

AN ORDINANCE AMENDING CHAPTER 65 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI, RELATIVE TO INDUSTRIAL DISTRICT REGULATIONS CONCERNING BUFFER AREAS AND PRIVACY FENCES.

WHEREAS, the Mayor and Board of Aldermen of the City of Jackson, Missouri, have determined that revisions to the zoning code are necessary to clarify definitions and provide more detailed requirements for buffer areas and screening between industrial and residential zoning districts to protect residential areas from industrial impacts; and

WHEREAS, such amendments will promote the health, safety, and general welfare of the citizens of the City of Jackson, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, AS FOLLOWS:

Section 1. Section 65-2 of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended by revising the definition of "Privacy fence" to read as follows:

Privacy fence. A privacy fence is a sight-obscuring fence designed to visually isolate and conceal the area it encloses, including activities, objects, or people from view. It shall be a minimum of six (6) feet in height, or where a different height is established elsewhere in this code.

Section 2. Section 65-3(8) of the Code of Ordinances of the City of Jackson, Missouri, is hereby repealed and deleted.

Section 3. Section 65-16(5) of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended to read as follows:

“(5) *Buffer* areas. Whenever property zoned or proposed to be zoned I-1 Light Industrial shares a property line with any R-1, R-2, R-3, or R-4 residential zoning district, the following must be met:

a. Required Buffer Width.

1. A permanent buffer with a minimum width of fifty (50) feet shall be

provided along the entire length of the shared property line.

b. Required Screening Within the Buffer.

1. The required buffer must provide complete visual screening between the industrial and residential districts using one of the following:
 - a) A continuous planting screen of shrubs, evergreens, or trees forming a solid, opaque screen from the ground to a minimum height of eight (8) feet.
 - b) A fence or wall that is solid, sight-obscuring, and a minimum of eight (8) feet in height, continuous from the ground to the top, constructed of opaque materials.
 - c) A mix of fencing, wall, and screen that together provide year-round opacity from ground level to a minimum height of eight (8) feet.

All required visual screening materials, including fencing, walls, planting screen, or any combination thereof, shall be located entirely within the fifty (50) foot buffer area and may not be placed outside or beyond its boundaries.

c. Timing of Required Opacity.

1. Required opacity shall be achieved:
 - a) At the time of installation of a fence or wall, or
 - b) Within twenty-four (24) months, based on spacing and species selection of shrubs, evergreens, or trees.

d. Prohibited Uses Within the Buffer.

1. To preserve the function of the buffer, no portion of the required fifty (50) foot buffer area shall be used for any purpose other than as a visual screening as described above.

e. Maintenance.

1. All fencing, walls, and planting screens within the buffer shall be maintained in good condition. Dead, diseased, or damaged materials must be replaced within ninety (90) days to maintain continuous opacity.

f. Alternative Compliance.

1. Where unique site conditions prevent strict adherence to this subsection, the Building and Planning Manager may approve an alternative screening plan that meets or exceeds the required screening performance.”

Section 4. Section 65-17(5) of the Code of Ordinances of the City of Jackson, Missouri, is hereby amended to read as follows:

“(5) *Buffer* areas. Whenever property zoned or proposed to be zoned I-1 Light Industrial shares a property line with any R-1, R-2, R-3, or R-4 residential zoning district, the following must be met:

a. Required Buffer Width.

1. A permanent buffer with a minimum width of fifty (50) feet shall be provided along the entire length of the shared property line.

b. Required Screening Within the Buffer.

1. The required buffer must provide complete visual screening between the industrial and residential districts using one of the following:
 - a) A continuous planting screen of shrubs, evergreens, or trees forming a solid, opaque screen from the ground to a minimum height of eight (8) feet.
 - b) A fence or wall that is solid, sight-obscuring, and a minimum of eight (8) feet in height, continuous from the ground to the top, constructed of opaque materials.
 - c) A mix of fencing, wall, and screen that together provide year-round opacity from ground level to a minimum height of eight (8) feet.

All required visual screening materials, including fencing, walls, planting screen, or any combination thereof, shall be located entirely within the fifty (50) foot buffer area and may not be placed outside or beyond its boundaries.

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 - a) At the time of installation of a fence or wall, or

- b) Within twenty-four (24) months, based on spacing and species selection of shrubs, evergreens, or trees.

d. Prohibited Uses Within the Buffer.

- 1. To preserve the function of the buffer, no portion of the required fifty (50) foot buffer area shall be used for any purpose other than as a visual screening as described above.

e. Maintenance.

- 1. All fencing, walls, and planting screens within the buffer shall be maintained in good condition. Dead, diseased, or damaged materials must be replaced within ninety (90) days to maintain continuous opacity.

f. Alternative Compliance.

- 1. Where unique site conditions prevent strict adherence to this subsection, the Building and Planning Manager may approve an alternative screening plan that meets or exceeds the required screening performance.”

Section 5. It is the intent of the Mayor and Board of Aldermen of the City of Jackson, Missouri, that this ordinance become and be made a part of Chapter 65 of the Code of Ordinances of the City of Jackson, Missouri.

Section 6. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 7. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 8. This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: January 20, 2026.

SECOND READING: January 20, 2026.

PASSED AND APPROVED this 20th day of January, 2026, by a vote of ___ ayes, ___ nays, ___ abstentions and ___ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk