



June 4, 2026

**To:** City Council

**From:** Dustin Harrison, Building Official/Zoning Administrator

**Executive Summary**  
**City Council Meeting**

**Subject:** Proposed revisions to Zoning Ordinances Chapter 50, Sections 50-113. - Additional district regulations, Paragraph (e), and 50-115. - Fences.

The Building Department and Planning Commission have reviewed the above-mentioned Bill. The revisions specify tents are camping and recreational equipment. The revisions to the fencing ordinances will add clarity.

**Fiscal Impact**  
N/A

AN ORDINANCE OF THE CITY OF WEST PLAINS, MISSOURI, AMENDING CHAPTER 50 – ZONING: SECTION 50-113 – ADDITIONAL DISTRICT REGULATIONS AND SECTION 50-115 – FENCES, OF THE CITY OF WEST PLAINS MUNICIPAL CODE.

WHEREAS, the city council finds it necessary to amend the city code to better protect the public health, safety, and general welfare of the community; and

WHEREAS, the Exhibit A graphic outlines sight distance triangles referencing Section 50-113 (a).

WHEREAS, the city council finds it necessary to clarify and expand nuisance definitions to address modern public health and safety concerns.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST PLAINS, MISSOURI AS FOLLOWS:

Section 1: Sections 50-113. and 50-115 of Chapter 50-Zoning of City of West Plains municipal code are hereby amended to read as follows:

Sec. 50-113. – Additional district regulations.

- a. *Sight triangle at intersections.* All corner lots shall provide sight distance triangles, the short leg of which shall be 15 feet, and the long leg of which shall be 100 feet, measured along the curbline or edge of the pavement. Such area shall remain free of shrubbery, solid-panel fences, merchandise, equipment, vehicles or other obstructions to vision more than 2½ feet in height measured from and along the roadway curbline or edge of the pavement and shall be enforced by city ordinance.
- b. *Walls and hedges.* Notwithstanding other sections of this chapter, walls and hedges may be permitted in any required yard or along the edge of any yard, provided that no wall or hedge along the sides or front edge of any front yard shall be over 2½ feet in height.
- c. *Installation of premanufactured carports and the construction of lean-tos.* These structures must be authorized and permitted by the city building official prior to installation.
- d. *Access to structures.* Every building erected or moved after the effective date of the ordinance from which this chapter derives shall be on a lot adjacent to a public street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking.
- e. *Parking, storage or use of major camping and recreational equipment.* For purposes of this chapter, major camping and recreational equipment is defined as including boats and boat trailers, travel trailers, pickup campers or coaches designed to be mounted on automotive vehicles, motorized dwellings, tents, tent trailers, and the like, and bases

or boxes used for transporting recreational equipment, whether occupied by such equipment or not. Recreational vehicles can be stored in the driveway, side yard, or rear yard if there is access. No such equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot or in any location not approved for such use.

- f. *Parking and storage of certain vehicles.* Automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any residentially zoned property other than enclosed buildings or carports.

#### Sec. 50-115. – Fences

It shall be unlawful for any person to erect or maintain any fence or other like structure except as follows:

1. *Privacy fences.* Privacy fences may be erected on any lot, except as provided in subsection (6) of this section and shall be no more than 8 feet high and shall not be located closer to the front property line than the nearest portion of the front of the building or within 30 feet of any adjacent street curb or street edge if the front of the building is further than thirty 30 feet. The fence may be stepped down from the eight 8-foot height within the setback distance to a 2-foot height ending 10 feet from the street curb or edge. The fence shall be set back 10 feet from the middle of any adjacent alleyway. The fence may be constructed on the property lines which are not adjacent to any street or alleyway.
2. *Decorative fences.* *Decorative fences.* Decorative fences may be erected on any lot, except as provided in subsection (6) of this section and shall be no more than 4 feet high and be of open construction and shall be set back 10 feet from the street curb or street edge of any adjacent streets and set back 10 feet from the middle of any alleyway and may be constructed on the property lines which are not adjacent to any street or alleyway. Decorative fences at all corner lots shall be installed to provide traffic sight-distance triangles, as referenced in Section 50-113(a).
3. *Security fences.* Security fences may be erected on any commercial business or industrial lot, except for as provided in subsection (6) of this section, to a height of not more than 12 feet. The top 4 feet must be of open wire, woven wire, or barbed wire construction. Security fences shall be located no closer to any street curb or street edge than 10 feet and may be constructed on the property lines which are not adjacent to any street and set back 10 feet from the middle of any alleyway.
4. *Open wire fences.* Open wire fences such as chain link type, may be erected on any lot, except as provided in subsection (6) and paragraph a. of this section and shall be no more than 4 feet high and shall be located no closer to any adjacent street curb or street edge than 10 feet and may be constructed on the property lines which are not

adjacent to any street curb or street edge and set back 10 feet from the middle of any alleyway.

- a. *Open wire fences* for the enclosure of private recreational courts may be constructed to a height of no more than 12 feet but must be set back from all property lines at least 6 feet. Such fences may be of any open wire material, except as provided in subsection (6) of this section. Said fences shall be located no closer to any adjacent street curb or street edge than 10 feet and set back 10 feet from the middle of any alleyway.
5. *Design.* Permanent fence design standards are included in the regulations for aesthetic, maintenance, and safety reasons.
  - a. Fences may not include paper, cloth, or similar readily flammable material.
  - b. Fences may not include corrugated metal or corrugated tin.
  - c. Wire mesh and/or wire grid (i.e., cattle panel, chicken wire) are prohibited fence materials in front of the front building line of a residential home. Chain link fence is not prohibited.
  - d. Fences may not be constructed of lattice panels.
  - e. If there is a finished surface to a fence, it must face outward from the property. Protruding bolts or members must face inward.
  - f. Fences may not include pallets or similar materials.
  - g. All fences must be maintained free of foliage, weeds, and any obstructions which may inhibit the view of oncoming traffic at any intersection and corner lots.
6. *Maintenance.* No person shall permit, cause, keep, maintain, or allow a fence within the corporate limits of the city in a dilapidated or dangerous condition.
7. *Barbed wire fences, electrified fences, and other dangerous fences.* Any person who shall place or permit to be placed or remain on or along any railroad or building front or any part of a building, fence or premises adjacent or contiguous to any right-of-way or public way or residence any spikes or sharp-pointed cresting, or any barbed wire or other things, except as permitted in subsection (3) of this section, or electrical fence, dangerous or liable to tear, snag, cut or injure anyone coming in contact therewith, shall be deemed guilty of a misdemeanor and punishable per section 50-5.
8. *Violations declared a nuisance.* All fences or other like structures erected or maintained in violation of this division are hereby deemed and declared to be a nuisance, and any owner or occupant of a lot or tract of land upon which such nuisance exists shall be deemed guilty of a misdemeanor punishable by Section 50-5. Each day on which such violation continues shall constitute a separate offense.

Section 2: That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

CITY OF WEST PLAINS, MISSOURI

BY: \_\_\_\_\_  
MAYOR MICHAEL TOPLIFF

(SEAL)

ATTEST:

\_\_\_\_\_  
CITY CLERK KELLIE MAYERS

