

# CODE SECTION #2



## CODE SECTION #2

### FINAL REVIEW

- In the B-1 District, the current draft lists restrictions on tenant size and hours of operation for certain types of businesses. Instead of prohibiting those that don't comply with those regulations, does the committee want to list them as a special use that could be approved by city council on a case by case basis? (and potentially reduce sizes permitted by right)
- Review of proposed short-term rental regulations
- Any other concerns?

# CODE SECTION #3





- Preferred by the development community
- Allows new construction to be higher, larger, closer than existing homes
- Offers generous use of land

- Most restrictive
- New construction will match height, size, setbacks of neighboring properties
- May prevent creation of new homes that meet modern expectations
- Structures permitted to be built will vary significantly between neighborhoods

## DEVELOPMENT STANDARDS

### CHANGES PREVIOUSLY DISCUSSED

#### Floor Area Ratio

- Change in definition of Floor Area Ratio to include more space in attached garages, half-stories, and loft ceilings—effectively reducing FAR city-wide

#### Side Setbacks R-4 and R-5

- Decreased setbacks for narrow lots—use of a sliding scale for modified setbacks instead of 5 feet in all circumstances
- No ground-level encroachments in first 5 feet of setback
- Will discuss R-3 more this evening

#### Accessory Structures

- Increased setbacks for large/tall accessory structures



# NEW TOPICS



## SITE DEVELOPMENT STANDARDS

### QUESTIONS REMAINING FROM LAST MEETING

- Broad exemption to height standards for places of worship has been modified to be an exemption only for specific features such as spires and steeples (p 21)
- Is there any interest in further regulating forward-facing attached garages? For example, by decreasing the amount of projection permitted.
- Removal of standards which stipulated minimum unit sizes for various product types in the R-5 district. (p 32)

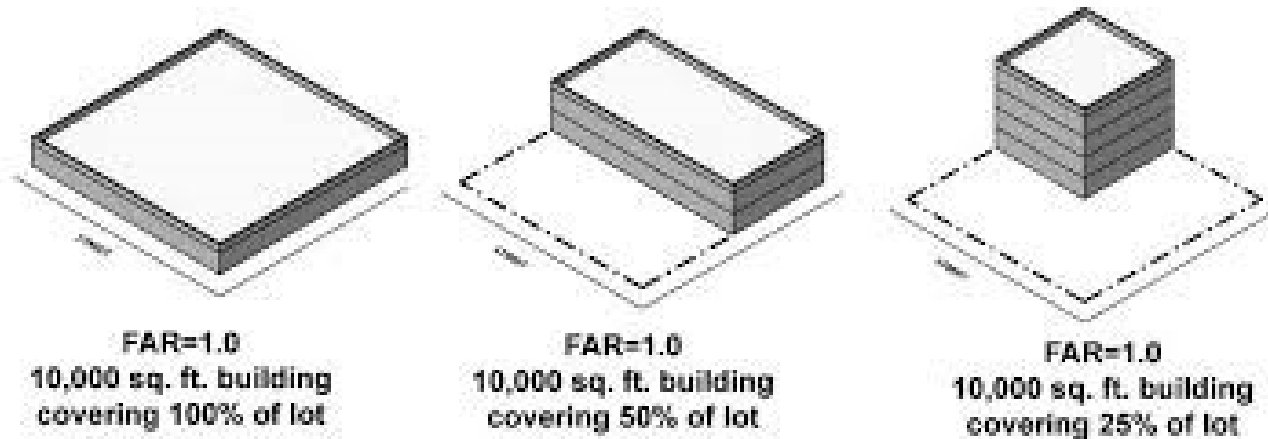
# FLOOR AREA RATIO





# FLOOR AREA RATIO

## WHAT IS IT?



Defined: The total floor area of the building is determined by adding the area each of the stories divided by the total lot area

