines the density of dwelling units, including farmsteads and acreage, by quarter sections. The density is examined in terms of ranges per quarter section, these ranges are:

- None or zero dwellings
- 1 dwelling per ¼ Section
- 2 dwellings per ¼ Section
- 3 to 7 dwellings per ¼ Section
- 8 or more dwellings per ¼ Section

The greatest densities are located immediately around the extraterritorial jurisdiction of Hastings. There are some ¼ sections with 3 or more dwellings units scattered throughout the county as well; however, there is not a large quantity of ¼ sections. The bulk of the rural residential density has slowly been encompassed by either Hastings or Juniata and their respective jurisdictions as the two communities have annexed additional property into their corporate limits.

The current density maps represent the basis for the development of future residential land use densities and policies throughout Adams County.

EXISTING LAND USE SUMMARY

The existing land use pattern in the rural portions of the county should have implications with the development of land uses in the future. There should be a place for each type of development (i.e. farming, non-farm residents and confined feeding operations) within the rural portions of Adams County, but locating these uses should be extensively evaluated. If Adams County is to encourage development within the rural areas of the county, it will be imperative to formulate a Future Land Use Plan and set of zoning regulations which effectively balance development and minimize conflicting land uses.

Major issues that have been, or are currently impacting existing uses include:

- Soil conditions especially associations containing Valentine Soils
- Transportation issues ranging from the US Highways 6, 34, and 281 to minimum maintenance roads
- Natural resource areas
- Topography
- Growth pressures from the City of Hastings, the rural area between Hastings and Juniata, and from Hall County to the North.

COUNTY LAND USE MANAGEMENT POLICY (CLUMP)

PURPOSE OF CLUMP

The purpose of the CLUMP system is to develop a broad policy that acknowledges existing land use patterns, existing and future market demands, and manages these factors in relation to one another. CLUMP establishes a long-range management policy that provides guidance for future development and the allocation of uses on the Future Land Use Map.

CLUMP PROCESS

CLUMP was devised to identify and examine existing development trends, residential densities, predominately uses such as agriculture; while, establishing a balance between specific growth pressures, preservation of agricultural lands, and the resources of the county. The CLUMP process includes a review of two critical elements of the existing land use fabric within the County; which are:

- Existing land use patterns and locations, and
- The density of residential development within the unincorporated areas of the County.

These elements can be seen in Figure 1 and Figure 2 of this document.

CLUMP balances the demand for urban and non-urban development with the preservation and conservation of agriculture and the fiscal responsibilities to provide services either at the County or the municipal level. CLUMP utilizes principals found within the “Smart Growth” movement. According to the Urban Land Institute’s publication **Smart Growth: Myth or Fact**, a *major myth* is that “*Smart growth is a code word for no growth*”. However, as the Urban Land Institute points out, a *major fact* is that “*Smart growth recognizes that growth and development are both inevitable and beneficial*”. The goal of this plan is to direct growth in the proper direction while recognizing and preserving the agricultural culture, way of life and economic benefits that Adams County has known for so along.

“The goal of smart growth is not “no growth” or even slow growth. Rather, the goal is sensible growth that balances our need for jobs and economic development with our desire to save our natural environment”

Parris Glendening, Governor State of Maryland

The development of CLUMP was premised on the belief that development pressures and demands exist and that the best approach is to acknowledge and accommodate these pressures through diligent planning. However, these pressures must be managed and channeled to areas that are in the process of developing, or areas that can accommodate this development over the long term.

CLUMP CONCEPT

The CLUMP concept centers on three policy areas. These areas are:

- Urban Reserve
- Transitional Development
- Agricultural Preservation

These three policy areas are indicated on Figure 3 of this document. These areas generally identify different levels of development based upon proximity to existing urban centers or smaller developments; proximity to major transportation routes; existing land use densities; and potential land uses to be allowed in the future. The intent is to concentrate each of the different policy considerations into areas based upon these factors. In addition, intense development (major commercial centers, densely populated subdivisions, etc.) should be encouraged to locate within or adjacent to the existing communities of Adams County. Ultimately, the CLUMP concept is to control and minimize growth and development within the unincorporated areas of Adams County using a well-considered management approach.

POLICY AREAS

Urban Reserve Policy Area

The Urban Reserve Policy Area is intended to accommodate the following policies:

- Higher density development generally near urbanized areas /communities
- Located along major transportation routes within the county.
- Location of higher intensity/density uses
- Potential growth areas adjacent to the smaller communities

The Urban Reserve Policy Areas are generally located at varying locations immediately adjacent to the extraterritorial jurisdiction of Hastings.

