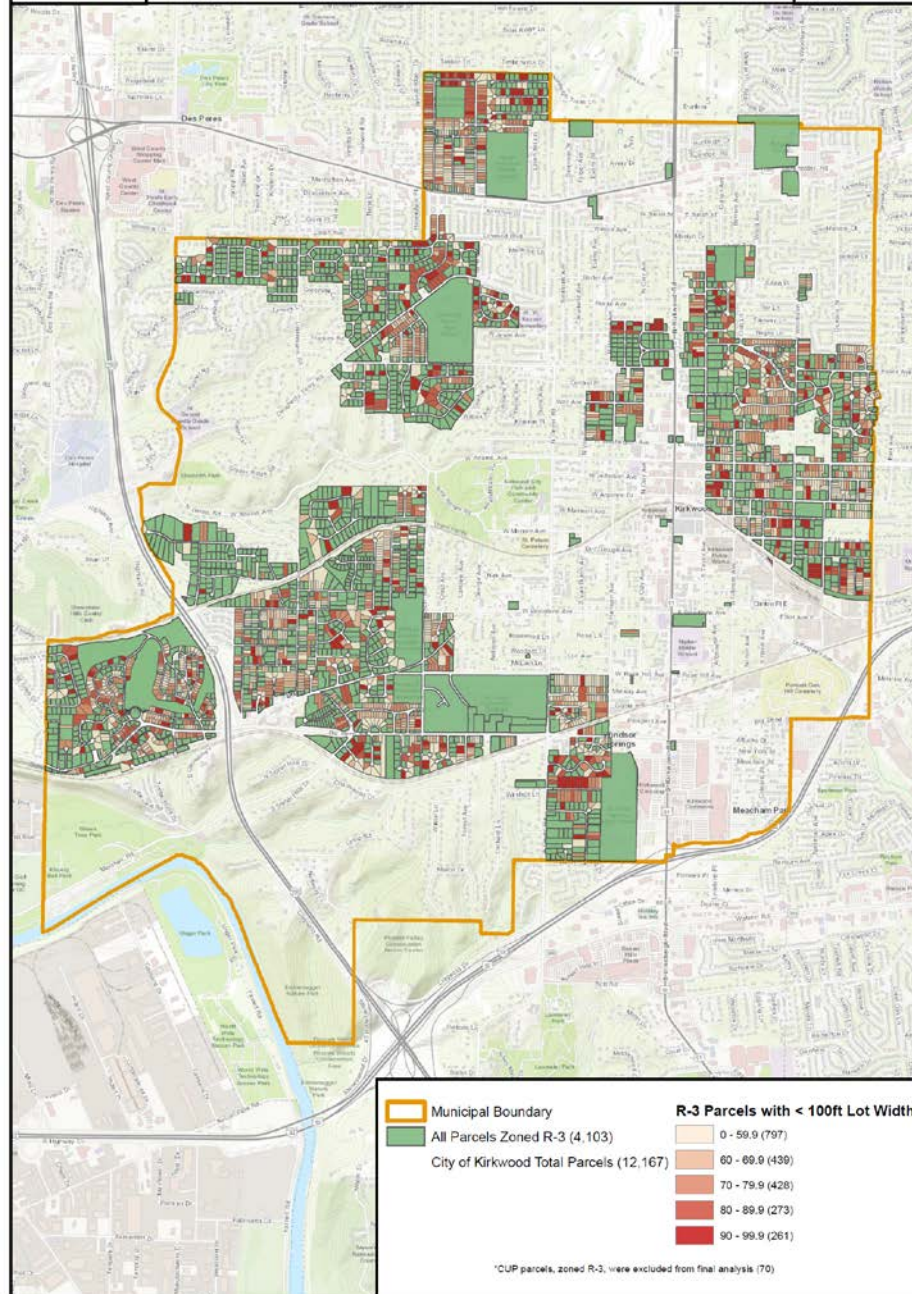


R-3 Lots (Nonconforming Width)



Nonconforming R-3 Lot Width Analysis



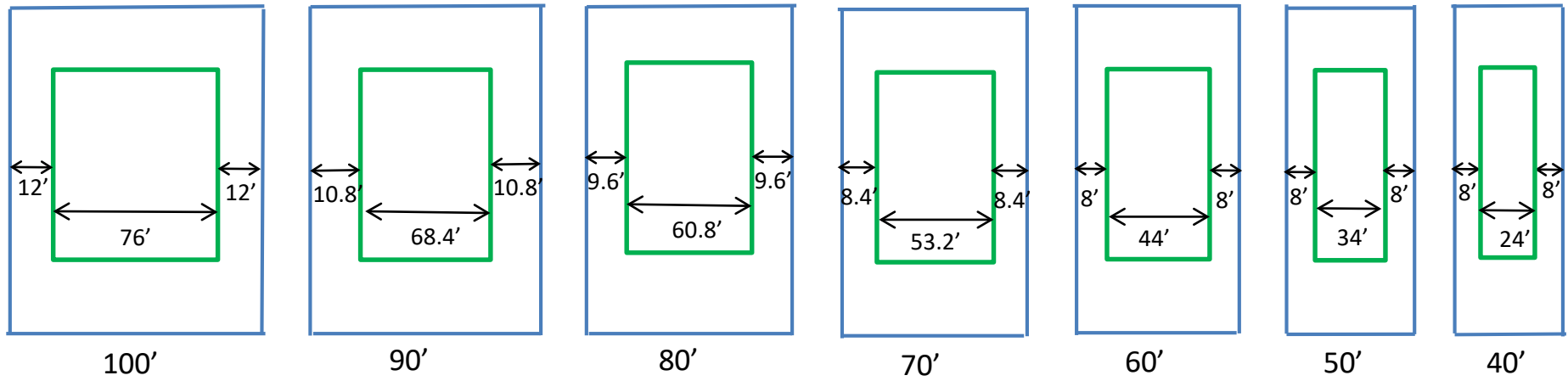
Side setbacks for nonconforming lot widths

	Lot Size (Kirkwood Equivalent)					
	43,560 (R-1)	20,000 (R-2)	15,000 (R-3)	10,000 (N/A)	7,500 (R-4 & R-5)	5,000
Clayton	N/A	(80' width, 10% - 12' min)	N/A	N/A	(60' width, 10% - 12' min)	5' (50' width, 10% - 6' min)
Crestwood	N/A	8' (100' width, 12' setback)	8' (80' width, 12' setback)	6' (75' width, 8' setback)	6' (60' width, 7' setback)	6' (50' width, 6' setback)
Frontenac	(15' setback)	N/A	N/A	N/A	(75' width, 10% setback)	N/A
Glendale	N/A	N/A	N/A	10%* - 6' min. (80' width, 10' setback)	6' (65' width, 7' setback)	N/A
Richmond Heights	3' for lots 25' wide or less (12' setback)	3' for lots 25' wide or less (12' setback)	3' for lots 25' wide or less (12' setback)	3' for lots 25' wide or less (8' setback)	3' for lots 25' wide or less (8' setback)	3' for lots 25' wide or less (6' setback)
Rock Hill	N/A	N/A	N/A	N/A	(50' width, Larger of 6' or 10%, not exceeding 10')	(50' width, Larger of 6' or 10%, not exceeding 10')
Webster Groves	N/A	12%*(100' width, 12' setback)	12%* (80' width, 10' setback)	12%* (70' width, 8' setback)	10%* (60' width, 6' setback)	N/A

* Glendale requires a 10% setback for lots less than 100' wide, but not less than 6' in first district. Also requires a 6' setback for lots less than 65' wide in second district.

