

**WEST PLAINS ZONING ORDINANCE
TABLE OF PROPOSED CHANGES
10/16/2017**

Current West Plains Zoning Ordinance
library.municode.com/mo/west_plains/codes/code_of_ordinances

Current Update Draft
www.scocog.org/community-planning.html

Email Comments and Suggestions to
wpzoningupdate@gmail.com

PAGE	CHANGE
1	Accessory Building definition changed from 80 sq. ft. to 120 sq. ft.
1	Prohibition of permanently placed rail cars or shipping containers used for storage
2	Added definition for Assisted Living Facility
4	Deletion – “and less restrictive”
5	Added “design” to list of regulatory items in the definition of a District
7	Deleted “temporary site away from property” from Home Occupation definition
7	Added clarification of description of commercial vehicles
7	Updated definition of Hospital
7	Word change: “contradistinction” to “contrary”
7	Added Warehousing, shipping, or related process to definition of Industrial Park
9	Added definition for Medical Office or Clinic
9	Created a definition for Mixed-Use Residential
9	Clarified the definition of Net Site Area
9	Added definition for Nursing Home
11	Added definition for storage container single family homes
11	Expanded grades to include early childhood grades in definition of School
11	Added definition for “tiny homes”
11	Added Self Service Storage Facility to list of definitions
12	Added definition for Triplex
13	Clarified the description of side yard measurement
13	Included a graphic to help define regulatory yards
15	Added section “Conditional Use Regulations”
16	Added section “Conditional Use Exceptions and Requirements”
17	Changed favorable vote requirement to three-fifths from three-fourths
18	Added Quality Development Corridor Overlay District to list of districts
18	Added Healthcare Overlay District to list of districts
18	Word change “tracts” to “tracks”
18	Word change “privacy” to “solid panel” fences
19	Added regulation of premanufactured car ports and lean-tos
19	Conflict with subdivision ordinance – splitting of lots

20	Deletion of additional height regulations
20	Added word: “block” frontage
21	Changed description of sight triangle to match the one offered elsewhere in the chapter
21	Word change: “tennis” to “recreational”
22	Added Fence Design Standards
22	Added words: “and punishable per section 50-5”
22	Added section establishing the definition of commercial and office use groups
25	Added requirements for Visual Buffers and Screening
27	Added sentence: “Additional regulations apply under 6-87: Keeping of Livestock”
28	Added use: Veterinary Hospitals to A-1 district
28	Deleted requirement of a four foot mesh wire fence
28	Added wording: “provided each are developed on a lot of record”
29	Added wording: “special conditions are defined in Chapter 26 of the city code of ordinances”
29	Deleted conditional use “hospitals” from R-1 district
30	Deleted conditional use “hospitals” from R-2 district
30	Added Triplexes to Permitted use in R-2 district
30	Added conditional use “Nursing Homes and Independent Living facilities” to R-2 district
31	Added Permitted use Triplexes to R-3
33	Added “no single family homes, duplex or triplex” in C-1 district
33	Removed “schools and colleges” from permitted use – added to conditional use
33	Removed Hospitals from permitted use in C-1 district
33	Removed multifamily housing from permitted use in C-1 district
33	Added permitted use groups to the C-1 district
33	Added Community gardens to C-1 district
33	Added conditional use groups in the C-1 district
34	Changed minimum lot width from 75 to 50 feet in C-1 district
34	Removed minimum side yard from R districts in C-1 district
34	Added statement regarding visual buffering and screening requirements
34	Added sentence: “exceptions regarding minimum requirements may be permissible on existing lots of record” in C-1 district
34	Added “no single family homes, duplex or triplex” in C-2 district
34-35	Added permitted use groups to the C-2 district
34	Added minimum density to multifamily housing in C-2 district and requirement that it meets R-3 open space requirements
34	Removed “hospitals” from permitted uses in C-2 district
35	Removed Animal Hospitals and Animal Shelters from permitted uses in C-2 district

35	Added Medical Offices use group as conditional use in C-2 district
35	Added Mixed-Use Residential to conditional uses in C-2 district
35	Added animal or vet hospital in indoor-only operations to conditional use in C-2 district
35	Added self-service storage facility to conditional uses in C-2 district
36	Removed minimum side yard from R districts in C-2 district
36	Added statement regarding visual buffering and screening requirements
36	Added “no single family homes, duplex or triplex” in C-3 district
36	Added minimum density to multifamily housing in C-3 district and requirement that it meets R-3 open space requirements
36	Added permitted use groups to the C-3 district
37	Added Mixed-Use Residential to conditional uses in C-3 district
37	Added conditional use groups in C-3 district
37	Removed minimum side yard from R districts in C-3 district
37	Added statement regarding visual buffering and screening requirements
38	Added “no single family homes, duplex or triplex” in C-4 district
38	Added permitted use groups to the C-4 district
38	Included provision for mixed-use residential in C-4 district
39	Added conditional use groups in the C-4 district
39	Removed minimum side yard from R districts in C-4 district
39	Added statement regarding visual buffering and screening requirements
41	Removed R district setback requirements and added statement regarding visual buffering and screening requirements in M-1 district
43	Removed R district setback requirements and added statement regarding visual buffering and screening requirements in M-2 district
43	Added requirements of the new Quality Development Corridor District
47	Added requirements of the new Healthcare District
50	Added statement about flexible minimum parking space requirements
51	Clarified the use of residential off street parking regarding commercial vehicles
53	Replaced text with graphic for the description of off street parking design
54	Added words: Access “to off street parking”
54	Added words: concrete “no less than” four inches thick
54	Added wording: lights shall be reflected way from oncoming traffic
54	Lighting plans shall be submitted with site development plans in C & M districts
60	Removed <i>Soils</i> and <i>Geology</i> from the required review criteria under Planned Unit Development
63	Added word: shall “again” be subject to