



PROJECT STATUS

Due to the length and complexity of the project, the consultants working with the City will be updating the zoning and subdivision code in manageable sections. City staff, the City Attorney, and the steering committee charged with providing initial feedback will review each section that the consultants will then revise before posting on the project website.

This packet includes a draft of the third section of code which includes the following articles of the new Chapter 25—Zoning and Subdivision Code:

- Article IV—Community Unit Plans
- Article V—Accessory Use Regulations
- Article VI—General Development Standards
- Article XI—Telecommunications
- Article XIV—Definitions (a partial list of definitions relevant to the articles being reviewed)

Throughout the document, please note that the “<>” symbol is a placeholder for future dates, cross-references, and other pieces of information. Parenthetical titles are used to help enable the reader to compare proposed language to existing language in the code and highlight new information.

In order to keep this project moving forward, the steering committee will have a final discussion regarding this draft section at their next meeting unless an issue has been specifically called out to revisit at a later time. If you have any questions or comments on this draft section, please contact City Planner Jonathan Raiche at raichejd@kirkwoodmo.org or 314-984-5926 by noon on Monday, October 28th.

CONTENT SUMMARY

The most significant changes in this portion of the code include:

Increasing the setbacks for certain accessory structures

The committee had a conversation about the setbacks required for accessory structures and, more specifically, about tall or wide accessory structures. Following these discussions, the recommendation is that any accessory structure that exceeds 15 feet in height or that has a façade/wall length over 25 feet in width shall be required to meet the side and rear setbacks required for the principal building.

Accessory dwelling units with standards

Although the committee was not unanimous on whether accessory dwelling units should be permitted in Kirkwood, the committee gave direction that accessory dwelling units could be considered as a special use. The current draft makes provisions for this new special use along with requirements including that the property owner must live in one of the units. At the meeting, the committee also recommended that the minimum square footage of lot required be increased from 7,500 square feet to 15,000 square feet and that other modifications be made to allow the units but under very strict requirements.



More stringent FAR

The committee is recommending changes to make the FAR requirements more restrictive by significantly increasing the amount of space in attached garages, 2-story living areas, and half-stories that are included in the calculation.

More restrictive side setbacks for R-4 and R-5 & restricted encroachments

Instead of allowing a five foot setback for all lots that are below the width required by code, the revised code proposes a sliding scale that will gradually reduce the side setbacks based on the lot width, leaving five feet as the minimum—only lots approximately 39 feet wide would be able to achieve that minimum setback. It also prohibits any ground-level encroachments such as air conditioners and chimneys within the first five feet of setback.

Consistent side setback methodology for R-3

R-3 is currently the only residential district where side setback relief is not provided for *all* lots below the minimum width required by code. The committee discussed the possibility of treating R-3 more similarly to other residential districts and allowing a sliding scale for side setbacks with a set minimum of 8 feet and reduced encroachments. The goal would be to provide more predictable results than the current system which results in variance requests, allowing setbacks to be determined on a case by case basis. Ultimately the committee decided that this additional relief would be recommended for building additions and not new construction.

Building Height in the B-2 District (Downtown Business)

One of the outstanding recommendations from the City's Downtown Master Plan was to consider increasing the maximum building heights in the B-2 District. This topic previously went through the Planning & Zoning Commission and multiple City Council work session before the Council decided to table the item for consideration during this comprehensive review project. The committee began discussion by considering the language that resulted from the multiple City Council work sessions which would allow for increased building heights only in the outer downtown area (Phase 2 of the Downtown Study Area). The committee ultimately decided to keep the language which allows 50' height for single-use buildings and 75' for mixed-use buildings in the Phase 2 area of downtown. The recommendation also includes language that would measure building height to the top of occupied space rather than various points on a roof as an effort to encourage varying rooflines rather than encouraging everyone to build to the maximum height with a flat roof.

TOPICS FOR THE NEXT CODE SECTION

The next section of code will cover architectural standards as well as parking, access, and mobility standards. It is tentatively scheduled to be released for public review in November.

For more information, go to www.KirkwoodByDesign.com