* Webster Groves provides an alternative for additions to existing nonconforming structures

R-3 Single Family District Examples – 12% Side yard



Building Envelope per Proposed Code

424 W. Rose Hill Ave



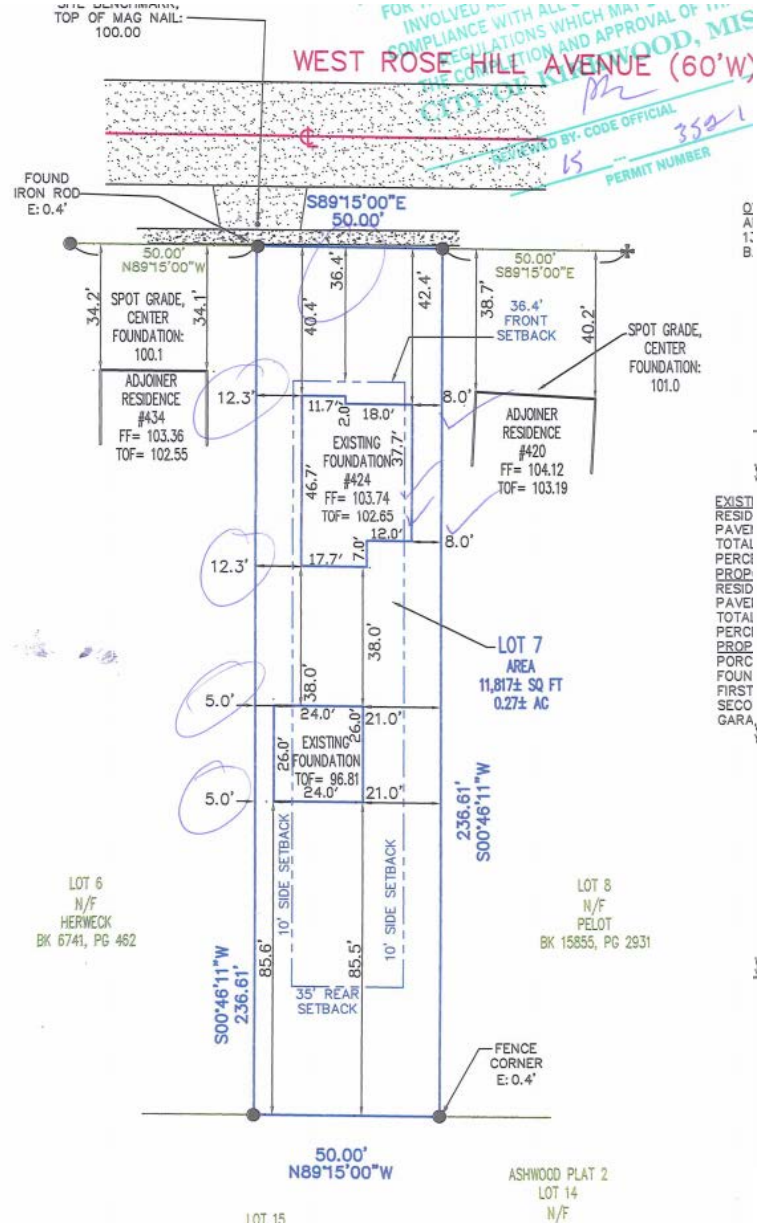
Lot width – 50' (R-3 Zoning)

	Required	Approved /Built
Side 1	10'	8'
Side 2	10'	12.3'

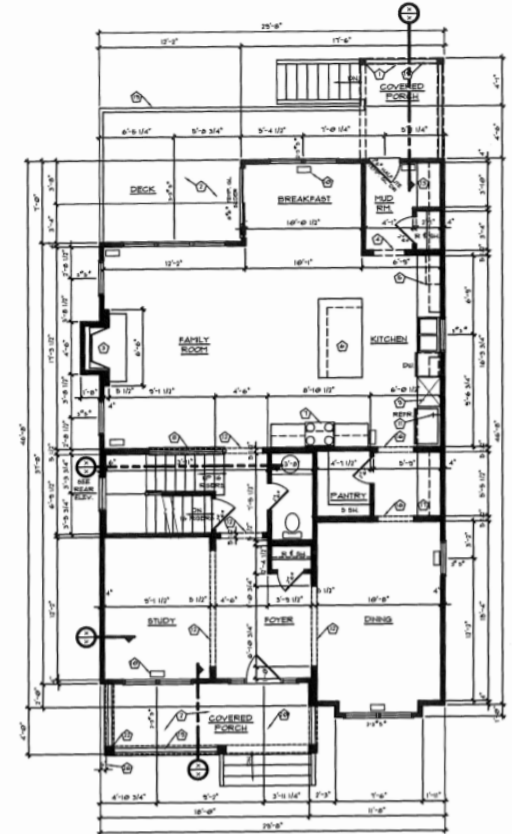
424 W. Rose Hill Ave



424 W. Rose Hill Ave



Q A: 1: B



512 Couch Ave



Lot width – 52' (R-3 Zoning)

	Required	Approved /Built
Side 1	10.4'	9.2'
Side 2	10.4'	5.9'

512 Couch Ave



0 T
13

52.00' (R & S)

0.0' (R & S)

5' EASEMENT

15.0' 90°00'00" (R & S)

22.0'

5.5'

24.0'

90°00'00" (R & S)

WIRE FENCE

WIRE FENCE 1.0' SOUTH

LAND AREA
7,800 SQ. FT.
0.18± ACRES

0 T
10

150.00' (R & S)

EXIST. BLOCK WALL

WOOD DECK

WIRE FENCE 0.5' SOUTH

WOOD FENCE 0.3' SOUTH

WOOD FENCE 0.5' SOUTH

1.5 STORY FRAME RESIDENCE PROPOSED

37.9'

36.1'

36.9'

WOOD PORCH

CONCRETE WALK

90°00'00" (R & S)

90°00'00" (R & S)

5.0'

34.8'

34.1'

5.0' (R & S)

10' WIDE STRIP RED WIDENING CONC

STREET PAVEMENT

52.00' (R & S)

