

AN ORDINANCE REPLACING SECTION 405.040 RESIDENTIAL DENSITY REQUIREMENT 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 405.040 of the Municipal Code of the City of Marshfield, Missouri, being a section of the municipal code dealing with Residential Density Requirements is hereby amended to read as follows:

Density Requirements	“R1-L” Single-Family Low Density	“R1-M” Single-Family Medium Density	“R1-H” Single-Family High Density	“R-2” Two-Family
<b>Minimum Lot Size (Square Feet)</b>				
Single-Family Unit	12,000 sq. ft.	10,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.
Two-Family Unit	--	--	--	3,000 per unit
Churches, Schools, Hospitals	2 acres	2 acres	2 acres	2 acres
All other Uses	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
<b>Minimum Lot Width (feet)</b>				
Dwelling – internal lot	80	70	60	70
Dwelling – corner lot	90	80	70	80
<b>Maximum Height of Building (feet)</b>				
Principal Building	35	35	35	35
Accessory buildings	See Section 410.010			
<b>Minimum front yard (feet)</b>				
Principal Building	35	25	25	25
<b>Minimum Side Yard (feet)</b>				
Single-Family	10	7	7	7
Two-Family	--	--	--	7
Corner Lot	15	15	15	15
Accessory Buildings	See Section 410.010			
<b>Minimum Rear Yard (feet)</b>				
Principal Building	20	20	20	20
Accessory Buildings	See Section 410.010			

<b>Density Requirements</b>	<b>“R3-L” Multi-Family Low Density</b>	<b>“R3-M” Multi-Family Medium Density</b>	<b>“R3-H” Multi-Family High Density</b>	<b>“R-4” Patio Home</b>
<b>Minimum Lot Size (Square Feet)</b>				
Single-Family Unit	6,000 sq. ft.	6,000 sq. ft.	--	--
Two-Family Unit	3,000 per unit	3,000 per unit	--	4,000 per unit
Three-Family Unit	2,000 per unit	2,000 per unit	--	--
Four-Family Unit	2,000 per unit	2,000 per unit	--	--
Five-Family up to Twelve-Family Unit	--	1,500 per unit 55% Max. of Lot Covered by Structures	1,500 per unit 55% Max. of Lot Covered by Structures	--
Over Twelve Units	--	--	1,000 per unit 55% Max. of Lot Covered by Structures	--
Churches, Schools	2 acres	2 acres	2 acres	--
All other Uses	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	--
<b>Minimum Lot Width (feet)</b>				
Dwelling – internal lot	60	80	100	70 (35 Each Unit)
Dwelling – corner lot	70	90	110	80 (40 Each Unit)
<b>Maximum Height of Building (feet)</b>				
Principal Building	25	35	50	35
<b>Maximum Height of Building (story)</b>				
	1	2	4	1
Accessory buildings	<b>See Section 410.010</b>			
<b>Density Requirement</b>	<b>“R3-L” Multi-Family Low Density</b>	<b>“R3-M” Multi-Family</b>	<b>“R3-H” Multi-Family High Density</b>	<b>“R-4” Patio Home</b>
<b>Minimum front yard (feet)</b>				
Principal Building	25	25	40	25
Accessory Buildings	<b>See Section 410.010</b>			
<b>Minimum Side Yard (feet)</b>				
One & Two-Family	7	7	--	7
Three-Family Unit	7	7	--	--
Four-Family Unit	7	7	--	--

Five - Twelve- Family Unit	--	10	10	--
Over Twelve Units	--	--	20	--
Corner Lot	15	15	20	--
<b>Minimum Rear Yard (feet)</b>				
Principal Building	20	20	25	20

**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 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