Purpose: To regulate bulk of a building

## FLOOR AREA RATIO

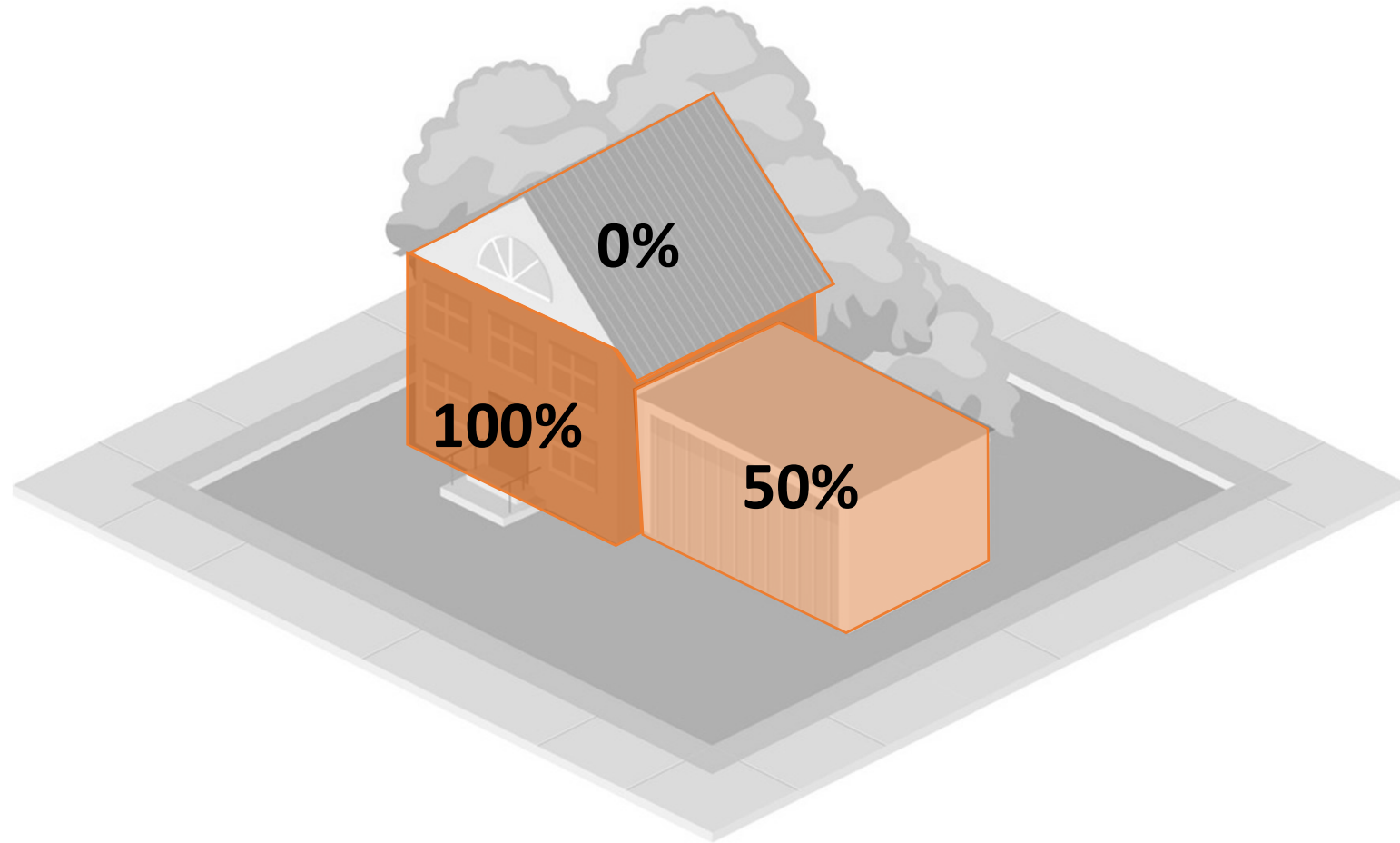
### FEEDBACK RECEIVED

- Homes being built are too large—particularly 2-story or 2.5-story buildings
- Staff interpretation can be difficult

FLOOR AREA RATIO  
CURRENT REGULATIONS

Floor Area Ratio for Single Family Zoning Districts		
Lot Size (s.f.)	Ratio	Square Feet
	(whichever is greater)	
10,000 or less	0.35	2,250
More than 10,000 but less than 20,000	0.30	3,500
20,000 or more	0.25	6,000

## FLOOR AREA RATIO CURRENT REGULATIONS



Includes:

100% of each full story, including 2<sup>nd</sup> floor areas open to the floor below

50% of attached garage or carports/porte cochere

0% of half-stories

# FLOOR AREA RATIO

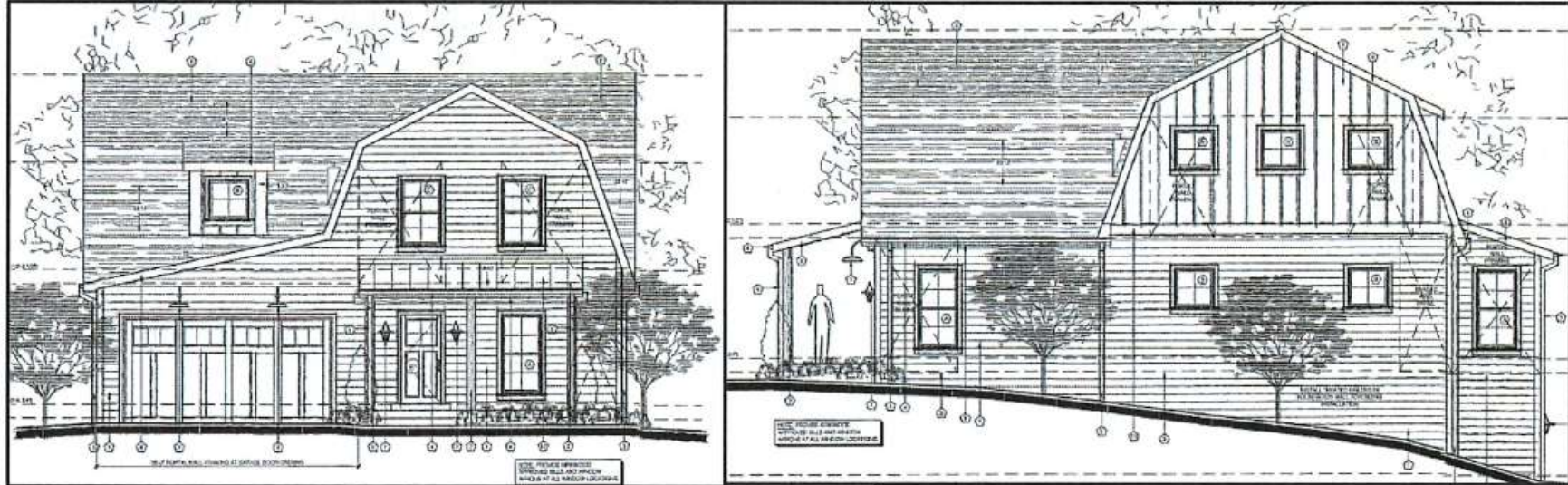
SIDE NOTE: 2<sup>ND</sup> FLOOR AREAS OPEN TO THE FLOOR BELOW





# FLOOR AREA RATIO

SIDE NOTE: HALF-STORY



## FLOOR AREA RATIO

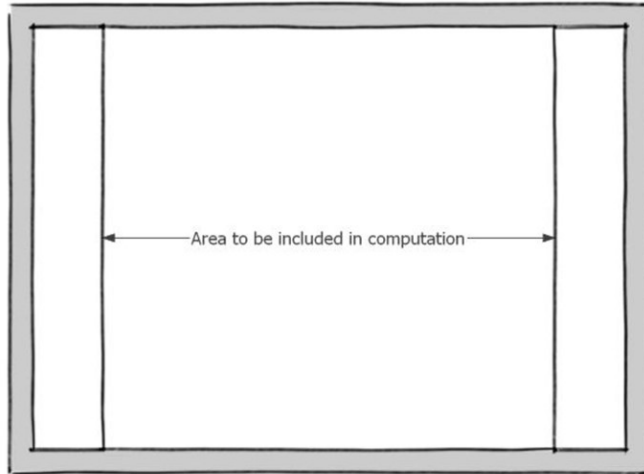
### SIDE NOTE: HALF-STORY

A space under a sloping roof which has the line of intersection of roof decking and exterior wall face not more than three feet above the top floor level, and in which space not more than  $\frac{2}{3}$  of the floor area is used for residential living purposes. Floor areas with a ceiling height of five feet or greater shall be included in the computation of allowed living space. A half story shall not contain cantilevered areas, or more than 25% open dormer floor area. In single-family residences, a half story shall not contain independent apartment or living quarters as depicted in Figure 140-5.