SET CROSS

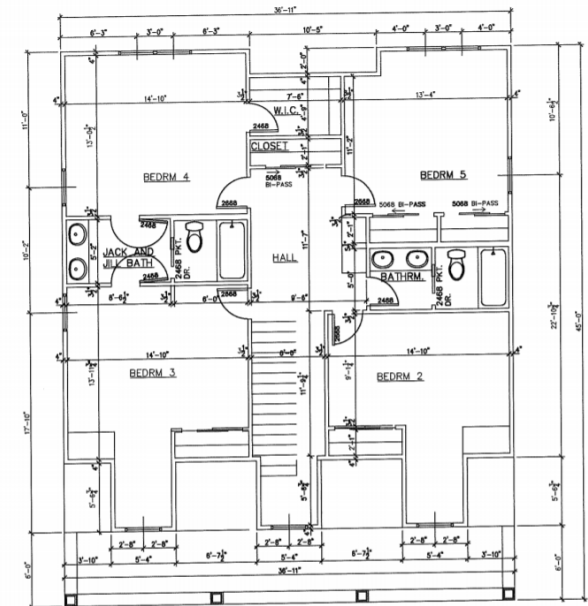
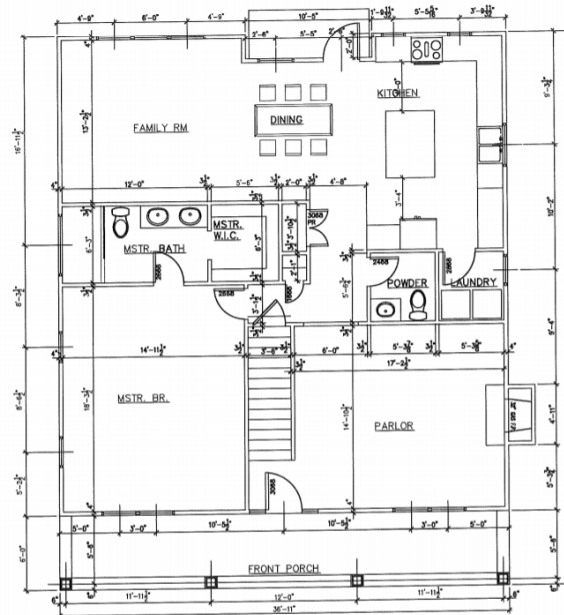
ST. FINISHED 1ST FLOOR 10" CENTER INDENTATION

G LINE

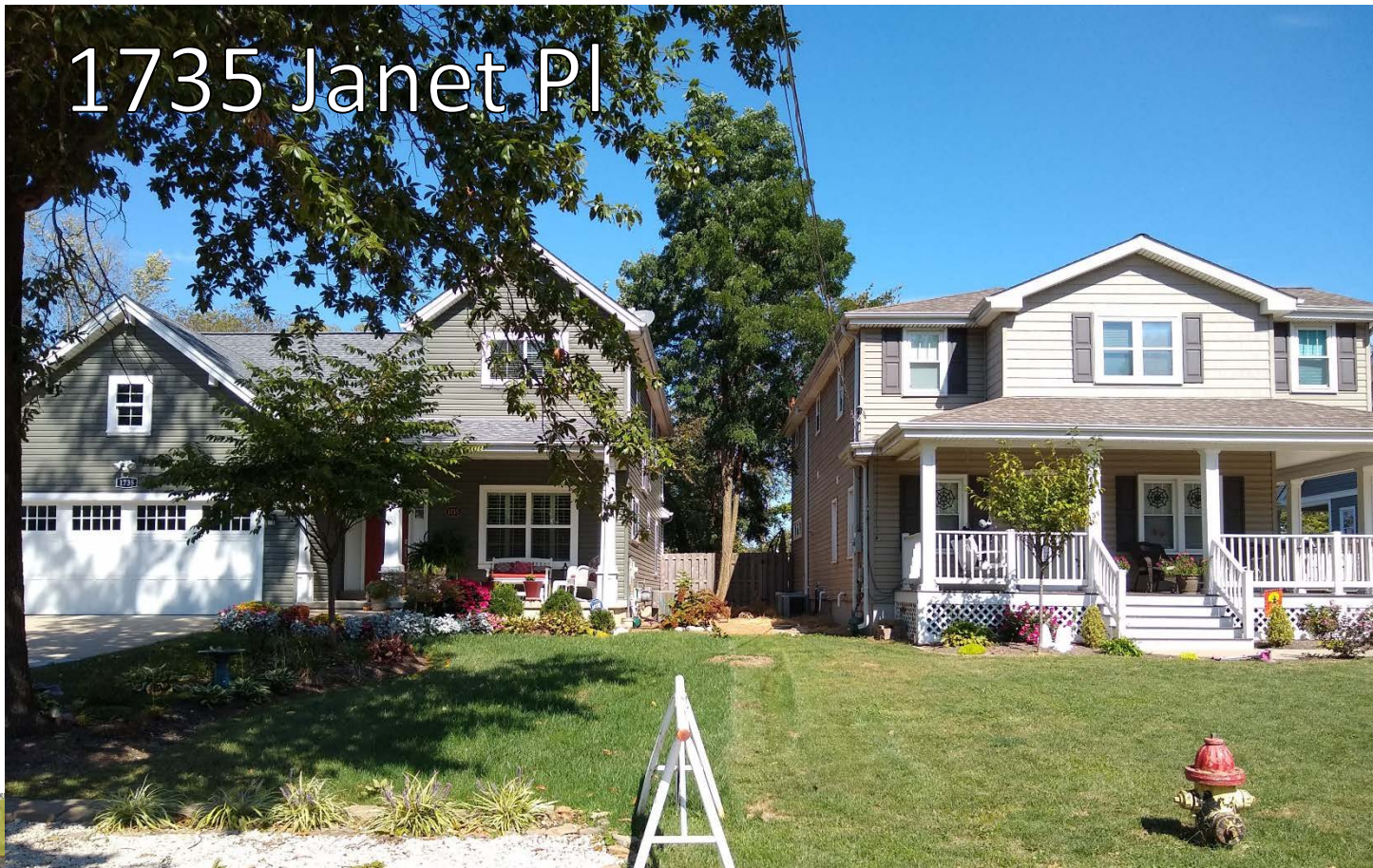
PROPOSED 1ST FLOOR 24" FROM G LINE CENTER FOUR

5.0'

5.0' (R & S)



1735 Janet Pl



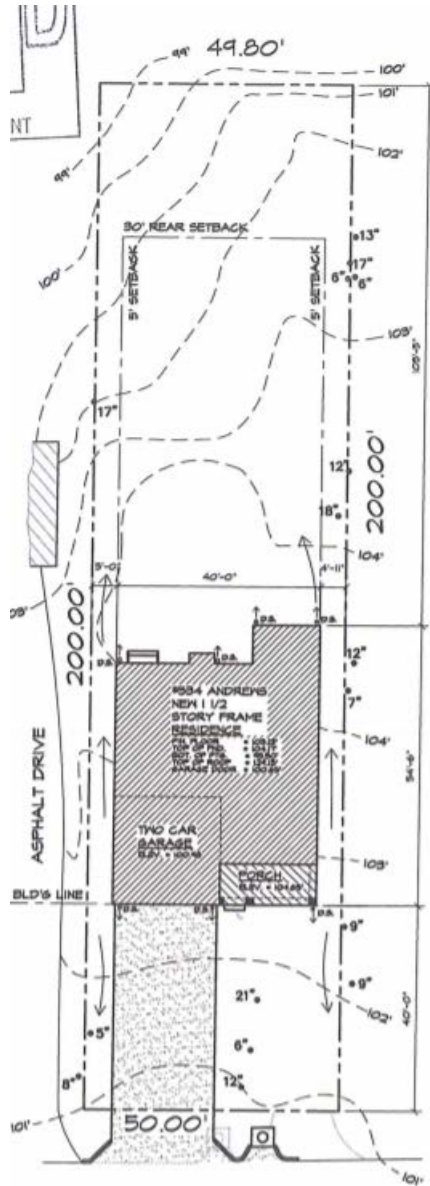
Lot width – 50' (R-3 Zoning)

	Required	Approved /Built
Side 1	10'	5'
Side 2	10'	5'

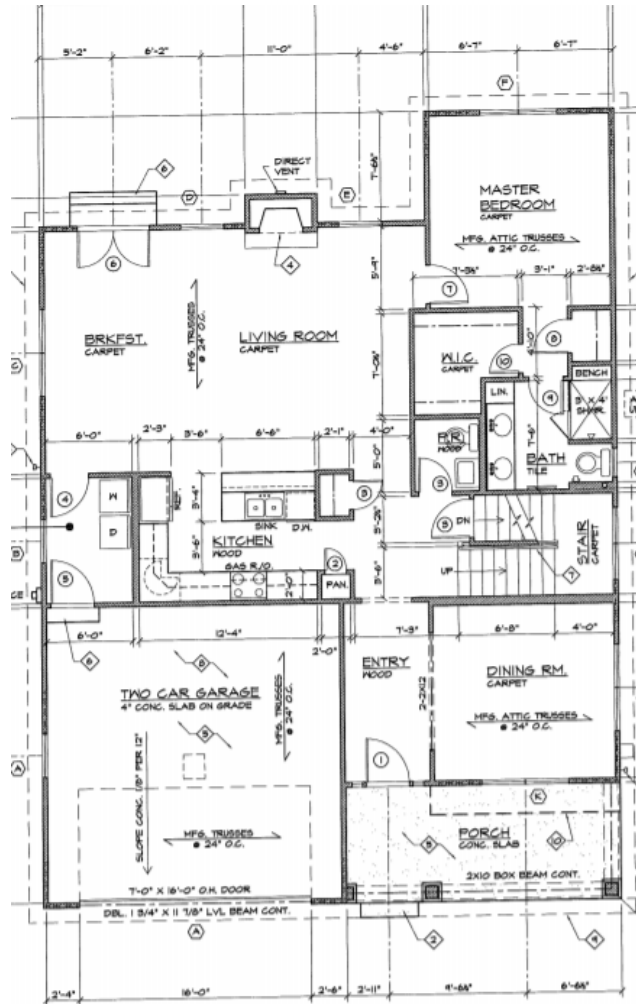
1735 Janet Pl



1735 Janet Pl

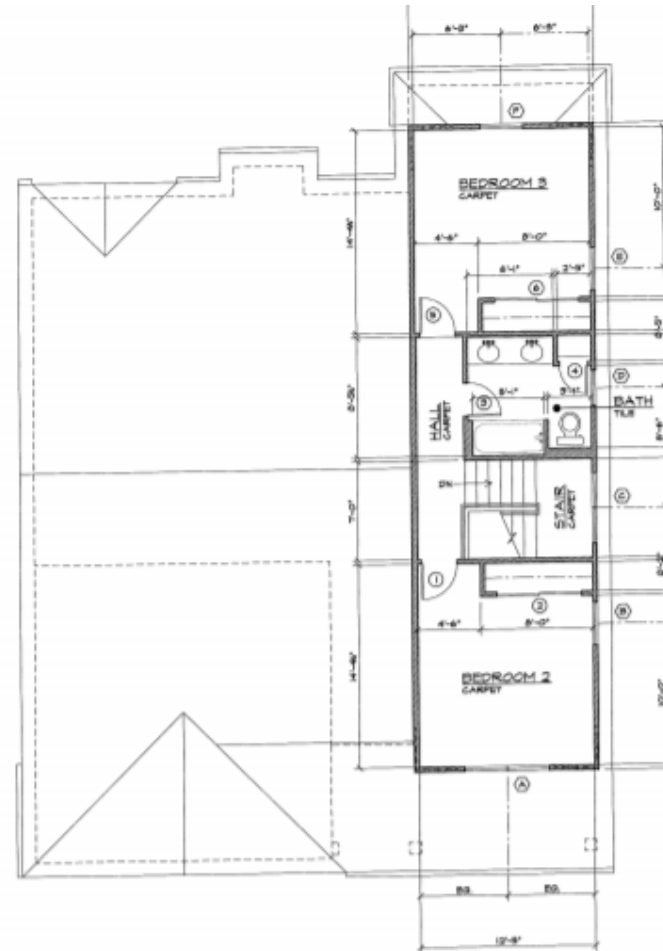


JANET PLACE



PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



441 Alice Ave (Addition)



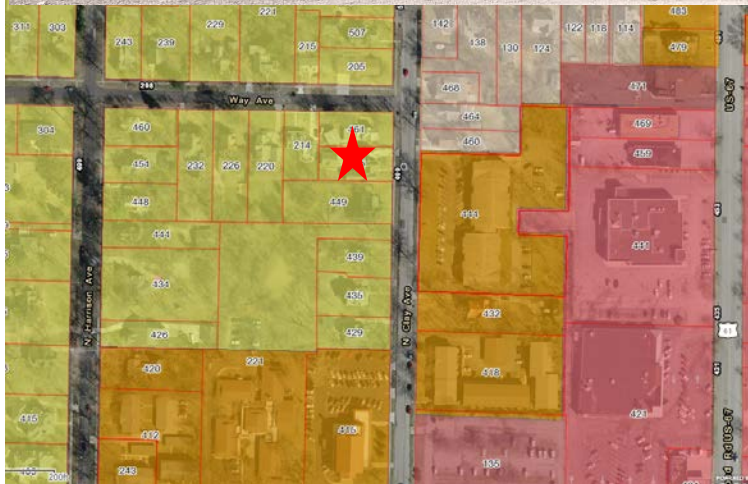
Lot width – 58' (R-3 Zoning)

	Required	Approved /Built
Side 1	11.6'	8'
Side 2	11.6'	11.6'

441 Alice Ave



455 N Clay Ave (Addition)



Lot width – 70' (R-3 Zoning)

	Required	Approved /Built
Side 1	12'	8.3'
Side 2	12'	N/A

455 N Clay Ave





260 Peeke Ave



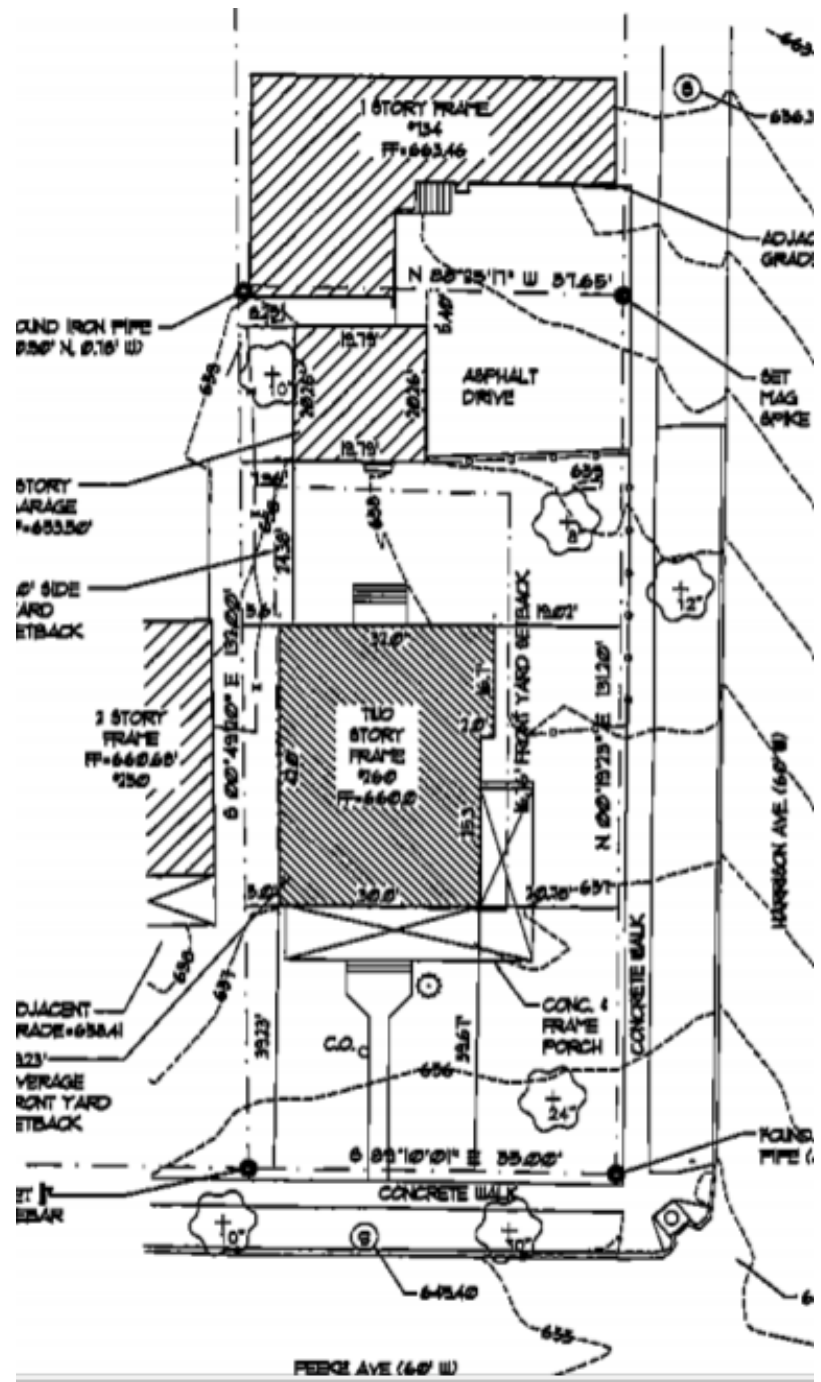
Lot width – 55' (R-4 Zoning)

	Required	Approved /Built
Side 1	5'	5'
Side 2	16.5'	20.8'

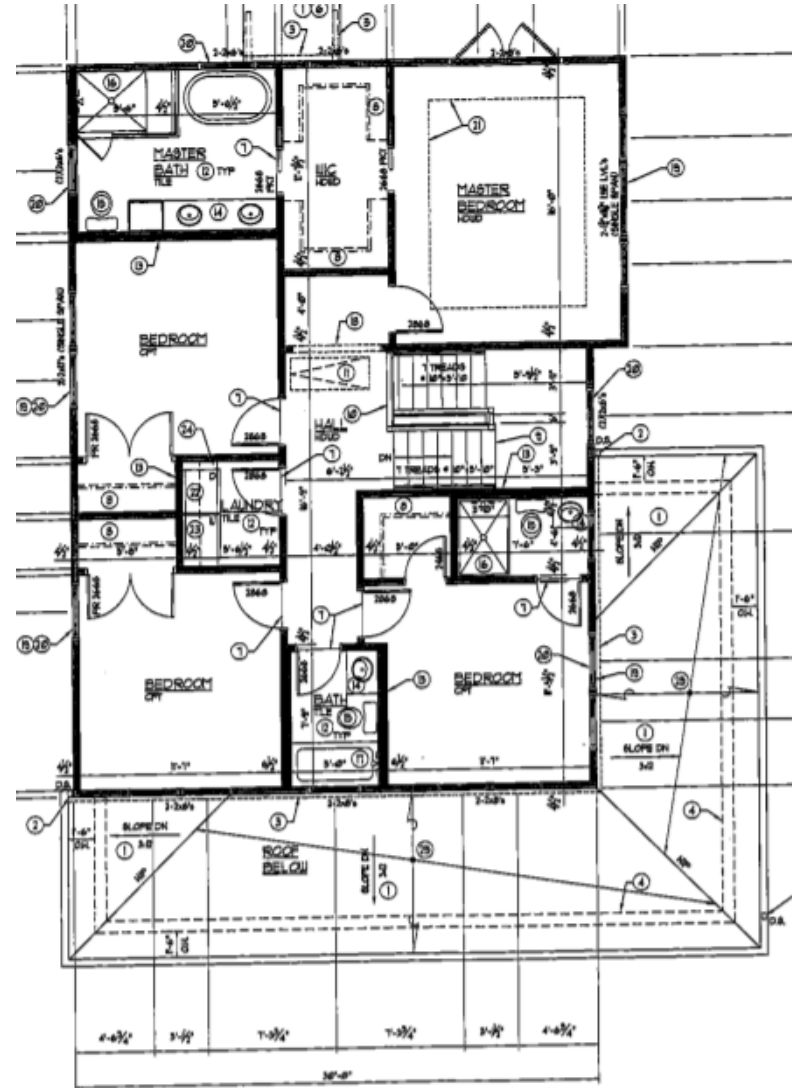
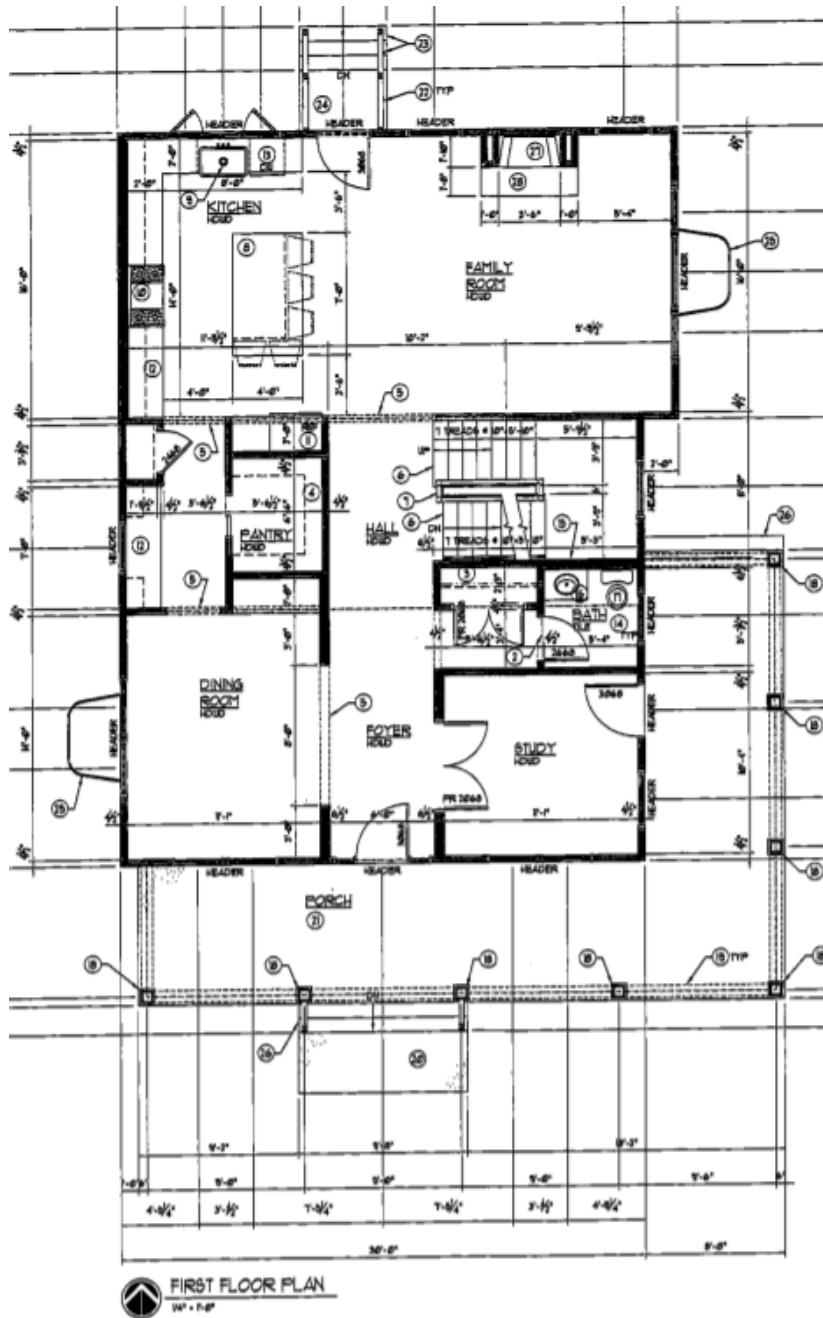
260 Peeke Ave



260 Peeke Ave



260 Peeke Ave



558 & 560 Andrews Ave



Lot width – 50' (R-4 Zoning)

	Required	Approved /Built
Side 1	5'	5'
Side 2	5'	5'

554 & 558 Andrews Ave



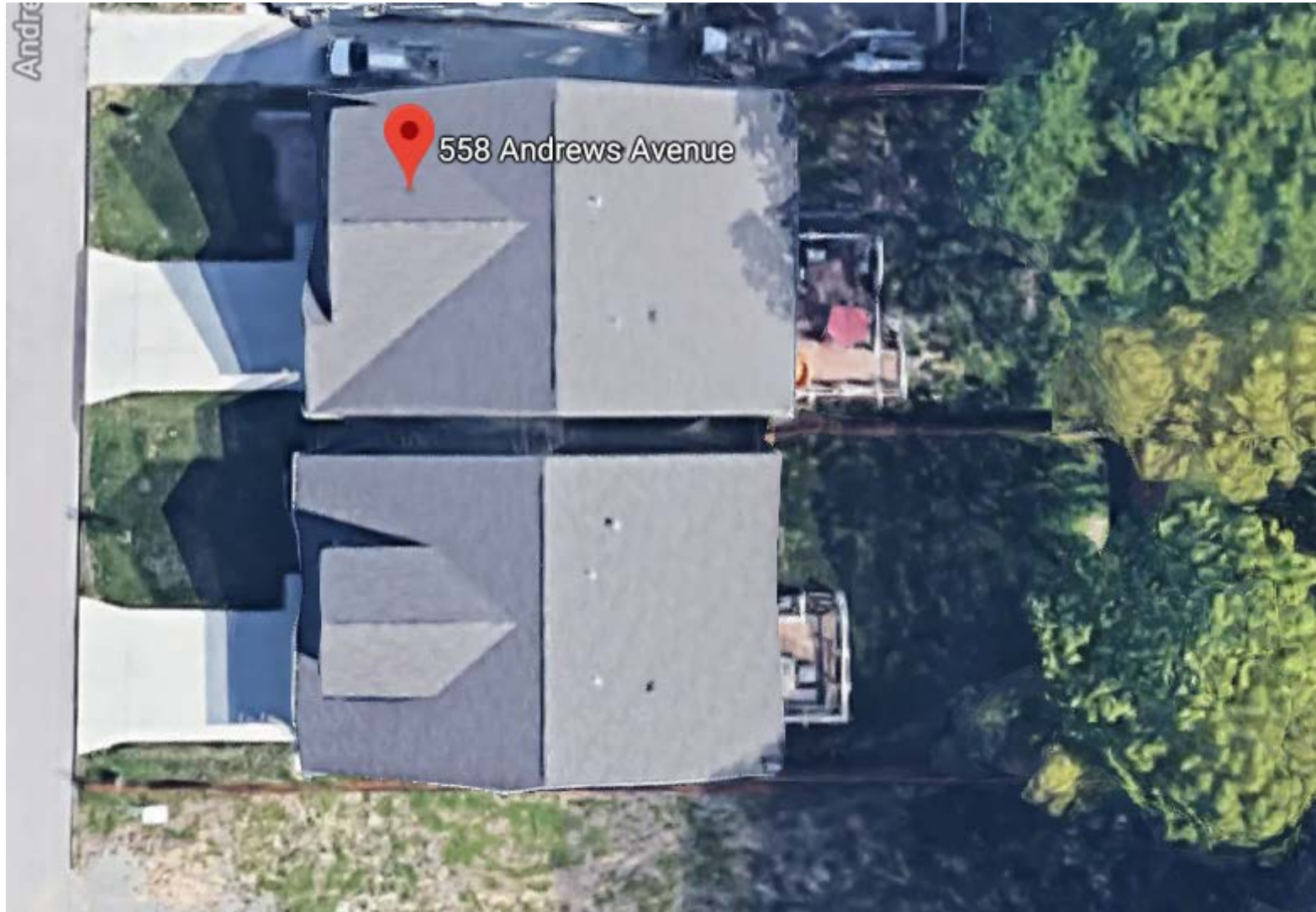
554 added 2nd floor to existing house and has 1-car detached garage

