

AN ORDINANCE ADDING DEFINITIONS TO CHAPTER 425.030 AND ADDING SPECIFICATIONS TO CHAPTER 425.070 DESIGN STANDARDS, OF THE MUNICIPAL CODE OF THE CITY OF MARSHFIELD, MISSOURI BEING SECTIONS WITHIN CHAPTER 425 SUBDIVISION REGULATIONS OF THE MUNICIPAL CODE DEALING WITH FLAG LOTS.

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

Section 1: That Section 425.030 of the Municipal Code of the City of Marshfield, Missouri, being a section of the municipal code dealing with Definitions is hereby revised to add the following:

Chapter 425.030 Definitions:

Flag Lot: A lot where the main use or building area of which does not abut a public street but is connected thereto by a narrow strip of land for the purpose of access to the public street and which is a part of the lot.

Flag Lot, front lot line: In the case of a flag lot, the closest line parallel to the public road or street at the end of the “flagpole”

Private Access Drive: That portion of a drive from the public right-of-way to the building area of a flag lot.

Section 2: That Section 425.070 of the Municipal Code of the City of Marshfield, Missouri, being a section of the municipal code dealing with Design Standards is hereby revised to add the following:

Chapter 425.070 Design Standards

J. Flag Lot

The use of flag lots are prohibited for Single-Family, Two-Family, and Multi-Family Residential Districts but may be allowed in both Business and Industrial Districts where the use of a flag lot is appropriate or required due to physical limitation, topography, or factors related to environmental sensitivity, including but not necessarily limited to sink holes, karst areas, and losing streams. Flag lots may be permitted by requesting a variance in the subdivision ordinance following the procedures and requirements of Section 425.090 (Variations and Exceptions).

1. The Planning and Zoning Commission shall consider the size of nearby lots in comparison to the proposed flag lot when considering to the Board of Aldermen whether property values will be impacted by the introduction of a flag lot. In no case shall the

size of the flag lot be less than the required minimum lot area as required per the underlying zoning district.

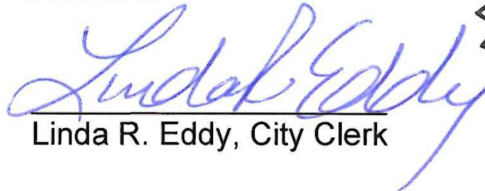
2. The access portion of each flag lot shall have a minimum width of thirty (30) feet without utility lines, more if utilities are planned to allow a private access drive.
 - a. All private access drives shall be a maximum length of one hundred fifty (150) feet without a turn-around. Turn-around is to be constructed in a size to allow emergency vehicles, including fire trucks, to turn around. Fire Chief of the Marshfield Fire Protection District, or his designee, must approve the site plan for the turn around.
 - b. All private access drives shall have a minimum driving width of twenty-six (26) feet with no parking signs posted on either side of the road.
 - c. Private access drives, where intersecting public streets shall have a minimum six (6) inches concrete over four (4) inches rock base apron between the street pavement and the property line.
 - d. All private access drives shall be constructed to meet public street requirements per Section 425.075 Street Specifications to allow for future street designation if required.
 - e. All private access drives to have an elevation higher than the surrounding grade and be served by ditches and proper drainage or provide concrete curb and gutter.
 - f. Culverts shall be required if ditches are utilized.
3. Flag lots shall not be further subdivided into additional lots unless a public street is constructed to City standards.
4. No more than two (2) flag lots may have adjoining driveway entrances to a public right-of-way.
5. The front building line for flag lots shall be established on the building site portion of the lot in accord with provisions of the particular zoning district.
6. The access portion of each flag lot shall provide access to only one (1) lot.
7. Review, Inspections, Approval, Permits, Fees, And Appeals.
 - a. Plans for a private access drive shall include all existing and proposed grades, drains, structures, and other significant physical features submitted to City Staff and the Planning and Zoning Commission for review and recommended approval to the Board of Aldermen.
 - b. The Board of Aldermen shall have final approval of private access drive requirements prior to issuing any permits.
 - c. The Board of Adjustment shall have jurisdiction to consider appeals for variances or exceptions from this Section.

Section 3. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

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 79.130, RSMo. (1988) and passed by the Board of Aldermen of the City of Marshfield, Missouri, this 28th day of May 2026.

ATTEST:

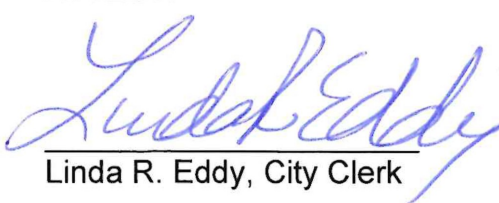

Linda R. Eddy, City Clerk




Natalie B. McNish, Mayor

APPROVED by the Mayor of the City of Marshfield, Missouri, this 28th day of May 2026.

ATTEST:


Linda R. Eddy, City Clerk




Natalie B. McNish, Mayor