

Agricultural-6 (AG-6)

A. District Intent

The Agricultural-6 (AG-6) Zone is intended to designate areas of the Eastern County for low-density residential use and agriculture activities with a maximum density of one (1) unit per 6 acres. The AG-6 Zone serves as a transition primarily between higher density residential uses along Eastern Summit County's road corridors and the very low density agricultural zones.

The regulations of the Agricultural-6 (AG-6) Zone are intended to ensure that land areas within Eastern Summit County that are viable for small-scale agricultural uses may continue to be used for such purposes, unimpeded by the establishment of incompatible uses that would hinder agricultural operations and deplete agricultural lands.

Agriculture and its related activities are a specialized form of industry with unique characteristics that must be respected. Property owners within this zone recognize and acknowledge that there may be dust, noise, odor, prolonged work hours use of roadways for the purposes of herding animals and other attributes associated with normal agricultural activities.

B. Lot and Site Requirements:

Except as otherwise provided in this code, no building permit will be issued for uses allowed in this zone unless such lot and use meets the lot size, width, setbacks and height as required.

Lot Size and Density

The maximum density in the AG-6 Zone is one (1) unit per six (6) acres.
The minimum lot size in the AG-6 Zone is *(To be determined)*.

Lot Width

The minimum lot width is one hundred feet (100') measured at the front property line. In the case of unusual lot configurations, measurement shall be determined by the Community Development Director.

Setbacks

Unless otherwise indicated below, on a recorded Plat or an approved Site Plan the minimum Setbacks shall be:

Front Setback	30 FEET
Side Setback	12 FEET
Rear Setback	20 FEET

Height

The maximum height for all structures shall be thirty two feet (32') above existing grade.

Special Regulation

No Plat shall be approved by Summit County without a plat note containing the language stated below. No building permit shall be issued for any previously platted lot without the signing of a "memorandum of understanding" by the owner containing the language stated below. The memorandum of understanding shall be filed in the records of the Summit County Recorder to notify any future owner of the property of infrastructure and service level expectations associated with the property.

The property owner acknowledges that he/she is building in a location that is far removed from the primary Summit County service areas. As such, the property owner is on notice that there is limited access, infrastructure, and public services in the area. Some services, which include, but are not limited to, garbage pick-up and school bus service, will not be provided. Emergency response time will be longer than it is in more accessible areas, and access by emergency vehicles may be impossible at times due to snow and road conditions. The owner understands and acknowledges that there may be infrastructure in these remote locations that does not meet adopted county infrastructure standards. It is the intent of Summit County to attempt to continue to provide the existing variety, scale, and frequency of public services and infrastructure for all existing and new development in these remote areas of Eastern Summit County. It is not the intent of Summit County to increase the variety, scale, and frequency of public services and infrastructure or to provide urban levels of service and infrastructure in these areas. By this notice, the property owner assumes the risks of occupancy as outlined above, and is hereby put on notice that there are no anticipated changes in the levels of services or infrastructure by either Summit County or the appropriate special service district, nor does the property owner expect changes beyond those identified herein.