

## **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.

*Accessory building.* A subordinate building which is incidental to the principal building or use and which is located on the same lot with such principal building or use.

*Administrator.* The City Administrator of Jackson, Missouri.

*Agricultural (farm) use.* An area which is used for the growing of typical farm products, such as vegetables, fruit, trees, and grain, and their storage on the area, as well as for the raising thereon of the usual farm poultry and farm animals, such as horses, cattle, sheep, and swine. The term "farming" includes the operating of such an area for one (1) or more of the above uses, including dairy farms, with the necessary accessory uses for treating or storing the produce; provided, however, that the operation of such accessory uses shall be secondary to that of the normal farming activities and that such land shall consist of at least ten (10) acres in one (1) parcel under common ownership or operation; and provided, further, that farming does not include the feeding of collected garbage or offal to swine or other animals.

*Alley.* A permanent public service way dedicated for or in public use, other than a street, place, road, crosswalk, or easement, and designed to provide a secondary means of access for and not intended for general traffic circulation.

*Apartment/apartment house.* See definition of "dwelling, multiple."

*Automotive Repair Shop.* Any person, partnership, corporation, fiduciary, association, or other entity principally engaged in the business of repairing damaged motor vehicles or fixing mechanical/electrical parts on an automobile that becomes inoperative.

*Auto salvage or junkyard.* A yard, lot, or place covered or uncovered, outdoors or in an enclosed building where motor vehicles are disassembled, dismantled, junked, wrecked, or inoperable. Excluding public and private garages

*Basement.* That portion of a building which is partly or completely below grade (see "story above grade").

*Basement home.* A dwelling in which all four (4) exterior walls are at least one-half (½) of their height below grade.

*Bed and breakfast.* A dwelling containing less than six (6) guest rooms that are intended to be used or occupied, or are occupied for sleeping purposes by occasional guests for

compensation, whether paid directly or indirectly, in which meals are made available family style and which dwelling is or has been used as a permanent family residence by its owner.

*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.

*Garage, private.* A detached accessory building, or portion of the main building, housing the automobiles of the occupants of the premises; provided that no business, occupation, or service is conducted for profit therein nor space there for more than one (1) automobile is leased to a nonresident of the premises. Private garages, as defined in this chapter, shall not include portable buildings with garage doors.

*Garage, storage or parking.* A building or portion thereof designed or used exclusively for term storage by prearrangement of motor-driven vehicles, as distinguished from daily storage furnished to transients, but no motor-driven vehicles may be equipped, repaired, hired, or sold.

*Primary caregiver.* Primary caregiver means an individual twenty-one (21) years of age or older who has significant responsibility for managing the well-being of a qualifying patient and who is designated as such on the primary caregiver's application for an identification card under article XIV, section 1, Right to access medical marijuana, of the Missouri Constitution or in other written notification from the State of Missouri.

*Privacy Fence.* A privacy fence is a sight-obscuring fence that blocks the area enclosed by the fence from view from neighboring properties or public rights-of-way. It is designed to conceal from view the activities conducted behind them that will visually isolate, conceal, and seclude objects, things, places, or people.

*Public building or facility.* A building or facility owned or operated by a general unit for a local, state, or federal government; or a public building or facility under the laws of the State of Missouri; or a building or facility operated or used by a nonprofit organization and open to general use by the public.

*Structural alteration.* Any changes in the supporting members of a building, such as bearing or non-bearing walls, or partitions, columns, beams, or girders, or any substantial change in the roof or in the exterior walls, excepting such repair or replacement as may be required for the safety of the building, but not including openings in bearing walls as permitted by existing ordinances.

*Thoroughfare, major.* A street that is designated as a collector or arterial street in the major street plan or is constructed in accordance with the collector or arterial street design standards set out in the subdivision regulations of this Code.

*Tourist or trailer camp.* An area where one (1) or more tents, auto trailers, or recreational vehicles can be or are intended to be parked, designed, or intended to be used as temporary living facilities of one (1) or more families and intended primarily for vehicle transients.

*Towing company.* Any person, partnership, corporation, fiduciary, association, or other entity that operates a wrecker or towing service that tows, removes, or temporarily stores inoperable vehicles.

*Uncovered.* Not covered with a roof.

*Unenclosed.* Not shut in or closed in with surrounding exterior walls. A covered or roofed area supported by columns and not having surrounding exterior walls of any material, including screens and lattice, shall be considered unenclosed. Exterior walls shall not be defined to include railings or banisters.

## **Sec. 65-12. - C-2 General commercial district regulations.**

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the C-2 General commercial district. The purpose of the C-2 General commercial district is to provide areas for general commerce and services typically associated with major thoroughfares.

(1) *Use regulations.* A building or premises shall be used only for the following purposes:

ww. The following uses when located fifty (50) feet or more from any residential district (as measured to the property line) and separated from an adjacent residential district by a privacy fence:

35. Towing company with all storage indoors or enclosed within a privacy fence and a special use permit only.

## **Sec. 65-16. - I-1 Light industrial district regulations.**

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-1 Light industrial district. The purpose of the I-1 Light industrial district is to provide areas for light industrial uses that create a minimum amount of nuisance outside the plant, are conducted entirely within enclosed buildings, use the open area around such buildings only for limited storage of raw materials or

manufactured products, and provide for enclosed loading and unloading berths when feasible.

(1) *Use regulations.* All uses permitted herein shall not be obnoxious or offensive by reason of the emission of smoke, dust, fumes, gas, odors, noise, or vibrations beyond the confines of the premises. A building or premises shall be used only for the following purposes:

jj. The following uses when located not less than fifty (50) feet from any residential district (as measured to the property line):

55. Newspaper, magazine, or similar printing or publishing plant.

56. Petroleum product storage, with a special use permit only, and only after the location and treatment of the premises have been approved by the city fire chief.

57. Public works buildings, public utility service yards, or electrical stations.

58. Towing company with all storage indoors or enclosed within a privacy fence that is ten (10) feet tall or greater.

59. Auto salvage or junkyard with all storage indoors or enclosed within a privacy fence that is ten (10) feet tall or greater.

60. Any other light industrial use of a similar character which is not specifically permitted herein, with a special use permit only, and only when such use is consistent with the intent and purpose of the I-1 Light industrial district.

kk. Shipping containers, used for non-occupancy short-term storage use, and only in compliance with section 65-20 (accessory structures).

## **Sec. 65-17. - I-2 Heavy industrial district regulations.**

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-2 Heavy industrial district.

(1) *Use regulations.* All uses permitted herein shall not be obnoxious or offensive by reason of the emission of smoke, dust, fumes, gas, odors, noise, or vibrations beyond the confines of the premises. A building or premises shall be used only for the following purposes:

jj. The following uses when located not less than fifty (50) feet from any residential district (as measured to the property line) and separated by a privacy fence:

62. Public work buildings, public utility service yards, or electrical stations.

63. Warehouse storage or distributing facility, including wholesale storage.

64. Towing company with all storage indoors or enclosed within a privacy fence that is ten (10) feet tall or greater.

65. Auto Salvage or junkyard with all storage indoors or enclosed within a privacy fence that is ten (10) feet tall or greater.

66. Any other business, commercial, or industrial use of a similar character which is not specifically permitted herein, with a special use permit only, and only when such use is consistent with the intent and purpose of the I-2 Heavy industrial district.