

STATE OF ALABAMA  
COUNTY OF DEKALB  
TOWN OF GERALDINE

**ORDINANCE NO: 16-03-29**  
**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWN OF**  
**GERALDINE (ORDINANCE NO: 79-2)**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF GERALDINE, ALABAMA, AS  
FOLLOWS:

That the Zoning Ordinance of the Town of Geraldine, Alabama, Ordinance No: 79-2, adopted  
and approved by the Town Council of Geraldine on July 23, 1979, is hereby amended as follows:

**ARTICLE III**

Use Districts named of said ordinance is amended to add the following Use District :

AG-1, AGRICULTURAL DISTRICT

**ARTICLE IV**

Use District Regulations - by adding an additional section

SECTION 4-5 AGRICULTURAL DISTRICT

**Section 4-5-1. Permitted Uses**

1. Single family dwellings
2. Customary accessory buildings, including private garages and workshops
3. Parks and play grounds
4. Churches and cemeteries
5. Home occupations
6. Plant nursery
7. Animal hospitals and veterinary clinics
8. Agricultural uses, including the raising of crops, horticulture, dairying, apiaries, livestock to include horses, poultry farms, fruit and nut orchards and gardens.

**Section 4-5-2. Special Exceptions**

1. Private daycare homes
2. Day nurseries
3. Daycare centers and kindergartens
4. Public utility structures, including electrical substations, gas metering stations, sewage pump stations or similar utility structures
5. Fire Stations or other municipal buildings

**Section 4-5-3 Dimensional Requirements**

None of these permitted activities shall occur within 200 feet of any occupied dwelling not owned by the landowner.

1. Front yard setback: thirty (30) feet
2. Side yard setback: fifteen (15) feet except on corner lots where the side adjoining the right of way shall be thirty (30) feet.
3. Rear yard setback: 30 feet. Unattached rear yard accessory buildings shall be set back one (1) foot from the utility easement line.
4. Minimum lot size: three (3) acres.
5. Width in feet at building line; one hundred fifty (150) feet
6. Lot coverage; main and accessory buildings shall not cover more than 25% of lot area.<sup>7</sup>
7. Height; no building shall exceed thirty-five (35) feet in height, except farm structures not intended for human occupancy.

#### **Section 4-5-4 Required Buffer**

Where the Agricultural District abuts a residential district, there shall be provided and maintained a continual visual buffer which shall consist of evergreen trees such as Leland Cypress or similar evergreen trees which shall be spaced not more than ten (10) feet apart at the time of planting. Said buffer shall be planted within at least ten (10) feet of the property line and the buffer zone shall be kept free of debris under and along the buffer line.

Where practical, the area under the trees and along the buffer zone shall be mowed at least once per year. Should any trees in the buffer zone die, then a suitable replacement tree shall be replanted to replace it in a timely manner.

#### **Section 4-5-5, Restrictions on Certain Agricultural Practices**

No spraying or depositing of chicken litter, cow or horse manure within the Agricultural District.

#### **Section 4-5-6, Compliance**

The operation of any agricultural operation within the Agricultural Zone shall fully comply with all rules and regulations promulgated by the Alabama Department of Environmental Management (ADEM) to include ADEM's Concentrated Animal Feeding Operation (CAFO) regulations and Best Management Practices (BMP) of the poultry industry.

Any poultry house located within the Agricultural District shall be cleaned at the end of each flock or "grow out period", to include removing the "cake" from the floor of the poultry house.

The entire poultry house floor shall be cleaned out as required by the poultry industry's Best Management Practices direct.

#### **Section 4-5-7, Legal Description of Agricultural District**

The legal description of the Town of Geraldine which shall be included within the Agricultural District shall be as follows:

All of the following described property lying within the town limits of the Town of Geraldine: Begin at the NW corner of the East ½ of the SE ¼ of the of the NE ¼ of Section 16, Township 8 South, Range 6 East; thence turn South 2 deg. 30' East long the West ½ quarter line a distance of 664.9 feet; thence turn North 89 deg. 00' East a distance of 986.0 feet to a point of beginning; thence continue North 89 deg. 00' East for a distance of 674.0 feet; thence turn South 2 deg. 30' East for a distance of 1287.3 feet; thence turn North 60 deg. 30' West for a distance of 200.0 feet; thence turn North 75 deg. 08' West for a distance of 400.00 feet; thence turn North 89 deg. 50' West for a distance of 322.6 feet; thence turn North 40 deg. 08' East for a distance of 293.8 feet; thence turn North 02 deg. 30' West for a distance of 845.0 feet to a point of beginning. Containing 17.5 acres, more or less, in the SW ¼ of the NW ¼ and in the NW ¼ of the SW ¼ of Section 15, Township 8 South, Range 6 East, in DeKalb County Alabama.

No other part, provision, paragraph or article of The Zoning Ordinance of the Town of Geraldine is affected by this Amendment and shall remain in full force and effect.

This ordinance shall become effective upon its passage and approval by the Town Council and its publication as required by law.

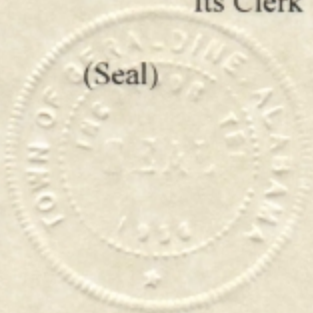
Done this the 4 day of May, 2016.

**TOWN OF GERALDINE**

By Chuck Adles  
Its Mayor

Attest: Kimberly Cleveland  
Its Clerk

(Seal)

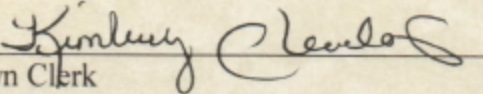


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**CERTIFICATE OF PUBLICATION**

I, the duly appointed Town Clerk of the Town of Geraldine, Alabama, certify that a copy of the foregoing Ordinance, No. 16-03-29 was posted in four (4) public places located within the corporate limits of the Town of Geraldine, Alabama, to-wit: 1) Geraldine Town Hall 2) United States Post Office, Geraldine, Alabama 3) Geraldine Public Library and 4) Lobby of Liberty Bank

Done this on the 4 day of May, 2016.

  
Town Clerk

