

MEMO



TO: Planning and Zoning Commission
FROM: Larry Miller, Building & Planning Manager
DATE: September 5, 2025
SUBJECT: Text Amendment – Building Height Requirements in Industrial Zoning Districts

The Planning and Zoning Commission will 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 building height requirements. The proposed amendment applies to the I-1 (Light Industrial), I-2 (Heavy Industrial), and I-3 (Planned Industrial Park) Districts.

The zoning code currently states that the maximum height of a building permitted in these districts shall be 45 feet and not over three stories. Staff proposes to add that buildings exceeding this limit may be allowed if approved through a special use permit.

This change would give industrial projects flexibility while still ensuring taller buildings are reviewed for their location and impact.

Action by the Planning and Zoning Commission is to hold a public hearing at their next meeting or vote to approve the amendment and waive their public hearing.