The proposed land uses for the Urban Reserve policy areas are:

- Industrial
- Commercial
- Urban Residential
- Rural Residential
- Flex Space (limited commercial and industrial uses)
- Mixed Use (limited commercial and residential uses)
- Public/Quasi-Public
- Parks / Recreation

When making future land use and zoning decisions, the policy requires these use types to be located within an Urban Reserve policy area unless the use is a secondary use directly associated with an agricultural operation or where they are listed in another policy area. These areas, as well as the area within the extraterritorial jurisdictions of the communities should allow for ample development opportunities while allowing for a controlled growth policy. All future development of this type should be located in the designated areas in order to minimize future sprawl and haphazard development.

Transitional Development Policy Area

The Transitional Development policy area is intended to accommodate the following policies:

- Less dense types of developments generally within or near rural areas of the county that have already developed at a density of more than four residential dwelling units per section
- Near the smaller communities of the county and outside Hastings' extraterritorial jurisdiction
- Along certain highways
- Represent areas within Adams County that are in a state of transition from agricultural uses to more urban types of uses and densities.

The Transitional Development policy areas are basically located along US Highway 281 north of Hastings and south of Hastings to Ayr. These policy locations can be seen on Figure 3, the CLUMP Map.

The proposed land uses for the Transitional Development policy areas are:

- Rural Residential
- Transitional Agriculture
- Some small commercial and industrial uses
- Flex Space (limited commercial and light industrial uses)
- Mixture of Agriculture and agri-businesses, including grain elevators
- Public/Quasi-Public
- Parks / Recreation

When making future land use and zoning decisions, the policy requires any of these use types to be located within a Transitional Development policy area unless overlapping uses are allowed in another policy area. Future development, especially the smaller commercial uses and rural residential should be designed in ways to minimize impact on surrounding uses (i.e. cluster development, development away from environmentally sensitive conditions). All future development of this type should be located in the designated areas in order to minimize future sprawl and haphazard development.

Agriculture Preservation Policy Area

The Agriculture Preservation policy area is intended to accommodate the following policies:

- The preservation of agricultural uses
- Low density residential development, primarily farmsteads and residences connected to an existing farming operation

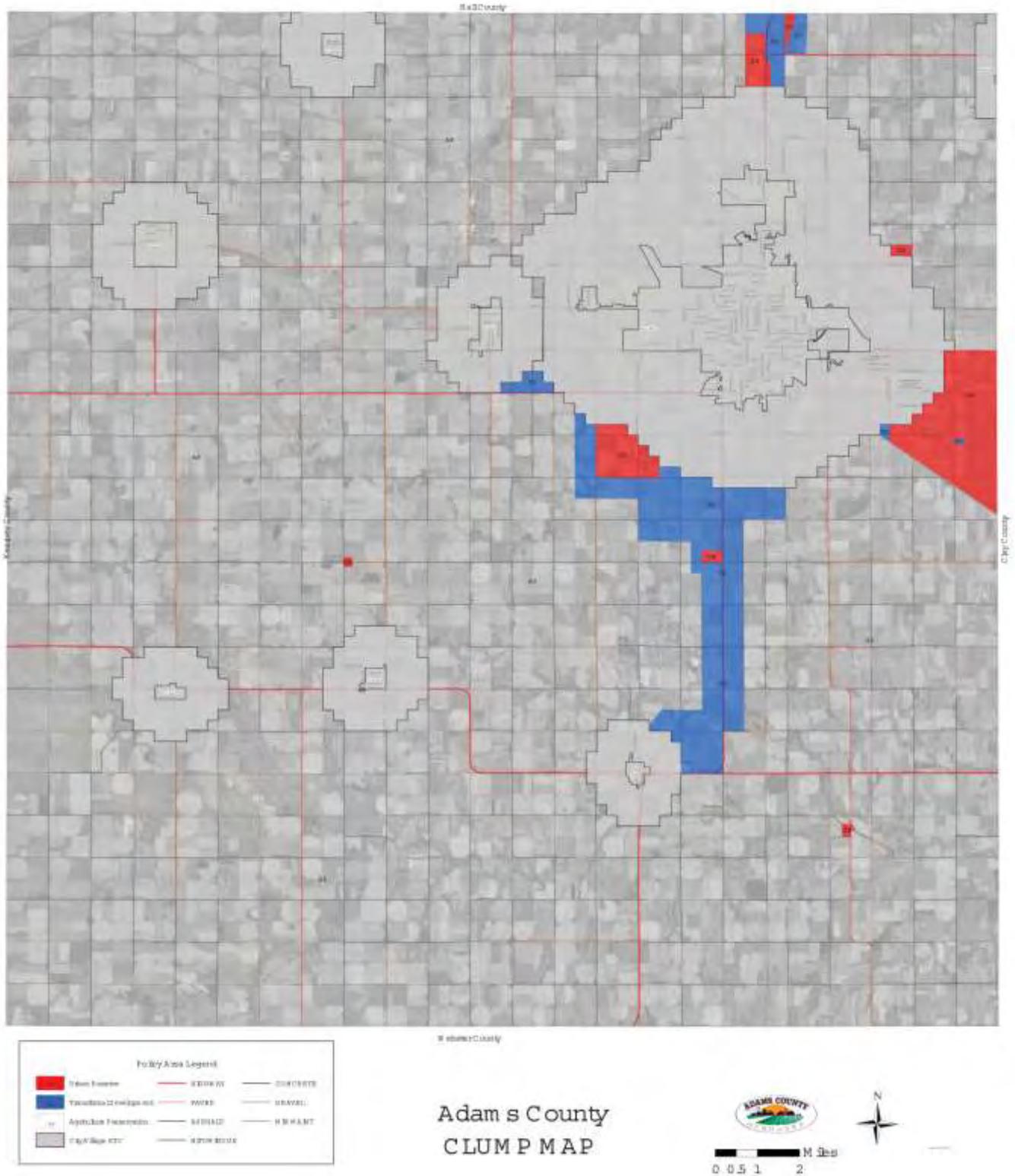
The Agriculture Preservation policy area is the remaining portions of Adams County not included in the Urban Reserve or Transitional Development areas.

The proposed land uses for the Agriculture policy areas are:

- General Agriculture
- Transitional Agriculture
- Mixture of Agriculture and agri-businesses, including grain elevators
- Public/Quasi-Public
- Parks / Recreation

When making future land use and zoning decisions, the policy would allow only these use types to be located within an Agriculture policy area. These areas have been identified based upon their lack of development and the ability to preserve the agricultural base of Adams County. All future development of this type should be located in the designated areas in order to minimize future sprawl and haphazard development.

FIGURE 3: ADAMS COUNTY CLUMP MAP
 (Map created by Adams County GIS)



FUTURE LAND USE

Based upon the land use concepts, the Future Land Use Plan for Adams County, Nebraska envisions land use categories to accommodate the expansion of existing and future development uses of the land; while preserving the existing agricultural character and economics in the county. As shown on the Future Land Use Map (Figure 5) and described below, these land use areas are:

- Agricultural Preservation
- Transitional Agricultural
- Rural Residential
- Urban Residential
- Mixed Use
- Commercial
- Flex Space
- Industrial
- Parks and Recreation
- Public Use / Semi-Public
- Conservation District (Overlay)

The basic guiding principle for this Plan is the preservation and protection of existing land uses and the environment in the county. This includes the protection of the residentially developed areas, while encouraging economic expansion in both the agricultural and non-agricultural sectors of the local economy. This expansion would occur through development of new and/or expanded land uses compatible with the existing uses, environmentally acceptable, and respects and supports the quality of life desired by the residents of Adams County.

ISSUES IMPACTING THE LAND USE PLAN

There are a number of external issues that will impact the Future Land Use Plan of Adams County, including:

- The extraterritorial jurisdictions of the City of Hastings and the villages of Adams County.
- Floodplains, and
- Sensitive soils within the county

Extraterritorial Jurisdictions

The extraterritorial jurisdictions of Hastings (2-miles) and the villages (1-mile) represent an opportunity for these communities to continue their growth, including the types of land uses within these boundaries. Of course, the County should work to have similar land uses where the two jurisdictions meet. Buffers along these perimeters should be examined and implemented wherever possible.

Floodplains

The County should not encourage development within identified 100-year floodplains and in some instances any identified 500-year floodplain. In addition to development, locating major confinements within these areas should also be discouraged due to the potential of animal loss and contamination during high water periods.

Sensitive Soils

Within Adams County there is one specific soil type that is overly sensitive to development, Valentine soils. The Valentine soils within Adams County are within the “Valentine-Thurman” Soils Association. This association is found predominately

along the western edge of the county. Valentine soils tend to be very porous, sandy and typically having very high percolation rates. Based upon a rough review of the Adams County Soils Map (Figure 4) and the existing land use maps, it appears that major development including residences have avoided these areas; thus, creating an excellent opportunity to continue the preservation of these soils and the groundwater below.

