

## Agricultural-20 (AG-20)

### A. District Intent

The intent of the AG-20 Zone is to ensure that farm areas with moderate residential development continue agricultural pursuits, including the keeping of farm animals. Agricultural pursuits and the rural environment should be promoted and preserved in this zone.

### 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. Development may be impacted due to unsuitable building conditions on the site such as wetlands, or steep slopes.

#### Lot Size and Density

The maximum density in the AG-20 Zone is one (1) unit per twenty (20) acres.

The minimum lot size in the AG-20 Zone is twenty (20) acres.

#### Density to Remain

All density derived from the AG-20 zone must remain within the boundaries of the AG-20 zone unless otherwise rezoned.

#### Setbacks

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

Front Setback	25 FEET
Front Setback if property lines extend to the center of a public road or private driveway	50 FEET from the centerline of the road
Side Setback	12 FEET
Rear Setback	20 FEET
Wetlands	40 FEET
Naturally occurring year round stream, lake, pond or reservoir	100 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.*