CITY OF JACKSON

PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, February 11, 2026 at 6:00 PM

City Hall, 101 Court Street, Jackson, Missouri

Regular Members	**Harry Dryer, Chairman**	**Regular Members**
Bill Fadler	Eric Fraley, Alderman Assigned	Angelia Thomas
Tony Koeller	Mike Seabaugh, Alderman Assigned	Heather Harrison
Michelle Weber	Steve Stroder, Alderman Assigned	Russ Wiley
Tina Weber	Larry Miller, Staff Liaison	Travis Niswonger

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of the January 14, 2026, minutes

NEW BUSINESS

2. 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 Special Use Permits.

3. Report of the annual 2024 Comprehensive Plan by the implementation committee.

4. Consideration of a text amendment to Chapter 65 (Zoning) of the Code of Ordinances to establish an Estate Lot Residential (EL- 1) District.

ADJOURNMENT

This agenda was posted at City Hall on February 6, 2026 at 12:00 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, JANUARY 14, 2026, 6:00 P.M.
REGULAR MEETING
CITY HALL BOARD CHAMBER, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission of the City of Jackson met in regular session in the Board Chamber of City Hall at 6:00 p.m. on Wednesday, January 14, 2026, with the following members present:

Present: Harry Dryer (Chairman), Tony Koeller (Secretary), Michelle Weber, Russ Wiley, Tina Weber, Travis Niswonger, Heather Harrison, and Bill Fadler

Absent: Angelia Thomas

Aldermen: Mike Seabaugh, Eric Fraley, and Steve Stroder (Absent)

Building & Planning Manager Larry Miller and Adam Liley were also present.

Call to Order

Chairman Harry Dryer called the meeting to order at 6:00 p.m. Secretary Tony Koeller called the roll, and a quorum was present.

Approval of Minutes

1. **Approval of Minutes – December 10, 2025 Meeting**
   The minutes of the December 10, 2025, meeting were reviewed.

Action: Commissioner Heather Harrison made the motion, seconded by Commissioner Tina Weber, to approve the minutes as submitted.

Result: Motion carried unanimously.

Old Business

2. **Text Amendment – Chapter 65 (Home Occupations)**

Staff Report: Larry Miller reviewed a proposed text amendment to Chapter 65 of the City Code to bring the City's zoning regulations into compliance with recent Missouri state law regarding home occupations. Staff explained that the amendment had previously been tabled to allow

additional discussion and clarification. A letter from City Attorney Curt Poore was provided outlining the necessity of the amendment, enforcement limitations, prohibition on fees, and administrative considerations.

Commission Discussion: Commissioners discussed the requirement that regulations be narrowly tailored to public health and safety, with specific discussion of floor-area limitations, delivery-vehicle restrictions, signage, and traffic impacts. Commissioners expressed concern about enforceability and ensuring compliance with state statute while avoiding overly restrictive provisions.

Action: A motion was made by Commissioner Travis Niswonger, seconded by Secretary Tony Koeller, to recommend approval of the text amendment with the additional recommendation that subsection C be reviewed to ensure the regulations are sufficiently narrowly tailored to public health and safety.

Roll Call Vote:
Harrison—Yes
T. Weber—Yes
Koeller—Yes
Dryer—Yes
M. Weber—Yes
Wiley—Yes
Niswonger—Yes
Fadler—Yes

Result: Motion carried unanimously.

New Business

3. Special Use Permit – Cabinet/Countertop Business (C-2 District)

Staff Report: Larry Miller presented a request for a Special Use Permit to allow a cabinet and countertop fabrication business in a C-2 General Commercial District, located on East Jackson Boulevard near the former Missouri Conservation building. Staff noted that cabinet shops are permitted only in Industrial Districts and therefore require a Special Use Permit in this zoning classification.

Applicant Remarks: Adam Liley addressed the Commission and stated the business would operate primarily indoors with limited employees and minimal noise impacts. He noted the property was recently purchased and the business would continue a long-standing family operation serving the Jackson area.

Commission Questions: Commissioners discussed noise, traffic, surrounding land uses, and the appropriateness of the proposed use. Staff clarified that a public hearing would be required at the Board of Aldermen level.

Action: Secretary Tony Koeller made a motion, seconded by Commissioner Bill Fadler, to recommend approval of the Special Use Permit and waive the public hearing.

Roll Call Vote:
T. Weber—Yes
Koeller—Yes
Dryer—Yes
M. Weber—Yes
Wiley—Yes
Niswonger—Yes
Fadler—Yes
Harrison—Yes

Result: Motion carried unanimously.

4. Preliminary Plat Approval – Abbottsford Land Management LP #1 Subdivision

Staff Report: Larry Miller presented a request for approval of a preliminary plat for the Abbottsford Land Management LP #1 Subdivision. The property is located north of East Main Street near the Interstate 55 corridor, adjacent to the location of the existing Welcome to Jackson sign. Staff explained that the City is in the process of acquiring a portion of the property for the construction of a future water tower. The Major Street Plan indicates a future roadway connection through the site, and staff confirmed that sufficient area exists to accommodate the roadway.

Staff further noted that three related variances will be required at the Board of Aldermen level: (1) deferral of stormwater detention until future development of the property, (2) relief from street frontage requirements due to the unique configuration of the tract and access limitations, and (3) the requirement to submit a preliminary plat. The property is zoned C-2 General Commercial, and no zoning change is required.

Commission Discussion: Commissioners discussed the need for additional water storage capacity, irrigation impacts during peak summer usage, and coordination with future infrastructure planning. Commissioners also discussed that approval of the plat does not eliminate the need for supermajority approval by the Board of Aldermen due to the requested variances.

Action: A motion was made by Commissioner Heather Harrison, seconded by Commissioner M. Weber, to recommend approval of the plat for the Abbottsford Land Management LP #1 Subdivision.

Roll Call Vote:
Koeller—Yes
Dryer—Yes
M. Weber—Yes
Wiley—Yes
Niswonger—Yes

Fadler—Yes
Harrison—Yes
T. Weber—Yes

Result: Motion carried unanimously.

Adjournment

As all items on the agenda had been addressed, Chairman Harry Dryer inquired if there was any other business to be brought before the meeting. Hearing none, the meeting was adjourned by proclamation.

Respectfully submitted,

Tony Koeller
Planning and Zoning Commission Secretary

Attest:

Larry Miller
Building and Planning Manager

NOTE: ACTION (IF ANY) ON LAND EXCHANGE CERTIFICATIONS, COMPREHENSIVE PLAN, AND MAJOR STREET PLAN IS FINAL APPROVAL; ALL OTHER ACTION TAKEN BY THE PLANNING AND ZONING COMMISSION SERVES AS A RECOMMENDATION TO THE BOARD OF ALDERMEN AND NOT AS FINAL APPROVAL OF THE ITEMS CONSIDERED AT THIS MEETING

MEMO

TO: **Planning and Zoning Commission**

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

DATE: **February 5, 2026**

SUBJECT: **Code Amendments – Special Use Permits**

Why the change is needed

Under the current code, Special Use Permits are tied to the owner. When a property changes ownership, a new Special Use Permit is required, even if nothing about the site or use changes. Staff felt this was unnecessary and created extra steps for applicants and the Commission. The amendment streamlines the process while maintaining appropriate review where changes are proposed.

What is changing

The proposed amendment updates the Special Use Permit section to clearly distinguish between permits tied to physical improvements and permits tied to a specific use of a property.

How this affects Special Use Permits going forward

- Permits approved for physical improvements will run with the land and remain valid as long as the conditions of approval are met.

- Permits approved for a specific use will transfer to a new owner as long as the same approved use continues under the same conditions. A new Special Use Permit will only be required if the new owner proposes to change, expand, or alter the special use.

The Commission will vote to approve, deny, or modify the draft language of the proposed amendment. A public hearing is optional at the Planning & Zoning Commission level but is required before the Board of Aldermen.

Red lettering will be added to the code

Sec. 65-24. Special use regulations.

Subject to the provisions of this section, the Board of Aldermen of the City of Jackson may, after a public hearing before the board of aldermen, and after study and report by the city planning and zoning commission, authorize the special uses enumerated in this section in any district as herein qualified from which such uses are otherwise prohibited based on whether such buildings or use will:

(1) Substantially increase traffic hazards or congestion.