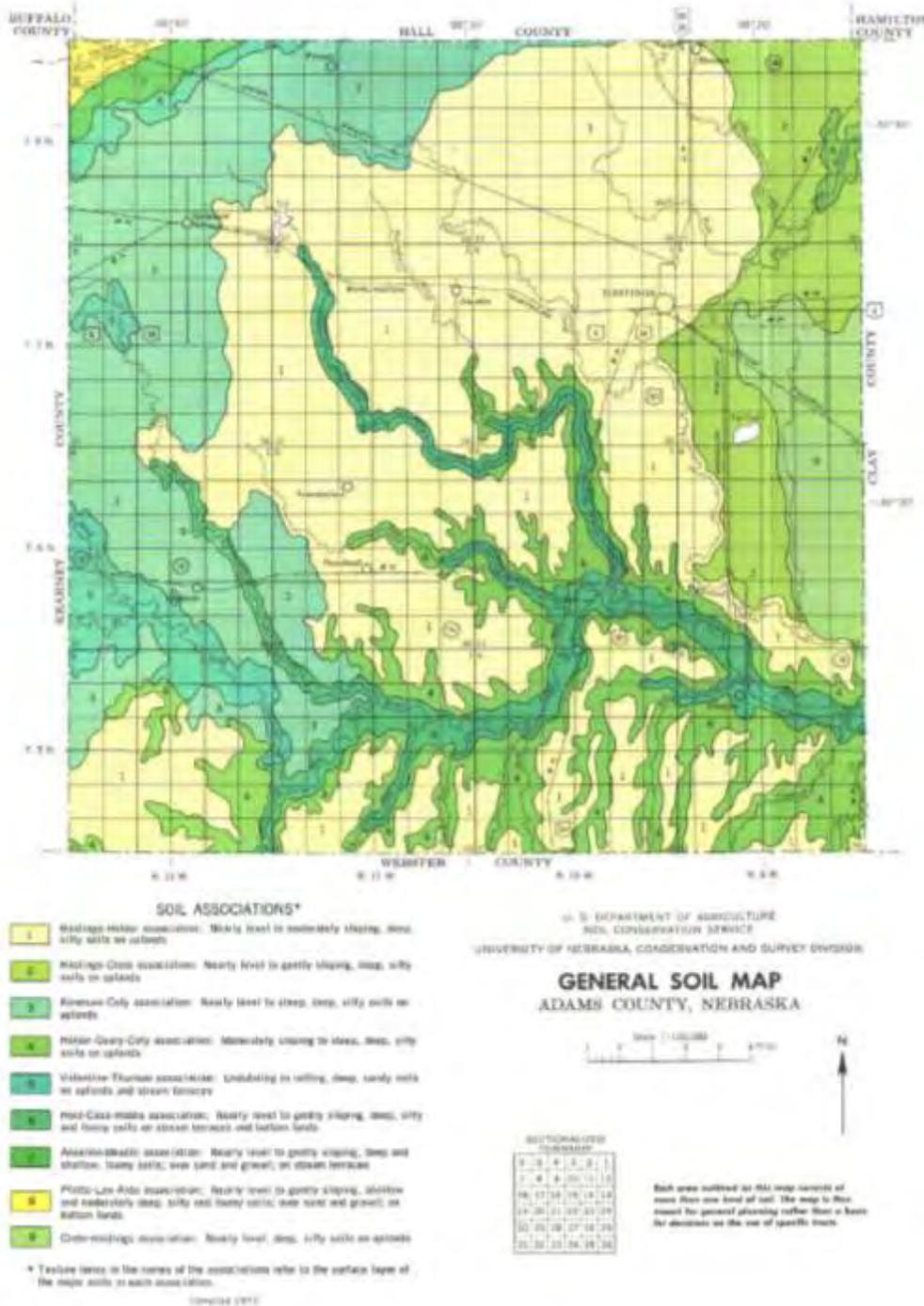


FIGURE 4: EXCERPT FROM ADAMS COUNTY SOILS ASSOCIATION MAP

"Area 5" on the map indicates those portions of Adams County containing Valentine soils

AP: AGRICULTURAL PRESERVATION DISTRICT

INTENT:

The intent of the Agricultural Preservation District is to preserve the agricultural economy of Adams County. This land use district will work to eliminate future conflicts between agriculture and those uses that are not conducive to the practices seen in this portion of the county. Residential, commercial and other conflicting development in these areas should not occur in order to protect agricultural lands and operations, natural resources or environmental elements.