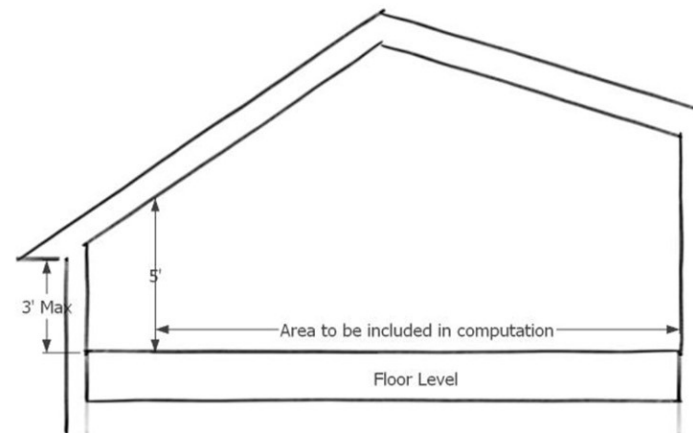
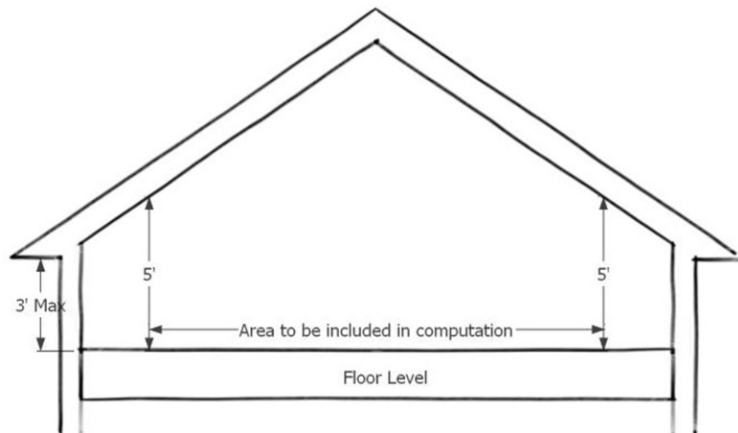
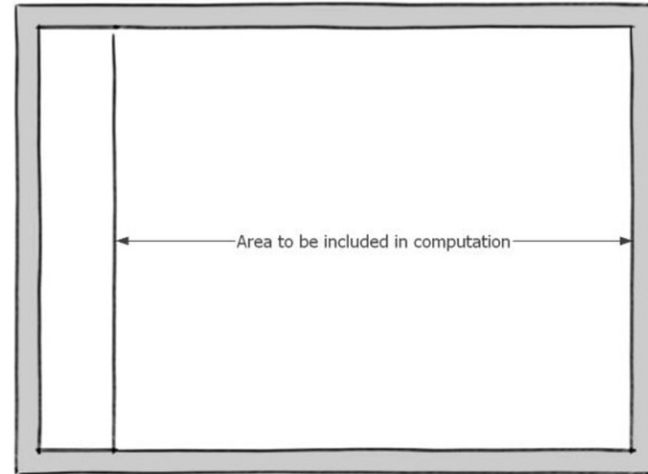
# FLOOR AREA RATIO