(2) Adversely affect the character of the neighborhood.

(3) Substantially increase fire hazards.

(4) Adversely affect the general welfare of the community.

(5) Overtax public utilities.

(6) Be in conflict with the city's comprehensive plan.

If the board's findings should be negative to the above, then the application may be granted; if affirmative as to any subject, then such permit shall be denied. In the granting of a special use permit, the board of aldermen may impose, and the planning and zoning commission may recommend, in writing, appropriate conditions and safeguards as may be deemed necessary to ensure compliance with the requirements of this zoning ordinance and to protect adjacent property and conserve property values.

Special use permits shall be classified by the board of aldermen at the time of granting as either (i) primarily authorizing physical alterations to a building, structure, or grounds or (ii) primarily authorizing a specific type of use or activity on the property. Permits classified under (i) shall run with the land, shall remain valid and binding on all subsequent owners of the property without the need for a new permit, and shall not expire or require renewal so long as the physical alterations remain in full compliance with the terms and conditions of the permit and this chapter. Permits classified under (ii) shall be personal to the applicant and shall not automatically transfer upon change of ownership; however, if the new owner intends to continue the same approved special use under the same conditions, the permit shall remain valid and shall transfer to the new owner without the need for a new application. Any proposed change, expansion, or alteration of the special use shall require a new special use permit application, and the board of aldermen shall review the application to determine whether to grant a new permit under the standards of this section.

Applications for special use permits, other than applications caused by a change in ownership, shall be made and processed in the same manner as provided for zoning amendments in section 65-29.

The following special uses are authorized, providing they comply with all the regulations set forth in this chapter for the district in which such use is located.

a. Any uses for which special use permits are required by other sections of this chapter.

b. Proprietary uses associated with churches and similar places of worship.

c. Certain home occupations under special conditions in an R-1, R-2, R-3, or R-4 district.

d. Fraternal organizations and private clubs in an R-1 and R-2 district.

e. Cemeteries and mausoleums in any residential or commercial district.

f. Bed and breakfast dwellings in an R-2 or R-3 district.

g. Petroleum product storage in an I-1 district, excluding gasoline storage tanks at retail gasoline stations.

h. Certain heavy industrial uses in an I-2 or I-3 district.

i. Mobile homes/manufactured homes/mobile office.

   1. *Mobile home—Emergency use.* A single mobile home may be located on any lot or tract in any commercial or industrial district for emergency residential purposes and temporary residential use by applicant upon issuance of a special use permit for a period not to exceed twelve (12) months. The holder of a special use permit hereunder may submit an application for no more than one (1) extension hereunder. The original special use permit and extension thereof shall in no event exceed a twenty-four (24) month period.

   2. *Mobile office/mobile office unit.* A single mobile office unit may be located on any lot or tract in any commercial or industrial district for use as an office unit only and not for residential uses, upon the grant of a special use permit, subject to the following conditions:

      i. The term shall not exceed two (2) years on the initial permit. Subsequent permits may be obtained for periods not to exceed twelve (12) months.

      ii. The lot or tract upon which the mobile office is to be located shall contain no less than ten thousand (10,000) square feet.

      iii. The mobile office so utilized shall not be converted to real property under Missouri Statutes unless same is in full and complete compliance with all city codes including, but not limited to, zoning and building codes.

      iv. Any other condition that the board of aldermen, in its sole discretion, believes necessary to provide sufficient compatibility with the spirit and intent of the code.

j. Commercial, recreational, or amusement development for temporary or seasonal periods only.

k. Commercial radio or television tower or broadcasting station, provided the following special conditions are met:

   1. If the proposed tower is located within one (1) mile of an existing tower(s), evidence must be submitted demonstrating why the existing tower(s) is not suitable or available for co-use.

   2. The tower is designed to accommodate the co-use of at least two (2) other providers and made available to other providers for co-use for reasonable terms. A notarized statement shall be provided as to the ability of the tower for co-use.

   3. The design of the tower and accessory structures shall maximize the use of building materials, colors, textures, screening, and landscaping that effectively blend the facilities within the surrounding natural setting and environment.

4. The tower shall be set back from the right-of-way line of any public street up to a distance equal to the height of the tower.