COMPATIBLE USES

The Compatible Uses for the AP: Agricultural Preservation District is as follows:

- Row crops, such as corn, soybeans, sorghum
- Livestock operations
- Residences in association with a farming operation
- Secondary dwelling units in association with farming operations
- Public/Quasi-Public facilities
- Parks and recreation facilities
- Agri-businesses such as ethanol/bio-diesel plants and grain elevators
- Wind Energy Conversion Systems (WECS)
- Home-based businesses in association with an agricultural operation

INCOMPATIBLE USES

The Incompatible Uses for the AP: Agricultural Preservation District is as follows:

- Residential developments
- Large commercial developments
- Acreage dwellings not in association with a farming operation
- Mobile homes as a dwelling unit unless associated with an approved mobile home park

SPECIAL POLICIES

- Maximum residential density = 2 dwelling units/1/4 section of land
- Minimum lot area = 2 acres
- Any residential dwelling units not associated with a farming operation will be required to maintain an additional setback for any horizontal element from fence lines for the purpose of minimizing future drift kill from herbicides as well as any other potential conflicts at the fence line.
- Residential dwelling units shall not be constructed on “Minimum Maintenance Roads”.
- Confined Livestock Feeding Operations will be required to meet specific requirements for start up and continuation; except for separation distances, these should mirror those required by the Nebraska Department of Environmental Quality.
- Once a quarter section of ground has reached its maximum density that quarter section will not be allowed any additional dwelling units unless the Future Land Use Plan and/or Map are amended, as well as the zoning text and/or map.

TA: TRANSITIONAL AGRICULTURAL

Intent:

The intent of the TA: Transitional Agricultural Land Use District is typically a buffer between the Agricultural Preservation, Rural Residential, Urban Residential, major transportation corridors, and the extraterritorial jurisdictions of the communities within Adams County. Development in these areas should not occur in order to protect natural resources or environmental elements and due to the lack of planned infrastructure expansion.

Compatible Uses:

The Compatible Uses for the TA: Transitional Agricultural District is as follows:

- Row crops, such as corn, soybeans, sorghum
- Residences in association with a farming operation
- Secondary dwelling units in association with farming operations
- Non-residential structures
- Public/Quasi-Public facilities
- Parks and recreation facilities
- Agri-businesses such as ethanol/bio-diesel plants and grain elevators
- Wind Energy Conversion Systems (WECS)
- Home-based businesses in association with an agricultural operation

INCOMPATIBLE USES

The Incompatible Uses for the TA: Transitional Agricultural District is as follows:

- Livestock operations
- Large residential developments
- Large commercial developments
- Mobile homes as a dwelling unit unless associated with an approved mobile home park

SPECIAL POLICIES

- Maximum residential density = 4 dwelling units/1/4 section of land
- Minimum lot area = 2 acres or less with conditions
- Any residential dwelling units not associated with a farming operation will be required to maintain an additional setback for any horizontal element from fence lines for the purpose of minimizing future drift kill from herbicides as well as any other potential conflicts at the fence line.
- Residential dwelling units shall not be constructed on “Minimum Maintenance Roads”.
- Once a quarter section of ground has reached its maximum density that quarter section will not be allowed any additional dwelling units unless the Future Land Use Plan and/or Map are amended, as well as the zoning text and/or map.

RR: RURAL RESIDENTIAL

Intent:

The intent of the RR: Rural Residential Land Use District is to provide areas where more densely planned residential development is to occur. These areas need to be located near the jurisdictions of Hastings, the villages, and major transportation corridors. Although development in this Land Use District may occur at a greater density, development should not expect public services (water, sewer, paved streets, etc.) to be delivered, unless required through development regulations. Intense development in these areas should not occur in order to protect natural resources or environmental elements and due to the lack of planned infrastructure expansion.