554, 558 & 560 Andrews Ave

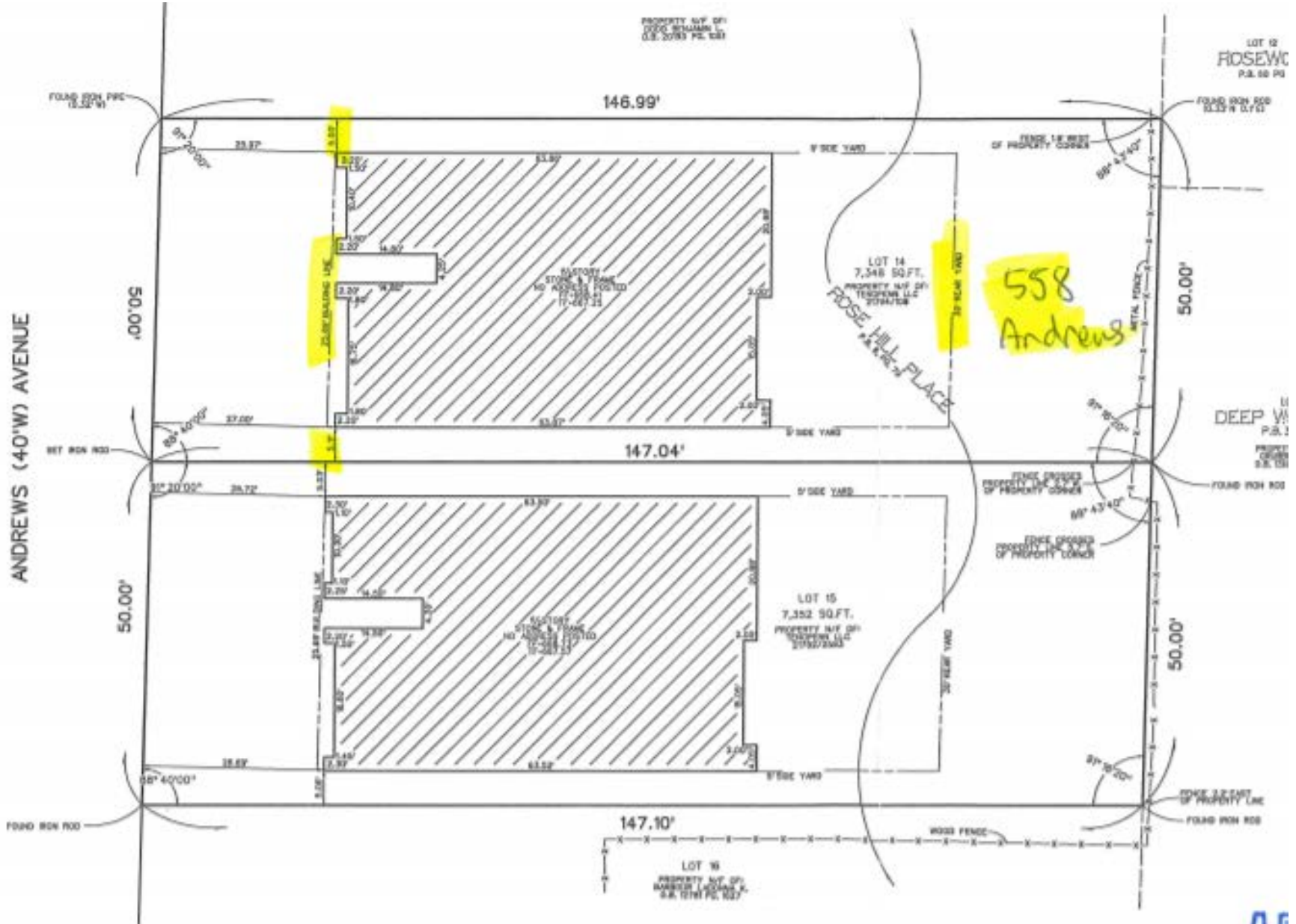


All 3 homes are at .35 maximum FAR;
558 & 560 are at almost max. 30% lot coverage;
554 is at 22% lot coverage
(7350-7400 sq ft lots)

