

ORDINANCE NUMBER 03-2023-03

AN ORDINANCE AMENDING SECTION 6.02 “AG-1 GENERAL AGRICULTURE DISTRICT” AND THE ZONING MAP OF THE CITY OF GENEVA, ALABAMA OF ORDINANCE NUMBER 12-2017-05 DATED THE 18TH DAY OF DECEMBER, 2017 AND REPEALING ANY OTHER ORDINANCE IN CONFLICT OF THE PROVISIONS OF THIS ORDINANCE, AND TO PROVIDE AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GENEVA ALABAMA, AS FOLLOWS:

Amending the Official Zoning Map herein referred to, known as the "Zoning Map of the City of Geneva, Alabama," shall be further identified by the signature of the mayor and attested by the city clerk. The Zoning Map of Geneva and all explanatory matter thereon is hereby adopted and made a part of this Ordinance. The map is filed in the office of the city clerk.

Sec. 6.02. AG-1 General Agriculture District.

The purpose of this district is to provide for agricultural, forestry and other compatible uses. The district regulations are designed to maintain the essentially natural, open and rural character of these areas by requiring certain minimum yard and area standards.

1. *Uses Permitted.*

- a) *Uses Permitted by Right:* general farming, including crop farming, livestock, and similar agricultural uses; detached single-family dwellings; home occupations; parks and playgrounds; cemeteries; and accessory structures incidental to the preceding uses
- b) *Special Exception Uses.* The following uses may be permitted upon approval by the Board of Adjustment in accordance with §12.06 and subject to any use-specific regulations: bed and breakfast; boarding house; public facilities; public utility facilities; telecommunications towers
- c) *Conditional Uses.* The following uses may be permitted upon approval in accordance with §11.06: airports; campgrounds; clubs; country clubs; farm support business; golf courses; kennels; livestock sales; outdoor entertainment; outdoor recreation

	AG-1	AG-2
Minimum Lot Area	3 ac	2 ac
Minimum Lot Width	100 ft	100 ft
Minimum Setbacks		
Front Yard	45 ft	45 ft
Rear Yard	40 ft	40 ft
Side Yard	15 ft	15 ft
Maximum Building Height	3 stories or 45 ft	3 stories or 45 ft

2. *Development Criteria.*

- a) A booth or stall from which farm produce grown on the same premises and sold to the general public may be permitted subject to the following:
 - 1) Sales areas must be set back from all lot lines so as to meet the district yard requirements.
 - 2) Sales areas may not occupy any part of a required off-street parking or loading area.

3. Uses Strictly Prohibited.

a) Concentrated Animal Feeding Operations (CAFO) of any size; animal slaughtering; and commercial food

or fish processing operations: (as defined in Section 2.05, Uses Defined #15.) This language is intended to

PROHIBIT any swine operations, chicken houses or other such animal production facilities in which the

Animal/fowl/poultry, etc. would be housed in a confined manner and fed in a confined manner.

1) Animal feeding operations allowed:

The following narrative provides some examples outlining general farming procedures, not meeting the definition of prohibited CAFO/AFOs. Drought and in climate weather may necessitate additional hand feeding of animals normally sustained by grazing. These examples are not absolute but give guidance in determining if an operation complies with adopted Zoning Ordinances.

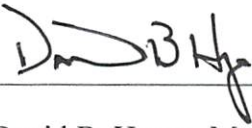
(i). Example: An operation raises beef cattle in a pasture rangeland. In the winter, food is brought to various locations in the pasture rangeland to supplement and sustain the animals. The area immediately around the food supply is rendered barren of vegetation. However, the animals have full access to the pasture area. The operation is not an CAFO/AFO because the animals are free to move within the entire pasture and the vegetation is sustained in pasture areas.

(ii). Example: An operation raises beef cattle in a pasture rangeland. A calf crop results from the brood cows. The resulting calf crop is separated and housed in a restrictive lot for a specific period to wean them from the brood cows. Food is brought to the weaning lot to sustain the animals. The area immediately around the food supply is rendered barren of vegetation. Upon completion of the weaning process, the calves are reintroduced to grazing areas as a normal part of a brood cow operation, so this procedure shall not be considered a CAFO/AFO.

(iii) Any animals/livestock contained in a rangeland operation would be viewed in the same manner to conclude if the operation does meet the adopted Zoning Ordinances, ensuring the operation is not a CAFO/AFO.

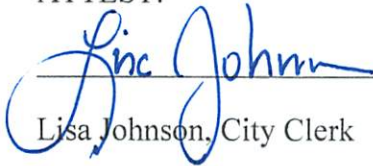
ADOPTED AND APPROVED on this 20th day of March, 2023.

The City of Geneva, Alabama

By:  _____

David B. Hayes, Mayor

ATTEST:

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Lisa Johnson, City Clerk