

AN ORDINANCE REPLACING SECTION 405.035 "R-4" PATIO HOME 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 405.035 of the Municipal Code of the City of Marshfield, Missouri, being a section of the municipal code dealing with R-4 Zoning is hereby amended to read as follows:

405.035 "R-4" Patio Home Residence District

- A. The following regulations shall apply to every lot, building site, or parcel in an "R-4" Patio Home Residence District and shall be subject to all the general provisions of this Title except as specifically modified for this district, which said modifications shall then control.
- B. *Uses Permitted.*
1. One (1) Patio Home (two (2) Residence Units)
 2. One (1) Two-family dwelling
 3. 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.
 4. Incidental temporary buildings used for construction, which buildings must be removed upon completion or abandonment of the construction work.
- C. *General Regulations.* Property and buildings in the "R-4" District shall be subject to the following regulations:
1. *Street frontage.* Each internal lot shall have seventy (70) foot frontage on a dedicated City Street, and each corner lot shall have eighty (80) foot frontage.
 2. *Platting requirements.* Each Patio Home shall be located on its own individually platted lot. If areas for common use of occupants of the development are shown on the plat, satisfactory arrangements shall be made for the maintenance of the common open space and facilities, whether in the form of a neighborhood association or public dedication. The plat shall indicate the easements and covenants appurtenant thereto.
 3. *Off-street parking.* As required by Section **410.110** of this Chapter.
 4. *Accessory buildings and structures.* As required by Section **410.010** of this Chapter.
 5. *Trees.* There shall be a requirement of at least one (1) tree and two (2) shrubs for each platted lot in order to enhance private space. The tree shall be of a variety that provides shade and screening and shall be at least six (6) feet in height at the time of planting.
- D. *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 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 15th day of August 2024.

Natalie B. McNish, Mayor

ATTEST:

Karen M. Rost, City Clerk

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

Natalie B. McNish, Mayor

ATTEST:

Karen M. Rost, City Clerk