5. Towers or antennas located on structures shall not extend more than thirty (30) feet above the highest point of the structure.

6. The tower and antennas shall meet all federal regulations, including but not limited to, Federal Communications Commission (FCC) emission standards and Federal Aviation Administration (FAA) lighting requirements.

7. Any tower that is no longer in use for a telecommunications purpose shall be removed at the owner's expense. The owner of the tower shall provide the city with a copy of the notice to the FCC of intent to cease operations. All obsolete and abandoned towers and accessory facilities shall be removed within six (6) months of cessation of use. In the case of multiple operators sharing use of a single tower, this provision shall not become effective until all users cease operations. The applicant shall submit an executed agreement to ensure compliance with this requirement. If the owner fails to remove an obsolete tower, the city may cause the tower to be removed and issue a special assessment tax bill for the cost of said removal, which shall be a lien against the real property affected.

l. Buildings in excess of the height and story requirements set forth in section 65-19.

m. Parking lots on land in residential districts, within three hundred (300) feet from the boundary of any commercial or industrial district, provided the following standards are met:

1. Ingress and egress to such lot shall be from a street directly serving the commercial, business, or industrial district.

2. No business involving the repair or service of vehicles, or sale, or display thereof shall be conducted from or upon such parking areas.

3. No structures shall be erected on the parking area except as provided for under item m.7 hereof.

4. No sign shall be erected on the parking area except as approved by the board of aldermen.

5. Parking areas shall be used for the parking of patrons using private passenger vehicles only and no charge shall be made for parking within such premises.

6. The parking shall be set back in conformity with the established or required yards for residential uses; and, where a parking area adjoins a dwelling use, it shall have a minimum side yard of ten (10) feet.

7. The parking area shall be suitably screened or fenced, paved and drained, lighted and maintained free of debris.

n. Airports, heliports, private air strips and helipads.

(Ord. No. 13-73, § 1, 11-18-13)

MEMO

TO : **Members of the Planning and Zoning Commission**

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

DATE : **January 28, 2026**

SUBJECT : **Annual review of the 2024 Comprehensive Plan**

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1. Formation of the Committee

When the 2024 Comprehensive Plan was adopted, it specifically called for a continuous planning process rather than letting the document sit on a shelf. To make this happen, the Plan required the formation of an Implementation Committee. This group is tasked with making sure the City's vision actually turns into action.

2. Committee Members

The newly organized committee consists of the following members:

- Matt Winters
- Liza Walker
- Rodney Bollinger
- Janet Sanders
- Jeff Winders
- Larry Miller

3. The Annual Review Decision

The Plan suggests a full review every two to three years, but it identifies an annual review as the "best practice." To ensure the document remains relevant to Jackson's current needs, this committee has decided to meet annually and report back to the Planning and Zoning Commission and the Board of Aldermen.

City of Jackson

January 28, 2026

Subject: 2024 Comprehensive Plan Review (Jan 2026)

Based on its review of the Implementation Action Matrix and discussion of each action item, the Implementation Committee identified areas where the City is already meeting or actively advancing the goals of the 2024 Comprehensive Plan, as well as areas where additional focus, study, or refinement would support continued implementation.

Actions Currently Being Met or Actively Ongoing

The committee noted that many Plan objectives are already being addressed through existing City operations, policies, and partnerships, including:

- Formation and use of the Implementation Committee to review the Plan progress
- Ongoing coordination with local and regional partners such as SEMPO, the Jackson Chamber of Commerce, Jackson Industrial Development Company, school districts, and utility providers
- Continued maintenance and investment in public infrastructure, including water, wastewater, stormwater, electric, and transportation systems
- Ongoing sidewalk, street, and safety improvements consistent with ADA standards
- Ongoing investment and coordination in Uptown, including public facilities, infrastructure improvements, and support for redevelopment and community activities
- Active code enforcement and neighborhood maintenance efforts
- Ongoing planning and coordination related to parks, trails, and recreational facilities

These actions demonstrate that many elements of the Comprehensive Plan are already embedded in the City's day-to-day operations and long-range planning efforts.