SIDE NOTE: HALF-STORY

Without Dormer

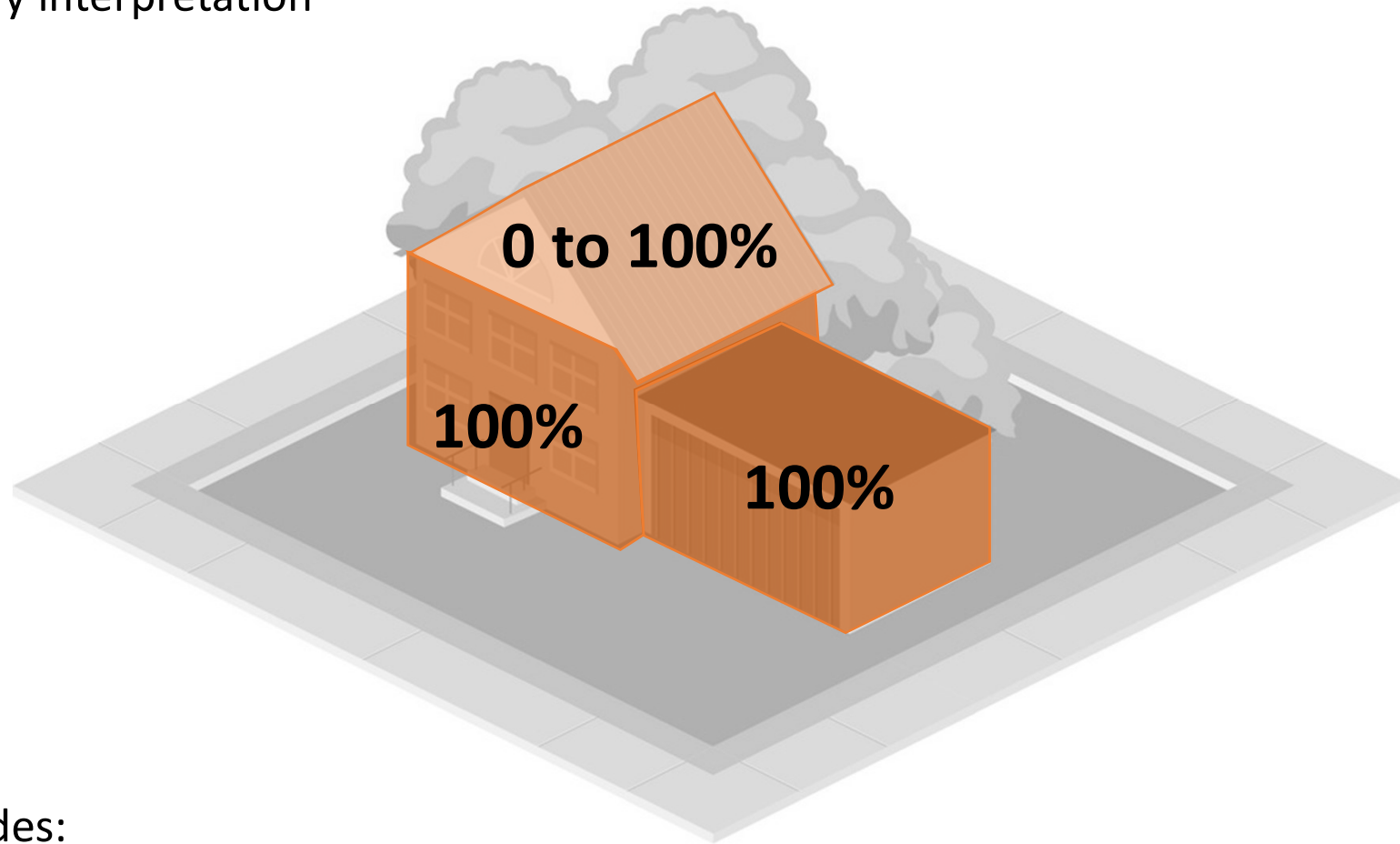


With Dormer



## FLOOR AREA RATIO PROPOSED CHANGE

Count bulk equally  
Simplify interpretation



Includes:

- 100% of each full story, ceiling heights greater than 15 feet at 200%

- 100% of attached garages and carports/porte cochere

- 0 to 100% of half-stories

  - All space above 5 feet in height that is conditioned or provides access through a permanent staircase

# FLOOR AREA RATIO

## COMPARISON TO WEBSTER GROVES

### Kirkwood vs. Webster FAR

Lot Size (s.f.)	Kirkwood Ratio	Webster Ratio*	Kirkwood S.F.	Webster S.F.
7,500 square feet or less	0.35	0.35	<u>2,250</u>	<u>2,600</u>
More than 7,500 but less than 10,000		0.32		<u>2,800</u>
More than 10,000 but less than 20,000	0.30	0.30	3,500	3,200
20,000 or more	0.25	0.25	6,000	6,000

### Kirkwood vs. Webster FAR Definition

Feature	Kirkwood Current	Kirkwood Proposed	Webster
Full Story	100%	100%	100%
Tall Ceilings (over 16 ft)	100%	200%	200%
Attached Garages	50%	<u>100%</u>	50%
Half-Story	0%	<u>100%</u>	0%

\* ARB can approve up to 0.40



## FLOOR AREA RATIO

### OPTIONS TO FURTHER REGULATE

- Reduce minimum square footage of home allowed
  - Estimated to effect few lots in city

and/or

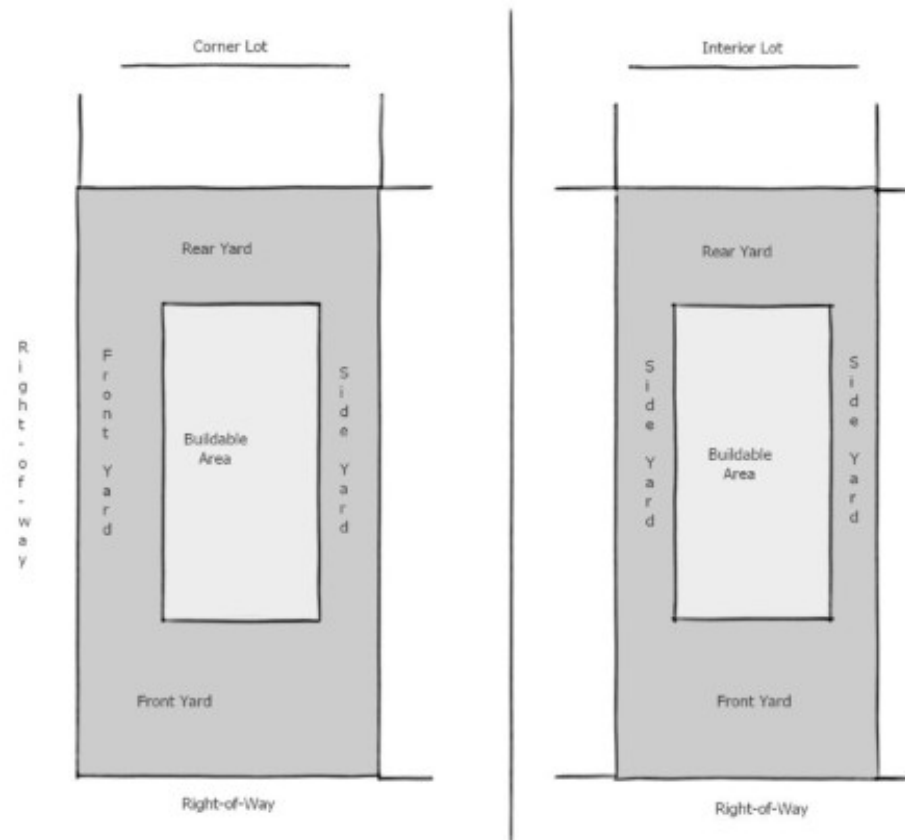
- Decrease FAR

# SIDE SETBACKS



# SIDE SETBACKS

## WHAT IS IT?



- Dictates distance between principal structure and side lot line

## SIDE SETBACKS

### FEEDBACK RECEIVED

- Concern about small 5-foot side setbacks
- Encroachments into small side setbacks make homes feel even closer and occasionally prevent passage from front to back yard

## SIDE SETBACKS

### CURRENT REGULATIONS

#### Side Setbacks for Residential Zoning Districts (Single-Family)

District	Standard Side Yard (each side)	Modified Side Yard (lot widths below district standard)
R-1	25 feet	1/6 of lot width, but not less than 12 feet
R-2	20 feet	1/6 of lot width, but not less than 12 feet
R-3	12 feet	12 feet or 20% of lot width, whichever is smaller*
R-4	8 feet	5 feet
R-5	8 feet	5 feet

