

AN ORDINANCE REPLACING SECTION 405.030 "R-3" MULTI-FAMILY RESIDENCE DISTRICT IN ITS ENTIRETY OF THE MUNICIPAL CODE OF THE CITY OF MARSHFIELD, MISSOURI BEING A SECTION WITHIN CHAPTER 405 ZONING DISTRICTS OF THE MUNICIPAL CODE OF THE CITY OF MARSHFIELD, WEBSTER COUNTY, MISSOURI.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MARSHFIELD, MISSOURI, AS FOLLOWS:**

**Section 1:** That Section 405.030 of the Municipal Code of the City of Marshfield, Missouri, being a section of the municipal code dealing with R-3 Zoning is hereby amended to read as follows:

**405.030 "R3-L" Low Density Multi-Family Residential District**

- A. *Purposes.* The intent of the "R3-L" Low Density Multi-Family Residential District is designed for a minimum eight thousand (8,000) square foot lot size with a maximum of four (4) dwelling units. This district will provide stability, harmony, attractiveness, order and efficiency when located adjacent to R-1 Single-Family Residence District and R-2 Two-Family Residence District by providing for adequate light, air and open space for dwellings and related facilities.
- B. *Uses Permitted.*
1. One (1) Single-family dwelling.
  2. One (1) Two-family dwelling.
  3. One (1) Three (3) or Four (4) unit Multiple-family dwelling.
  4. Boarding house.
  5. Bed and breakfast.
  6. Accessory buildings and uses customarily, incidental and subordinate to the uses permitted, all located on the same lot or parcel, and regulated as provided in Sections 410.010 and 410.020.
  7. Temporary building or use as regulated in Section 405.020, Subsection (B) (4).
- C. *Conditional Uses.* The following uses shall be permitted only if authorized by the Planning and Zoning Commission as provided in Section 410.040.
1. Dwelling group.
  2. Planned unit development as regulated in Section 410.120.
  3. Public, parochial or private schools as regulated in Section 405.010, Subsection (C) (4).
  4. Municipal parks and playgrounds and community clubhouses.
  5. Parking lot when established to fulfill parking requirements for an existing or permitted use in the district.
  6. Hospitals and clinics, nursing homes, but not including the housing or treatment of animals.
  7. Private clubs, fraternities, sororities, and lodges, not including those whose activities are the providing of services customarily carried on as a business.
  8. Private nurseries, day schools, and children's homes.
  9. Convalescent homes and housing for the aged.

10. Professional office.
11. Churches or other places of worship, including parish houses and Sunday schools, but excluding overnight shelters and temporary outdoor revivals, on a minimum of two (2) acres of land, to provide sufficient land area for off-street parking, buffer yards and proper site design to lessen impact on adjoining residential neighborhoods.
12. Any use conforming at the time the district is mapped.
13. Group homes. The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. No group home shall be located within two thousand five hundred (2,500) feet of another group home.
14. Social Service Agency. The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. No social service agency shall be located within two thousand five hundred (2,500) feet of another social service agency. If there is a Transitional Home associated with the social service agency, Section 410.041 shall apply.
15. Adult day care facilities.

D. *General Regulations.* Property and buildings in the "R3-L" District shall be subject to the following regulations:

1. *Street frontage.* Each lot shall have sixty (60) foot frontage on a dedicated City Street.
2. *Off-street parking.* As required by Section **410.110** of this Chapter.
3. *Accessory buildings and structures.* As required by Section **410.010** of this Chapter.
4. *Landscaping.* As required by Section **410.146** of this Chapter.

E. *Height And Area Regulations.* The height and area regulations shall be provided in accordance with the requirements set forth in Section **405.040** of this Chapter.

### **405.033 "R3-M" Medium Density Multi-Family Residential District**

A. *Purpose.* The intent of the "R3-M" Medium Density Multi-Family Residential District is designed for a minimum sixteen thousand (16,000) square foot lot size with a maximum of twelve (12) dwelling units. This district will provide stability, harmony, attractiveness, order and efficiency when located adjacent to R-1 Single-Family Residence District and R-2 Two-Family Residence District by providing for adequate light, air and open space for dwellings and related facilities.

B. *Uses Permitted.*

1. One (1) Single-family dwelling.
2. One (1) Two-family dwelling.
3. One (1) Multiple-family dwelling.
4. Boarding house.
5. Bed and breakfast.
6. Accessory buildings and uses customarily, incidental and subordinate to the uses permitted, all located on the same lot or parcel, and regulated as provided in Sections 410.010 and 410.020.

7. Temporary building or use as regulated in Section 405.020, Subsection (B) (4).

C. *Conditional Uses.* The following uses shall be permitted only if authorized by the Planning and Zoning Commission as provided in Section 410.040.

1. Dwelling group.
2. Planned unit development as regulated in Section 410.120.
3. Public, parochial or private schools as regulated in Section 405.010, Subsection (C) (4).
4. Municipal parks and playgrounds and community clubhouses.
5. Parking lot when established to fulfill parking requirements for an existing or permitted use in the district.
6. Hospitals and clinics, nursing homes, but not including the housing or treatment of animals.
7. Private clubs, fraternities, sororities, and lodges, not including those whose activities are the providing of services customarily carried on as a business.
8. Private nurseries, day schools, and children's homes.
9. Convalescent homes and housing for the aged.
10. Professional office.
11. Churches or other places of worship, including parish houses and Sunday schools, but excluding overnight shelters and temporary outdoor revivals, on a minimum of two (2) acres of land, to provide sufficient land area for off-street parking, buffer yards and proper site design to lessen impact on adjoining residential neighborhoods.
12. Any use conforming at the time the district is mapped.
13. Group homes. The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. No group home shall be located within two thousand five hundred (2,500) feet of another group home.
14. Social Service Agency. The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. No social service agency shall be located within two thousand five hundred (2,500) feet of another social service agency. If there is a Transitional Home associated with the social service agency, Section 410.041 shall apply.
15. Adult day care facilities.

D. *General Regulations.* Property and buildings in the "R3-M" District shall be subject to the following regulations:

1. *Street frontage.* Each lot shall have eighty (80) foot frontage on a dedicated City Street.
2. *Off-street parking.* As required by Section **410.110** of this Chapter.
3. *Accessory buildings and structures.* As required by Section **410.010** of this Chapter.
4. *Landscaping.* As required by Section **410.146** of this Chapter.

E. *Height And Area Regulations.* The height and area regulations shall be provided in accordance with the requirements set forth in Section **405.040** of this Chapter.

## **405.034 "R3-H" High Density Multi-Family Residential District**

A. *Purpose.* The intent of the "R3-H" High Density Multi-Family Residential District is designed for a minimum twenty-four thousand (24,000) square foot lot size with no maximum number of units. This district will provide stability, harmony, attractiveness, order and efficiency when located adjacent to B-3 General Business Districts, R3-M Medium Density Multi-Family Residential Districts, and R3-L Light Density Multi-Family Residential Districts, and R-2 Two-Family Residence District by providing for adequate light, air and open space for dwellings and related facilities.

B. *Uses Permitted.*

- a. One (1) Multiple-family dwelling.
- b. Boarding house.
- c. Bed and breakfast.
- d. Accessory buildings and uses customarily, incidental and subordinate to the uses permitted, all located on the same lot or parcel, and regulated as provided in Sections 410.010 and 410.020.
- e. Temporary building or use as regulated in Section 405.020, Subsection (B) (4).

C. *Conditional Uses.* The following uses shall be permitted only if authorized by the Planning and Zoning Commission as provided in Section 410.040.

1. Dwelling group.
2. Planned unit development as regulated in Section 410.120.
3. Public, parochial or private schools as regulated in Section 405.010, Subsection (C) (4).
4. Municipal parks and playgrounds and community clubhouses.
5. Parking lot when established to fulfill parking requirements for an existing or permitted use in the district.
6. Hospitals and clinics, nursing homes, but not including the housing or treatment of animals.
7. Private clubs, fraternities, sororities, and lodges, not including those whose activities are the providing of services customarily carried on as a business.
8. Private nurseries, day schools, and children's homes.
9. Convalescent homes and housing for the aged.
10. Professional office.
11. Churches or other places of worship, including parish houses and Sunday schools, but excluding overnight shelters and temporary outdoor revivals, on a minimum of two (2) acres of land, to provide sufficient land area for off-street parking, buffer yards and proper site design to lessen impact on adjoining residential neighborhoods.
12. Any use conforming at the time the district is mapped.
13. Group homes. The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. No group home shall be located within two thousand five hundred (2,500) feet of another group home.
14. Social Service Agency. The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. No social service agency shall be located within two thousand five hundred (2,500) feet of another social service agency. If there is a

Transitional Home associated with the social service agency, Section 410.041 shall apply.

15. Adult day care facilities.

D. *General Regulations.* Property and buildings in the "R3-H" District shall be subject to the following regulations:

- a. *Street frontage.* Each lot shall have one hundred (100) foot frontage on a dedicated City Street.
- b. *Off-street parking.* As required by Section **410.110** of this Chapter.
- c. *Accessory buildings and structures.* As required by Section **410.010** of this Chapter.
- d. *Landscaping.* As required by Section **410.146** of this Chapter.

E. *Height And Area Regulations.* The height and area regulations shall be provided in accordance with the requirements set forth in Section **405.040** of this Chapter.

**Section 2:** All existing zoned R-3 properties prior to the date of this ordinance to be classified as "R3-L" Low Density Multi-Family unless the existing Multi-Family building would be allowed in the "R-3M" Medium Density Multi-Family or "R-3H" High Density Multi-Family zoning.

**Section 3:** All ordinances or parts of ordinances in conflict or inconsistent herewith are hereby expressly repealed.

Read twice by title after proper posting in accordance with the provisions of Section 78.130 RSMo. 1988 and passed by the Board of Aldermen of the City of Marshfield, Missouri, this 15<sup>th</sup> day of August 2024.

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Natalie B. McNish, Mayor

ATTEST:

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Karen M. Rost, City Clerk

APPROVED by the Mayor of the City of Marshfield, Missouri, this 15<sup>th</sup> day of August 2024.

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Natalie B. McNish, Mayor

ATTEST:

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Karen M. Rost, City Clerk