Continuing and Developing Initiatives

The committee also identified several initiatives that are underway or in development and will require continued attention over time, including:

- Development and refinement of an Economic Development Board or similar structure

- Ongoing evaluation of annexation strategies and growth management policies
- Continued coordination with developers on housing, mixed-use development, and infrastructure requirements
- Long-term infrastructure planning and capacity evaluation for water, sewer, stormwater, and electric systems
- Expansion of trail, sidewalk, bicycle, and pedestrian connectivity
- Continued collaboration with schools, public safety providers, and community organizations

Recommended Areas for Future Focus and Study

To support continued implementation of the Comprehensive Plan, the committee recommends that the City consider future focus on the following areas, as resources and priorities allow:

- Updating long-range infrastructure plans, including water, wastewater, stormwater, and transportation systems
- Development of a bike and pedestrian master plan consistent with regional planning efforts
- Updating the Parks Master Plan to reflect existing conditions, trail connections, and future needs
- Continued evaluation of land use, housing, and growth policies to support infill, mixed-use, senior housing, and attainable housing opportunities
- Formalizing or enhancing economic development coordination and marketing efforts
- Periodic review and update of the Comprehensive Plan to ensure responsiveness to changing conditions

Summary

The Implementation Committee concluded that the City is actively advancing many of the goals outlined in the 2024 Comprehensive Plan. Continued use of the Action Matrix, combined with targeted studies and policy updates, will allow the City to build on existing efforts while remaining flexible and responsive to future needs.

MEMO

TO: **Members of the Planning and Zoning Commission**

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

DATE: **February 3, 2026**

SUBJECT: **Text Amendment to Chapter 65 (Zoning) – To establish an Estate Residential (E-1) District.**

The Economic Development Board has recommended that the City consider creating a new zoning district—Estate Lot Residential (EL-1)—to support large-lot, low-density residential development. The City does not currently have a district for this type of development. The EL-1 would allow infrastructure standards that better match estate-style development, including areas where stormwater systems, sidewalks, street lighting, and full-width streets may not be required.

Some areas in and around the City are better suited for large-lot, estate-style homes rather than traditional suburban development. Establishing an EL-1 district would give the City a tool to guide growth in these areas while maintaining a semi-rural character.

Staff is seeking initial feedback from the Planning & Zoning Commission on whether an estate residential district is appropriate for Jackson and whether it aligns with the City's Comprehensive Plan and subdivision regulations.

If the Commission supports moving forward, staff will prepare draft ordinance language for future review.

Ordinance Summary

Estate Lot Residential (EL-1) Zoning District

Purpose

The Estate Lot Residential (EL-1) Zoning District is intended to accommodate low-density, large-lot single-family residential development while preserving open space, rural character, and natural features. The district is designed to serve as a transition between rural or agricultural areas and more traditional suburban residential neighborhoods.

Key Characteristics

- **Minimum lot size:** One (1.5) acres
- **Density:** One (1) single-family dwelling per lot
- **Development pattern:** Spacious setbacks, limited infrastructure intensity, semi-rural character
- **Housing type:** Single-family detached homes only

Permitted Uses

- Single-family detached dwellings (one per lot)
- Home occupations, subject to City ordinances Chapter 65 Article III
- Accessory structures customarily incidental to residential use
- Agricultural uses including only gardening, flower gardening, non-commercial greenhouses, and the raising and housing of farm animals in accordance with chapter 7, excluding marijuana cultivation facilities.
- Residential accessory structures including private garages, carports, sheds, pools, fences, and other accessory structures.
- Shipping containers, used for non-occupancy short-term storage use, and only in compliance with section 65-20 (accessory structures).
- Bed-and-breakfast establishments within a single-family dwelling
- Churches and similar places of worship, including religious Sunday school buildings; provided that such buildings shall be on a lot having an area of not less than one (1) acre and width at the front lot line of not less than one hundred fifty (150) feet.
- Signs in accordance with section 65-21.

Parking Regulations

- Off-street parking space shall be provided in accordance with the requirements for specific uses set forth in section 65-22.