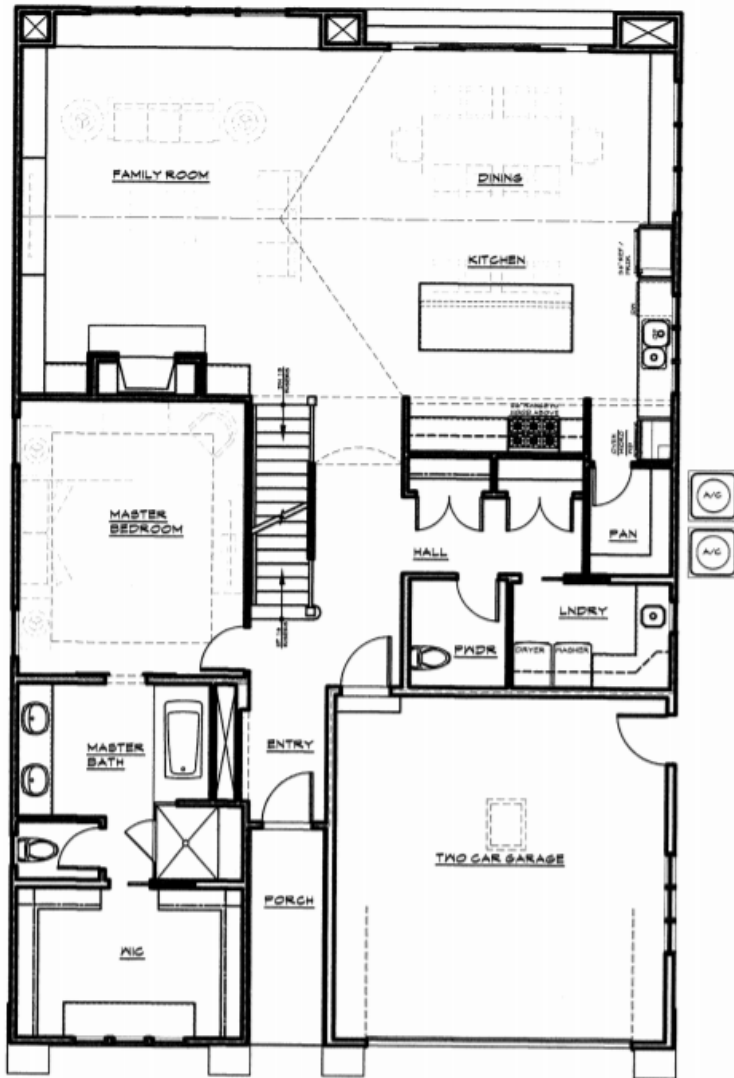
558 & 560 Andrews Ave



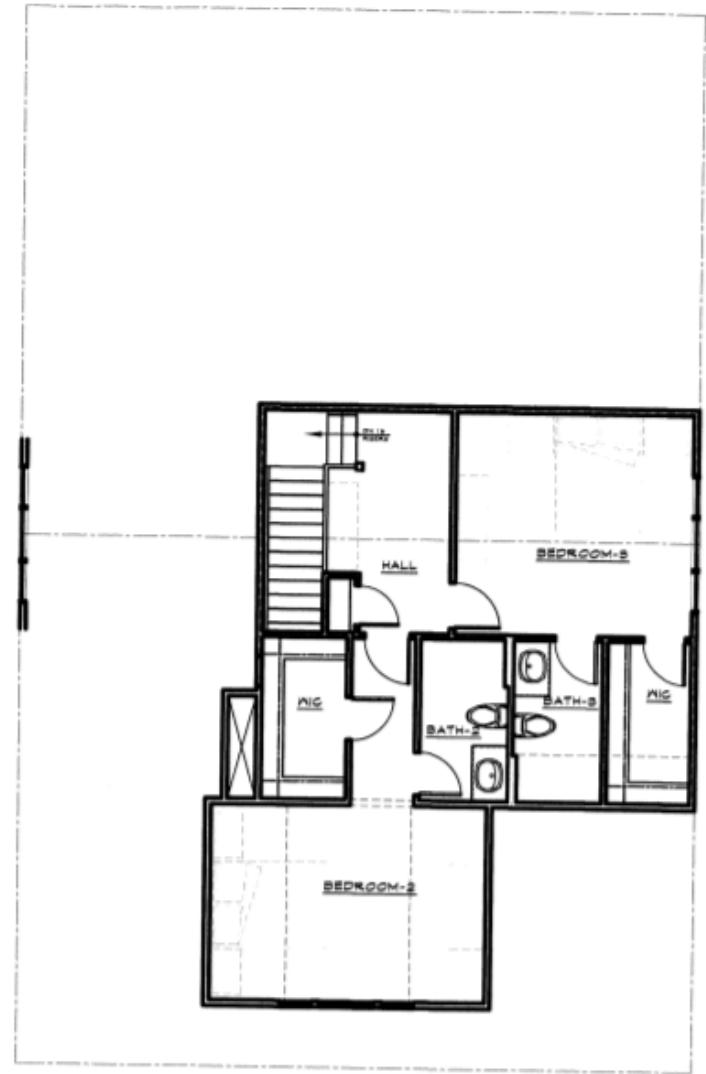
558 & 560 Andrews Ave



558 Andrews Ave

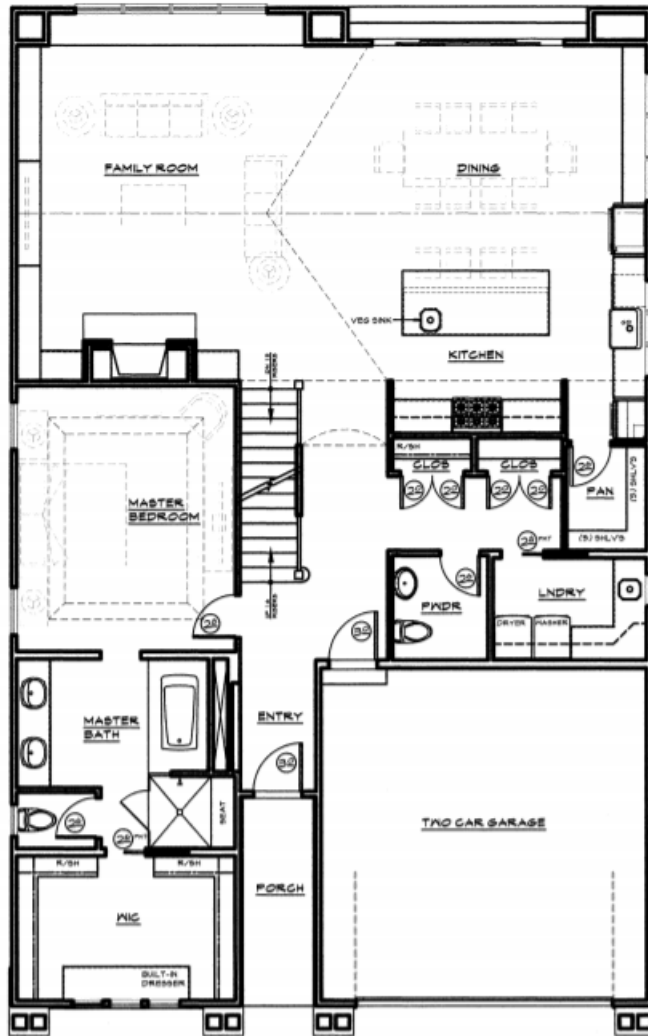


2 first floor plan



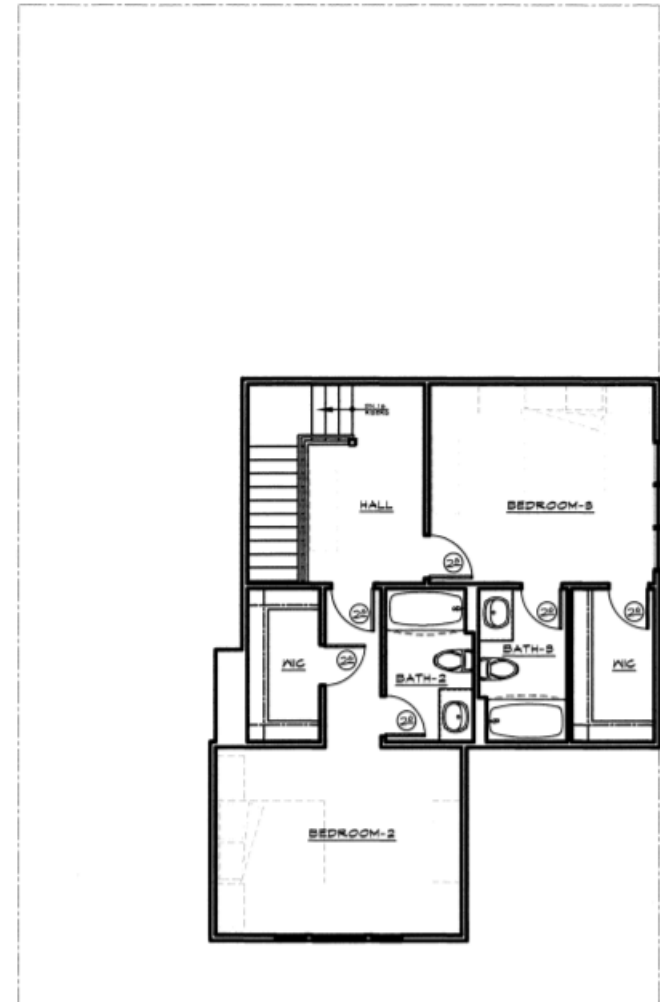
1 second floor plan

560 Andrews Ave



2 first floor plan

scale: 1/8" = 1'-0"



1 second floor plan

scale: 1/8" = 1'-0"