#### Permitted Side Yard Encroachments for Residential Districts

Encroaching Feature	Side Yard Encroachment
Roof overhangs, sills, beltcourses, cornices and other architectural features	30 inches
Fireplaces and chimneys	24 inches
Air conditioning units	Against foundation wall or as close as possible to the foundation wall as approved by the city

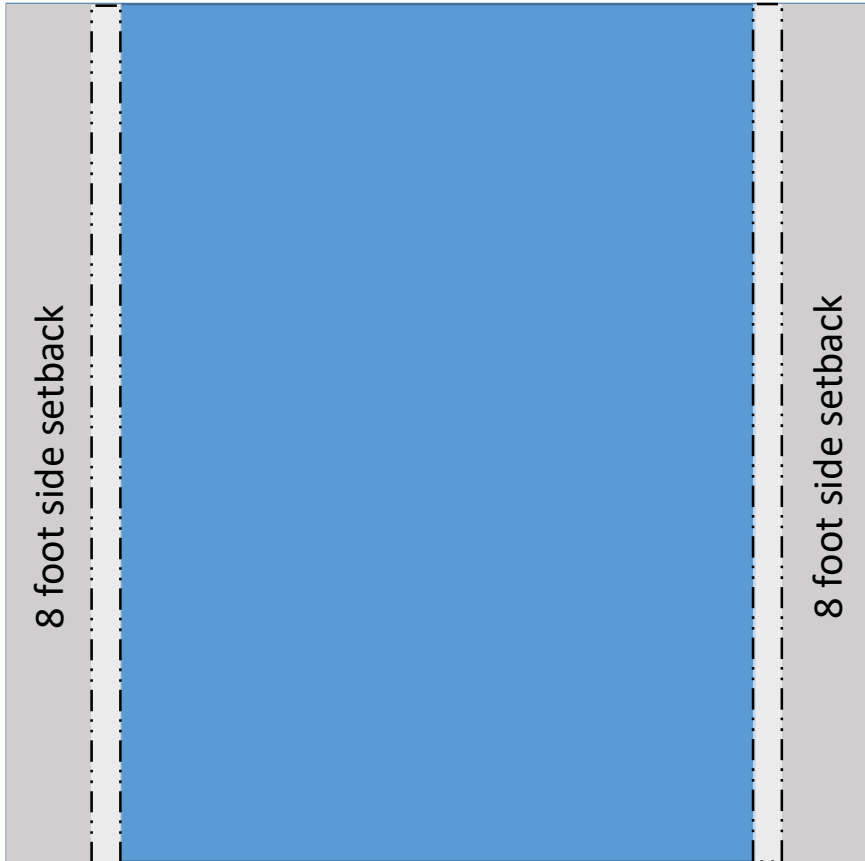
\* Note: Lots between 60 and 100 feet wide get no relief



## SIDE SETBACKS

### CURRENT REGULATIONS

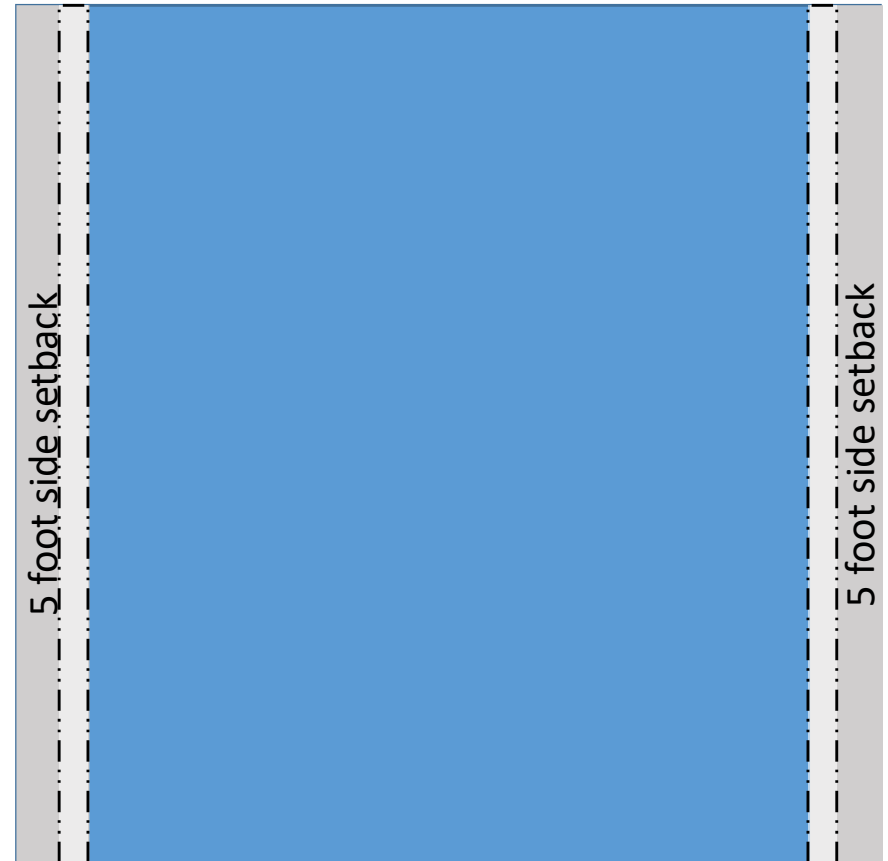
R-4 or R-5  
60 foot lot width



Ground-level encroachment 2 feet (or more for AC)  
Effective side setback 6 feet (or less for AC)

\* AC units typically 25-30 inches, plus distance from house

R-4 or R-5  
59 foot lot width



Ground-level encroachment 2 feet (or more for AC)  
Effective side setback 3 feet (or less for AC)

