

# MEMO



**TO:** Mayor Hahs and Members of the Board

**FROM:** Larry Miller, Building & Planning Manager

**DATE:** January 16, 2026

**SUBJECT:** Consider a request on behalf of the City of Jackson, Missouri, for a text amendment to Chapter 65 (Zoning) of the Code of Ordinances relative to privacy fences and buffer areas in I-1 Light Industrial and I-2 Heavy Industrial Districts.

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This public hearing is in regards to amendments to the City Code regarding privacy fences and buffer requirements in the I-1 Light Industrial and I-2 Heavy Industrial districts. The definition of a privacy fence has been updated to include a minimum height, ensuring fences are solid, sight-obscuring, and provide effective visual screening.

Buffer requirements have been strengthened where industrial properties border residential districts. A fifty-foot permanently landscaped buffer is now required along all shared property lines. Screening may consist of landscaping, a privacy fence or wall, or a combination of both, providing year-round opacity to a minimum height of eight feet. Landscaping must include shrubs and evergreen or screening trees that achieve full opacity from the ground up. Privacy fences must be solid, opaque, and at least eight feet tall. Full opacity must be completed at installation or within twenty-four months.

To maintain the buffer's function, all fencing and plantings must be maintained, with dead or damaged materials replaced within ninety days.

Where unique site conditions prevent strict compliance, the Building and Planning Manager may approve an alternative screening plan that meets or exceeds the required screening performance.

Finally, subsection (8) of Section 65-3 has been deleted to remove redundant language.

These amendments clarify screening standards, protect residential areas, and provide flexibility for unique site conditions.

This request will be considered and voted on at the regular session on January 20, 2025, following the public hearing. The amendment must be approved by a majority vote of the Board (5 of 8 Aldermen in favor).