Compatible Uses:

The Compatible Uses for the RR: Rural Residential District is as follows:

- Row crops, such as corn, soybeans, sorghum
- Residences in association with a farming operation
- Secondary dwelling units in association with farming operations
- Residential dwellings
- Public/Quasi-Public facilities
- Parks and recreation facilities
- Home-based businesses

INCOMPATIBLE USES

The Incompatible Uses for the RR: Rural Residential District is as follows:

- Livestock operations
- Large commercial developments
- Agri-businesses such as ethanol/soy diesel plants and grain elevators
- Mobile homes as a dwelling unit unless associated with an approved mobile home park

SPECIAL POLICIES

- Maximum residential density = NA
- Minimum lot area = 2 acres or less with conditions
- Any residential dwelling units not associated with a farming operation will be required to maintain an additional setback for any horizontal element from fence lines for the purpose of minimizing future drift kill from herbicides as well as any other potential conflicts at the fence line.
- Rural Residential developments shall not be constructed on “Minimum Maintenance Roads”.
- A Traffic Study examining traffic control, turn lanes, and limited access points, all associated costs will be assessed to the developer.
- Clustering of lots is recommended.
- A completed Drainage Study completed by the developer.
- All internal roads shall be easement roads with a perpetual easement granted to the general public, unless dedication to the public is made and accepted.
- All internal streets shall meet all street standards for the adjacent community.
- Adjacent maintained county roads shall be dedicated to the general public.
- Future access to adjacent developable land should be considered into the layout.

UR: URBAN RESIDENTIAL

Intent:

The intent of the UR: Urban Residential Land Use District is to provide areas where more densely planned residential development similar to that found in larger communities to occur. These areas need to be located near the jurisdictions of Hastings, the villages, and major transportation corridors. Although development in this Land Use District may occur at a greater density, development should not expect public services (water, sewer, paved streets, etc.) to be delivered, unless required through development regulations.

Compatible Uses:

The Compatible Uses for the UR: Urban Residential District is as follows:

- Residential dwellings
- Public/Quasi-Public facilities
- Parks and recreation facilities
- Home-based businesses

INCOMPATIBLE USES

The Incompatible Uses for the UR: Urban Residential District is as follows:

- Livestock operations
- Row crops, such as corn, soybeans, sorghum
- Agri-businesses such as ethanol/soy diesel plants and grain elevators
- Commercial developments
- Mobile homes as a dwelling unit unless associated with an approved mobile home park

SPECIAL POLICIES

- Maximum residential density = NA
- Minimum lot area = 2 acres or less with conditions
- Any residential dwelling units not associated with a farming operation will be required to maintain an additional setback for any horizontal element from fence lines for the purpose of minimizing future drift kill from herbicides as well as any other potential conflicts at the fence line.
- Large new developments are required to be connected to a municipal water and sanitary sewer system or construct an approved central water and sanitary sewer system as part of the development.
- Urban Residential developments shall not be constructed on "Minimum Maintenance Roads".
- A Traffic Study examining traffic control, turn lanes, and limited access points, all associated costs will be assessed to the developer.
- Clustering of lots is recommended.
- A completed Drainage Study completed by the developer.
- All internal roads shall be easement roads with a perpetual easement granted to the general public, unless dedication to the public is made and accepted.
- All internal streets shall meet all street standards for the adjacent community.
- Adjacent maintained county roads shall be dedicated to the general public.
- Future access to adjacent developable land should be considered into the layout.

MU: MIXED USE

Intent:

The intent of the MU: Mixed Use District is to provide areas where more densely planned residential development similar to that found in larger communities and compatible commercial uses may occur together. These areas need to be located near the jurisdictions of Hastings, the villages, and major transportation corridors. Although development in this Land Use District may occur at a greater density, development should not expect public services (water, sewer, paved streets, etc.) to be delivered, unless required through development regulations. Screening or buffering between uses may be required.

Compatible Uses:

The Compatible Uses for the MU: Mixed Use District is as follows:

- Residential dwellings
- Public/Quasi-Public facilities
- Small retail businesses
- Service and Office facilities
- Parks and recreation facilities
- Home-based businesses

INCOMPATIBLE USES

The Incompatible Uses for the MU: Mixed Use District is as follows:

- Livestock operations
- Row crops, such as corn, soybeans, sorghum
- Agri-businesses such as ethanol/soy diesel plants and grain elevators
- Large commercial developments
- Mobile homes as a dwelling unit unless associated with an approved mobile home park

SPECIAL POLICIES

- Maximum residential density = NA
- Minimum lot area = 2 acres or less with conditions
- Any residential dwelling units not associated with a farming operation will be required to maintain an additional setback for any horizontal element from fence lines for the purpose of minimizing future drift kill from herbicides as well as any other potential conflicts at the fence line.
- Large new mixed use developments are required to be connected to a municipal water and sanitary sewer system or construct an approved central water and sanitary sewer system as part of the development.
- Mixed use developments shall not be constructed on “Minimum Maintenance Roads”.
- A Traffic Study examining traffic control, turn lanes, and limited access points, all associated costs will be assessed to the developer.
- Clustering of lots is recommended.
- A completed Drainage Study completed by the developer.
- All internal roads shall be easement roads with a perpetual easement granted to the general public, unless dedication to the public is made and accepted.
- All internal streets shall meet all street standards for the adjacent community.
- Adjacent maintained county roads shall be dedicated to the general public.
- Future access to adjacent developable land should be considered into the layout of a mixed use development.

C: COMMERCIAL DISTRICT

Intent:

The intent of the C: Commercial District is to provide a location within Adams County where commercial specific uses may locate. The district should be located at major transportation intersections and adjacent to municipal jurisdictions.

Compatible Uses:

The Compatible Uses for the C: Commercial District are as follows:

- Public facilities
- Retail businesses, including large commercial developments such shopping centers and strip malls
- Service and Office facilities
- Agri-Sales and Service
- Parks and Recreational facilities

Incompatible Uses:

Incompatible Uses for the C: Commercial District are as follows:

- Residential developments
- Row crops, such as corn, soybeans, sorghum
- Industrial uses
- Single-family dwelling not in association with a farming operation
- Mobile homes as a dwelling unit unless associated with an approved mobile home park
- Agri-businesses such as ethanol/soy diesel plants and grain elevators

Special Policies:

- Maximum residential density = NA
- Minimum lot area = 2 acres or less with conditions
- Special design criteria should be implemented on new developments
- Developments are required to be connected to a municipal water and sanitary sewer system or construct an approved central water and sanitary sewer system as part of the development.

F: FLEX SPACE DISTRICT

Intent:

The intent of the F: Flex Space District is to provide a location within Adams County where mixed uses including commercial, office and industrial uses may locate within the same development. The district should be located at major transportation intersections and adjacent to municipal jurisdictions.

Compatible Uses:

The Compatible Uses for the F: Flex Space District are as follows:

- Public facilities
- Retail businesses, including large commercial developments such as shopping centers and strip malls
- Office facilities
- Parks and Recreational facilities
- Row crops, such as corn, soybeans, sorghum
- Residences in association with farming operation
- Warehousing
- Transportation facilities and businesses
- Mining operations
- Smaller commercial/retail operations
- Agri-businesses, sales and service such as equipment sales, ethanol/soy diesel plants and grain elevators

Incompatible Uses:

Incompatible Uses for the F: Flex Space District are as follows:

- Residential developments
- Heavy industrial uses
- Single-family dwelling not in association with a farming operation
- Mobile homes as a dwelling unit unless associated with an approved mobile home park
- Residential developments

Special Policies:

- Maximum residential density = NA
- Minimum lot area = 2 acres or less with conditions
- Special design criteria should be implemented on new developments
- Developments may be required to be connected to a municipal water and sanitary sewer system or construct an approved central water and sanitary sewer system as part of the development.

I: INDUSTRIAL DISTRICT

Intent:

The intent of the I: Industrial District is to provide a location within Adams County where industrial specific uses may locate. The district should be located at major transportation intersections and adjacent to the jurisdictions of the communities when possible.

Compatible Uses:

The Compatible Uses for the I: Industrial District are as follows:

- Row crops, such as corn, soybeans, sorghum
- Residences in association with farming operation
- Public facilities
- Manufacturing facilities
- Salvage yards
- Warehousing
- Adult entertainment establishments (only as a Conditional Use)
- Transportation facilities and businesses
- Mining operations
- Smaller commercial/retail operations
- Parks and Recreational facilities
- Agri-businesses such as ethanol/soy diesel plants and grain elevators

Incompatible Uses:

Incompatible Uses for the I: Industrial District are as follows:

- Residential developments
- Single-family dwelling not in association with a farming operation
- Larger retail businesses, including large commercial developments such shopping centers and strip malls
- Mobile homes as a dwelling unit unless associated with an approved mobile home park

Special Policies

- Maximum residential density = NA
- Minimum lot area = 2 acres or less with conditions
- Developments are required to be connected to a municipal water and sanitary sewer system or construct an approved central water and sanitary sewer system as part of the development.
- Special design criteria should be implemented on new developments

PR: PARKS AND RECREATION DISTRICT

Intent:

The intent of the Parks and Recreation District is to provide a location within Adams County where municipal, county, state or other park and recreational uses may be located. These areas may be used for various recreational purposes or may be held for future public use. Recreational trails and corridors may also be included in this land use district. Uses identified in these categories may also be allowed in other districts.