Height, Area, and Lot Size Regulations

- **Minimum lot area:** 1.5 acres (65,340 sq. ft.)
- **Minimum lot width:** 200 feet
- **Maximum building height:**
  - Single-family and all buildings other than churches and similar places of worship: thirty-five (35) feet and not over two and one-half (2½) stories above grade.
  - Churches and similar places of worship: seventy-five (75) feet for towers and steeples and not more than forty-five (45) feet for the principal building.
- **Maximum lot coverage:** 20%
- **Minimum setbacks:**
  - Front: 50 feet
  - Side: 25 feet (each side)
  - Rear: 50 feet

Infrastructure & Development Standards

- Development shall be served by public water and sewer.
- Streets shall be constructed to city standards as approved.
- Sidewalks and streetlights are generally not required unless necessary for safety or connectivity.
- Stormwater may be managed through natural drainage methods, including swales and open systems.

Prohibited Uses

- Duplexes, townhouses, and multi-family dwellings
- Mobile homes and manufactured housing parks
- Commercial or industrial uses not expressly permitted
- Short-term rentals unless specifically authorized by City ordinance

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Planning & Policy Considerations

- The EL-1 District limits residential density to reduce long-term public infrastructure and maintenance costs.

- Large-lot development preserves community character and provides housing options for residents seeking privacy and open space.
- The district should be applied in accordance with the City’s Comprehensive Plan and subdivision regulations.

Applicability

The Estate Lot Residential (EL-1) District may be applied to properties meeting minimum acreage requirements and located in areas identified for low-density residential or transitional development.

Sec. 30-56. RE, Rural Estate Single-Family District.

(a) *Purpose.* This district is intended to promote and preserve estate single-family residential development, which is defined as being larger lot sizes with a minimum 1½ acres per lot.

(b) *Permitted principal uses.*

(1) Single-family detached dwelling with only one dwelling per lot.

(2) Hobby farms; with cattle and horses or other farm-related animals, allowed on a five-acre lot, with one allowed animal per every acre of grazing.

(3) Cluster subdivisions, as permitted in chapter 25.

(4) Public parks, playgrounds, and recreational facilities.

(5) Police and fire stations.

(6) Elementary and middle schools, or development centers for elementary and middle school age children with handicaps or development disabilities, on a minimum of five acres.

(7) Noncommercial, not-for-profit residential neighborhood facilities consisting of indoor and outdoor recreational facilities, offices operated by a neighborhood or community organization or a property owners association.

(8) Golf courses; this shall not include separate miniature golf courses, driving ranges and other similar activities operated as a business.

(c) *Permitted accessory uses.*

(1) Home day cares, with no more than four unrelated children in a 24-hour period, as permitted in section 30-111.

(2) Private garages, carports and accessory structures, as permitted in section 30-106.

(3) Guest house, as permitted in section 30-115.

(4) In home elderly care, with a maximum of three persons, as permitted in section 30-114.

(5) Home occupations, as permitted in section 30-108.

(6) Solar energy systems, as permitted in section 30-113.

(7) Short-term use of shipping containers for accessory uses, as permitted in section 30-105.

(d) *Special uses.*

(1) Home day cares, with five or more unrelated children in a 24-hour period, as permitted in section 30-111.

(2) Cemeteries, on a minimum of ten acres of land.

(3) Wind energy conversion systems, as permitted in section 30-113.

(4) Public utilities, except for buildings and accessory structures that are normal and customary in a zoning district which would allow other buildings of the same nature as a use-by-right.

(5) Short-term use of shipping containers for principal uses, as permitted in section 30-105.

(6) Long-term use of shipping containers for accessory uses, as permitted in section 30-105.

(e) *Parking requirements.* Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in section 25-46. No parking, stopping, or standing of trucks or commercial motor vehicles licensed for a gross weight in excess of 24,000 pounds, except as provided in sections 26-147 and 26-298.

(f) *Height, area, bulk, and setback regulations.*

(1) Maximum height: 2½ stories not to exceed 35 feet.

(2) Minimum lot area: 1½ acre lots.

(3) Maximum density: One unit per 1½ acres. Higher densities may be approved with a cluster subdivision, as permitted in chapter 25.

(4) Minimum lot width: 200 feet.

(5) Minimum yard requirements:

a. Front yard: 50 feet.

b. Rear yard: 50 feet.

c. Side yard: 25 feet.

(Code 1990, § 30-321; Ord. No. 5012, art. 4, 10-2-2017)