## SIDE SETBACKS

### PROPOSED REGULATIONS

Side Setbacks for Residential Zoning Districts (Single-Family)		
District	Standard Side Yard (each side)	Modified Side Yard (lot widths below district standard)
R-1	25 feet	1/6 of lot width, but not less than 12 feet
R-2	20 feet	1/6 of lot width, but not less than 12 feet
R-3	12 feet	12% of lot width, but not less than 8 feet
R-4	8 feet	13% of lot width, but not less than 5 feet
R-5	8 feet	13% of lot width, but not less than 5 feet

### R-4 & R-5

- Provide modified setbacks based on a sliding scale—does not automatically revert to 5 feet for slightly undersized lots
- Eliminate ground-level side yard encroachments in first 5 feet of setback

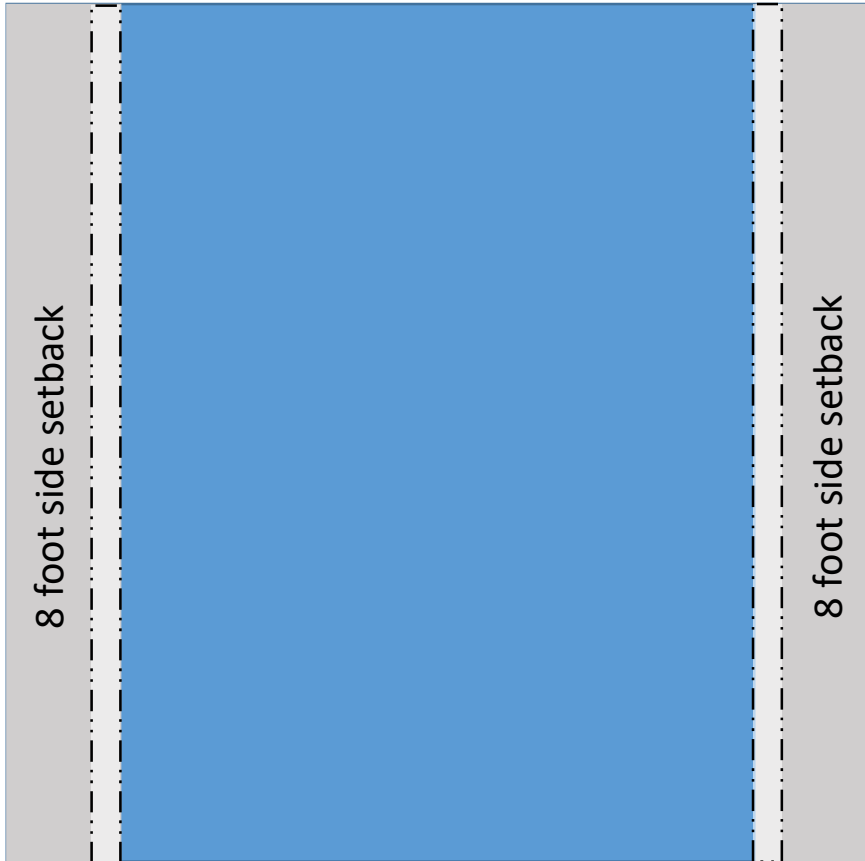
### R-3

- Consistent with other districts
- More predictable results—less variances on a case by case basis
- Eliminate ground-level side yard encroachments in the first 8 feet of setback

## SIDE SETBACKS

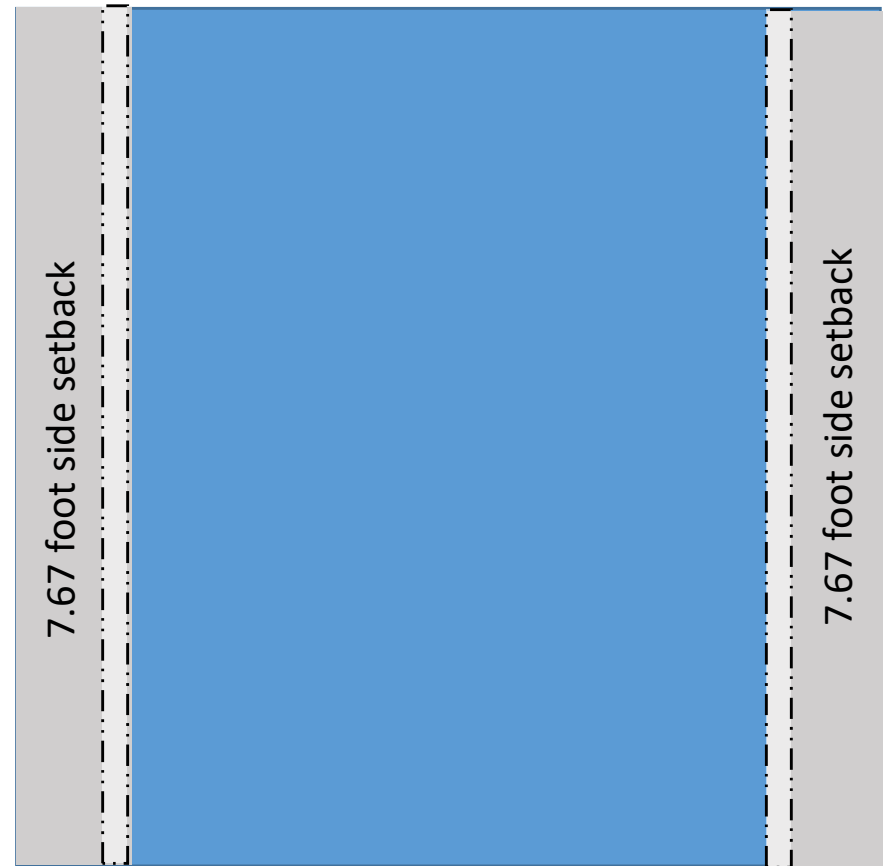
### PROPOSED REGULATIONS

R-4 or R-5  
60 foot lot width



(Same as current)  
Ground-level encroachment 2 feet (or more for AC)  
Effective side setback 6 feet (or less for AC)

