

### 11-3-2: AGRICULTURE PROTECTION (AP):

- A. District Intent: The AP zone district is established for the purpose of allowing development in a manner that preserves, promotes, maintains, and enhances the use of land for commercial agricultural purposes; minimizes scattered and leap frog nonagricultural development; protects and preserves natural resource areas; and protects and promotes the open space values of Eastern Summit County. The AP zone district is intended for use or consideration only for lands that are adjacent to or within the primary county infrastructure and service areas.
- B. Area: Minimum land area for each dwelling unit for density purposes is forty (40) acres, except as provided for in section [11-4-2](#) or [11-4-3](#) of this title. (Ord. 481, 3-1-2004)
- C. Setbacks: Unless otherwise noted on a recorded plat, minimum setback shall be at least one hundred feet (100') from any public road right of way or, in the absence of a designated right of way, at least one hundred twenty feet (120') from the centerline of the public roadway. Variations in front setbacks are allowed to meet development approval criteria. On all conforming parcels/lots, the minimum side and rear setbacks shall be two hundred feet (200'). On nonconforming lots less than five (5) acres in size, and of a configuration that does not allow the zone required setbacks, default setbacks shall be applied as stated below:
1. Front Setback: The minimum front setback shall be at least thirty feet (30') from any public road right of way or from the front property line if the lot fronts a private driveway; or in the absence of a designated right of way or private driveway, at least fifty five feet (55') from the centerline of an existing roadway.
  2. Side And Rear Setbacks: The minimum side and rear setbacks shall be twelve feet (12') from the property line.
  3. Nonconforming Parcels Larger Than Five Acres: On nonconforming parcels more than five (5) acres in size, every reasonable effort will be made to meet the zone required setbacks. The community development director may determine that decreased setbacks are justified due to the configuration of a lot, to maximize the agricultural potential of the lot, or to avoid important natural or unusual features. These decreased setbacks shall not be less than the default setbacks unless a variance is granted by the board of adjustment. (Ord. 470, 11-19-2003; amd. Ord. 481, 3-1-2004; 2004 Code)
- D. Height: Maximum height shall be thirty feet (30') when the building is within two hundred feet (200') of a public roadway. (Ord. 481, 3-1-2004)