Compatible Uses

The Compatible Uses for the PR: Parks and Recreation District are as follows:

- Row crops, such as corn, soybeans, sorghum
- Residences in association with farming operation
- Public/Quasi-Public facilities
- Parks and Recreational facilities
 - Boating
 - Skiing
 - Camping
 - Hiking
 - Biking
 - Playground equipment
 - Similar uses

Incompatible Uses

Incompatible Uses for the PR: Parks and Recreation District are as follows:

- Residential developments
- Single-family dwelling not in association with a farming operation
- Larger retail businesses, including large commercial developments such shopping centers and strip malls
- Manufacturing uses
- Mobile homes as a dwelling unit unless associated with an approved mobile home park

Special Policies

- Maximum residential density = NA
- Minimum lot area = NA

P: PUBLIC USE / SEMI-PUBLIC DISTRICT

Intent:

The intent of the Public Use / Semi-Public District is to provide areas for large scale public and quasi-public use areas within Adams County. The land use district consists of those institutional land uses including government facilities, educational facilities, and other public or semi-public uses such as churches (places of worship), hospitals, private schools, private recreational areas, and cemeteries. Uses identified in these categories may also be allowed in other districts.

Compatible Uses:

The Compatible Uses for the P: Public Use / Semi-Public District are as follows:

- Row crops, such as corn, soybeans, sorghum
- Residences in association with farming operation
- Public facilities
 - Schools
 - County maintenance facilities
 - Fire stations
 - Emergency management facilities
 - Airports
 - Similar uses

Incompatible Uses:

Incompatible Uses for the P: Public Use / Semi-Public District are as follows:

- Manufacturing uses
- Residential developments
- Single-family dwelling not in association with a farming operation
- Larger retail businesses, including large commercial developments such shopping centers and strip malls
- Mobile homes as a dwelling unit unless associated with an approved mobile home park

Special Policies

- Maximum residential density = NA
- Minimum lot area = NA

CD: CONSERVATION DISTRICT (OVERLAY)

Intent:

The intent of the Conservation Overlay District is to provide protection for natural resources areas that are critical to the county. Such overlays may follow river corridors, critical soils, areas prone to erosion, etc.

Compatible Uses:

The Compatible Uses for the CD: Conservation District are as follows:

- Row crops, such as corn, soybeans, sorghum
- Residences in association with farming operation
- Residential developments when designed to work with the topography, viewsheds, and soil types
- Single-family dwelling not in association with a farming operation, when designed to work with the topography, viewsheds, and soil types
- Public/Quasi-Public facilities
- Mining operations under special conditions
- Parks and Recreational facilities
- Agri-businesses such as ethanol/soy diesel plants and grain elevators under special conditions

Incompatible Uses:

Incompatible Uses for the CD: Conservation District are as follows:

- Industrial uses
- Residential developments not designed to work with the topography, viewsheds, and soil types
- Single-family dwelling not in association with a farming operation and not designed to work with the topography, viewsheds, and soil types
- Larger retail businesses, including large commercial developments such shopping centers and strip malls
- Mobile homes as a dwelling unit unless associated with an approved mobile home park

Special Policies:

- Maximum residential density = NA
- Minimum lot area = 2 acres or less with conditions
- Conservation Subdivision designs to work with the natural environment

LAND USE SUMMARY

Utilization of the Future Land Use Plan as a guide for future land development within Adams County will result in the protection of existing land uses throughout the County's jurisdiction, as well as protection of the citizens residing in or near the communities of the County. Adherence to the land use policies outlined will assist the County in avoiding conflicts between incompatible land uses. The concept of lessening the future impact upon the public infrastructure (roads) and tax base in the County will assist in preserving vital tax dollars and allowing for fiscally responsible developments in the County for years to come.

The Future Land Use Plan represents a generalized "County-wide" view of where future development should be. It is important to utilize the graphic data provided in the CLUMP policies and map in conjunction with the Future Land Use Plan Map, in order to properly locate future uses. Furthermore, the need for on-site investigation will be necessary, especially when larger land use developments are scheduled for the rural areas of the County.

The information provided within this Land Use Element, is meant to be a guide for the future development of the County, not a static document that serves to hinder development within the County. It is important, however, that references be made to the information provided within this document prior to making decisions about future land uses in Adams County, Nebraska.