R-4 or R-5  
59 foot lot width

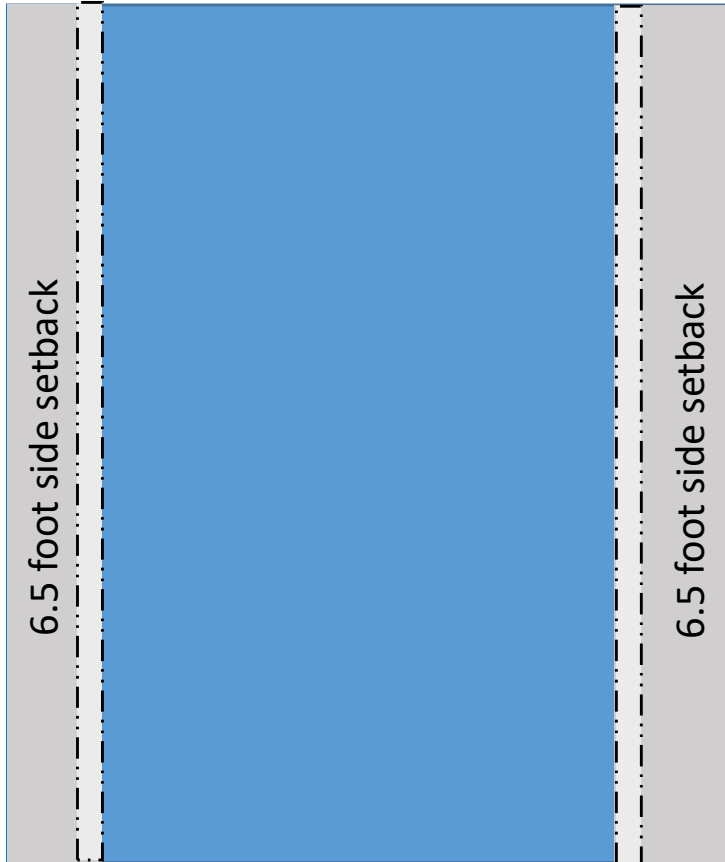


Ground-level encroachment 2 feet (or more for AC)  
Effective side setback 5.67 feet (or less for AC)

## SIDE SETBACKS

### PROPOSED REGULATIONS

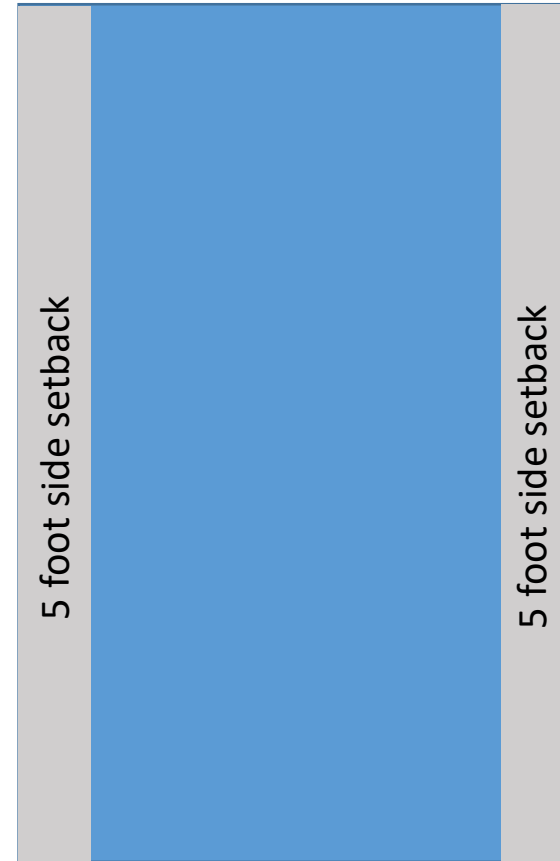
R-4 or R-5  
50 foot lot width



Ground-level encroachment limited to 1.5 feet  
(Must keep five feet clear)

Effective side setback 5 feet

R-4 or R-5  
38.5 foot lot width



No ground level encroachments permitted

Effective side setback 5 feet

# R-3 SETBACKS





## SIDE SETBACKS

### OTHER QUESTIONS

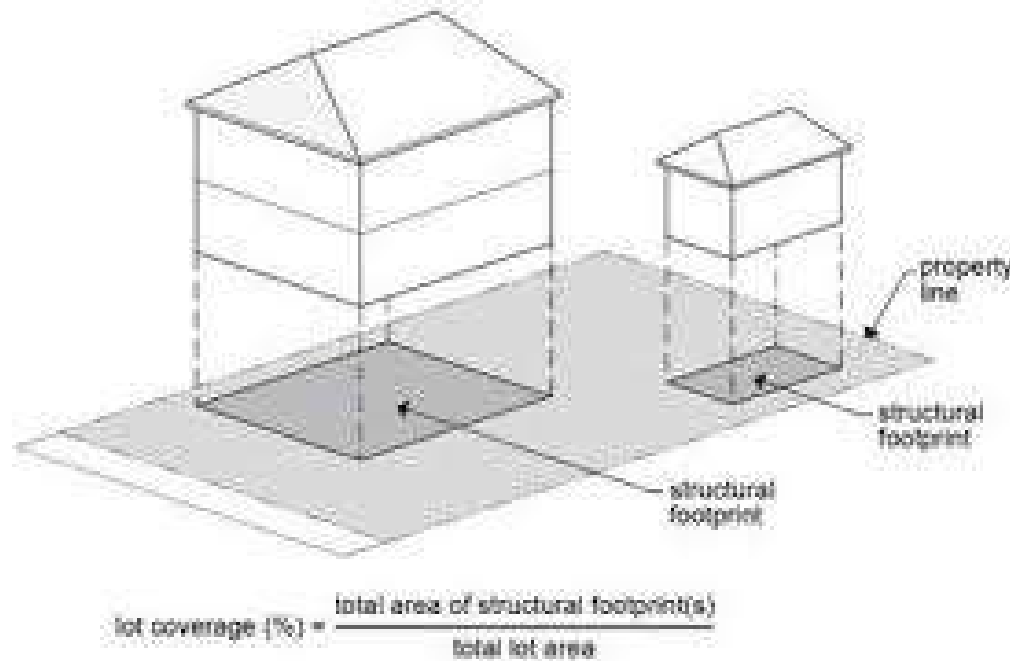
- Proposed change in the R-5 district which allows for multi-family developments with 8 or fewer total units to have their side yard be no less than 5 feet (elsewhere it is not less than 12 feet or 50% of the height, whichever is greater)

# LOT COVERAGE



# LOT COVERAGE

## WHAT IS IT?



Defined: The percentage of a lot that can be covered by structures—only considers the footprint of the buildings, not the height.

