

# City of Jackson

## CITY OF JACKSON, MISSOURI PLANNING & ZONING COMMISSION TEXT AMENDMENT: FINDINGS AND CONCLUSIONS

The Planning & Zoning Commission of Jackson, Missouri, hereby notifies the Board of Aldermen, the applicant, and the public of its action taken on October 11, 2023, at a regular meeting in consideration of the following:

**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 attached or painted signs.**

Applicant: City of Jackson

Filing Date of Application/Fee: August 21, 2023

Submission Date of Application to Commission: September 13, 2023

Public Hearing Date: Waived

In examining this consideration, the following factors were considered and found as noted:

<b>Administrative Staff Findings:</b>	<b>Yes/</b>	<b>No</b>
1. Application provided all necessary information:	<u>X</u>	<u>      </u>
2. Generally conforms with City Comprehensive Plan:	<u>X</u>	<u>      </u>
3. Generally conforms with Major Street Plan:	<u>X</u>	<u>      </u>

<b>Planning &amp; Zoning Commission Findings:</b>	<b>Yes</b>	<b>/No</b>
1. Creates adverse effects on adjacent property:	<u>      </u>	<u>X</u>
2. Creates adverse effects on traffic movement or safety:	<u>      </u>	<u>X</u>
3. Creates adverse effects on fire safety:	<u>      </u>	<u>X</u>
4. Creates adverse effects on public utilities:	<u>      </u>	<u>X</u>
5. Creates adverse effects on general health and welfare:	<u>      </u>	<u>X</u>

Following consideration of testimony, comments, exhibits, and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

**The consideration for 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 attached or painted signs was approved.**

**THE ABOVE APPLICATION IS:**

x      **Approved**  
     **Disapproved**  
     **Approved with conditions specified below**

By a roll call of 6 ayes,      nays,      abstentions and 3 absent this 11 day of  
October 11, 2023.

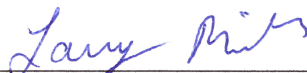
**CITY OF JACKSON, MISSOURI**

  
\_\_\_\_\_  
Harry Dryer, Chairman


  
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Tony Koeller, Secretary

  
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Bill Fadler, Member

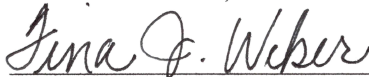
ATTEST:

  
\_\_\_\_\_  
Larry Miller  
Building & Planning Manager

\_\_\_\_\_  
Beth Emmendorfer, Member

  
\_\_\_\_\_  
Eric Fraley, Member

  
\_\_\_\_\_  
Heather Harrison, Member

  
\_\_\_\_\_  
Tina Weber, Member

\_\_\_\_\_  
Angelia Thomas, Member

\_\_\_\_\_  
Michelle Weber, Member

## **Sec. 65-2. - Definitions.**

For the purpose of this chapter, certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural and the plural the singular; the word "building" shall include the word "structure"; and the word "shall" is mandatory and not directory.

*Floor area.* The total number of square feet of floor space within the exterior walls of a building, not including space in the basements, porches, carports, or garages. However, if the basement is used for business or commercial purposes, it shall be counted as floor area in computing off-street parking requirements.

*Food truck.* A mobile vehicle or trailer, whether attached or not attached to a vehicle, from which prepared food is sold directly to customers.

*Frontage, Building.* The horizontal distance measured along a building wall that is generally parallel, facing, or oriented toward a street.

*Frontage.* All the property on one (1) side of a street between two (2) intersecting streets (crossing or terminating), measured along the line of the street, or if the street is dead-ended then all the property abutting on one (1) side between an intersecting street and the dead end of the street, but not including property more than four hundred (400) feet distant on either side of a proposed building or structure.

*Garage, commercial or public.* A building or structure for the storage or parking of motor-driven vehicles and in which provisions may be made for fueling or normal servicing of such vehicles. The term servicing shall not include an automotive repair shop nor the rebuilding, dismantling, or storage of wrecked or junked vehicles.

## **Sec. 65-21. - Sign uses and regulations.**

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations relating to signs and billboards. The purpose of the sign and billboard regulations is to provide for advertisement of businesses and services in an orderly manner without creating unnecessary sign clutter. In addition to other provisions of this chapter, all signs must also meet all applicable provisions of the city building code and all applicable regulations of the Missouri Department of Transportation.

- (2) Attached or painted signs containing not more than fifty (50) square feet in sign face area shall be **are** permitted on any building or structure in any office, commercial, or industrial district. **Attached or painted signs shall be subject to all provisions of this section. The maximum size of the signs shall not exceed three (3) square feet per one (1) linear foot of the total building frontage occupied by the applicant. The maximum area may then be divided into any number of signs, each of which may be displayed on any side of the building.** An attached Signs shall not project more than twelve (12) inches from the building, if mounted parallel to the wall, or four (4) feet, if mounted perpendicular to the wall, and shall not project above the principal roof of a building; except that a sign may be attached flat against or painted on a parapet wall extending not more than three (3) feet above such roof line. Attached signs in excess of these requirements shall require a special use permit.

a. **Area Computation**