Purpose: To regulate bulk of principal *and* accessory buildings

- Homes being built are too large
- Concerns about stormwater runoff (which are regulated separately by the city)

# LOT COVERAGE

## COMPARISON TO OTHER COMMUNITIES

### Kirkwood vs. Others Lot Coverage

Lot Size (s.f.) & Height or District	Kirkwood	Webster	Crestwood	Brentwood*
2 stories or less 7,500 s.f. or less	35%	40%	30%	35%-40%
2 stories or less More than 7,500 s.f.	30%	40%	30%	25%-45%
Greater than 2 stories 7,500 s.f. or less	30%	40%	30%	35%-40%
Greater than 2 stories More than 7,500 s.f.	25%	40%	30%	25%-45%
R-5	40%	40%	30%	

\* Brentwood regs are by district, not lot size... information categorized for comparison purposes only

## LOT COVERAGE

### PROPOSED REGULATIONS

- Current regulations are in standard range—can be made more stringent if desired
  - Reduce lot coverage percentage
  - Eliminate “bonus” for homes less than 2-stories tall

## LOT COVERAGE

### OTHER QUESTIONS

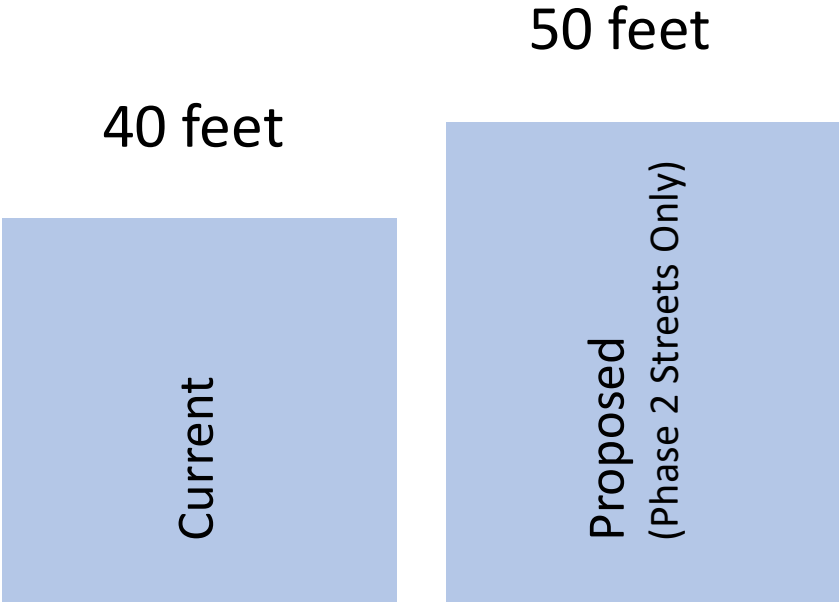
- Do we want to retain provision that allows for 300 square feet of unenclosed front porch to be deducted from lot coverage?
- Proposed change in the R-5 district (not currently reflected in the draft) which allows properties in the downtown study area to have lot coverage of up to 60%.



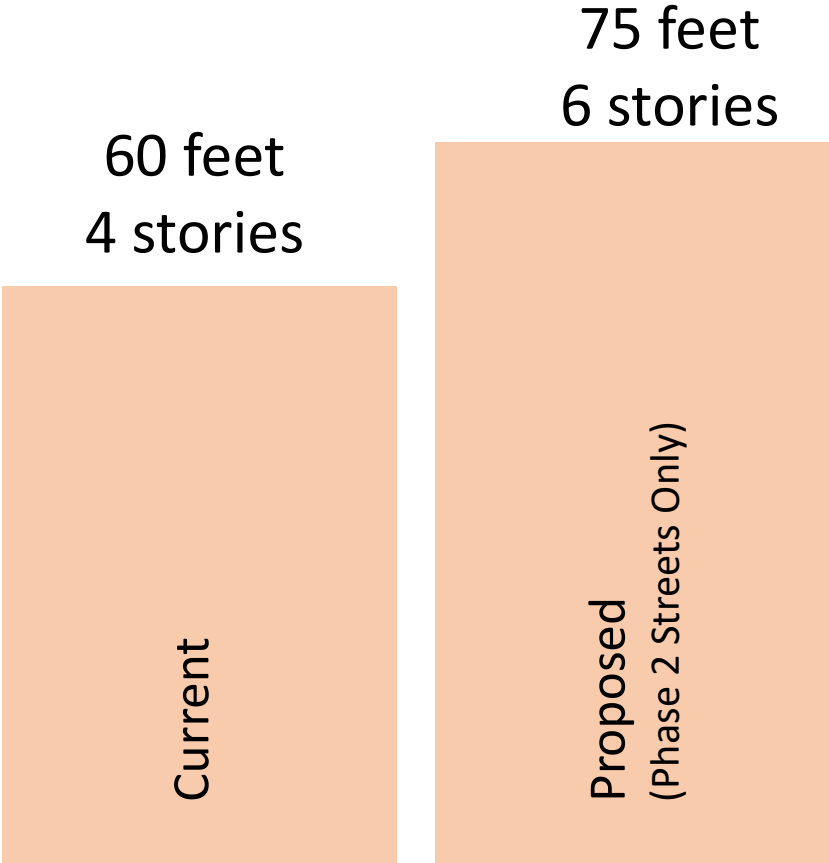
# B-2 BUILDING HEIGHT



# Standard Project



# Mixed-Use Project



# FINAL TOPICS



FINAL TOPICS  
OTHER QUESTIONS

- Does the City want to consider allowing solar/wind energy as a principal use in the industrial district? Currently prohibited. (regulations as an accessory use on p 44)
- Community Unit Plans—any concerns?