



PROJECT OVERVIEW

Kirkwood by Design is the name of a project that seeks to organize and update the city's zoning and subdivision code to align with the ideas and goals set forth in the recently completed EnVision Kirkwood 2035 Comprehensive Plan and the Downtown Kirkwood Master Plan. To inform the recommended changes, this effort builds upon the community feedback received from those plans and has incorporated additional outreach including an online survey (which garnered over 600 responses), a public open house in June (the results of which are available on the project website), and interviews with key stakeholders.

It will take several months to complete a draft of the updated code and due to length and complexity, it will be broken down into manageable sections for review. The consultant team is working closely with city staff and a steering committee, consisting of elected officials and planning commission members, to carefully review and discuss changes to the code. After each portion of the code is revised based on feedback by the committee, it is placed on the project website along with a cover memo that summarizes the major changes. The steering committee will be meeting in October, November, and December to review the remaining portions of the zoning and subdivision code. The current schedule is to have a full draft of the code revisions available by the end of the year, with an anticipated adoption in March 2020.

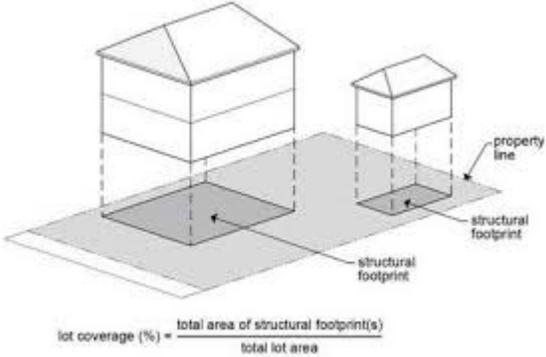
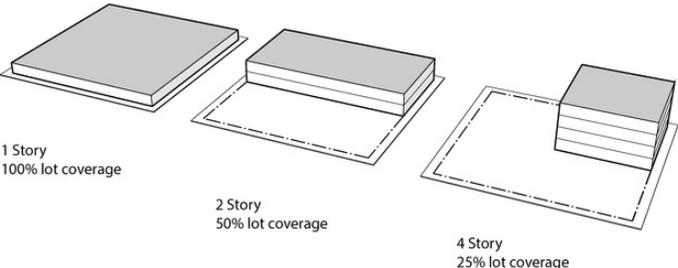
OPPORTUNITIES TO STAY INVOLVED & INFORMED

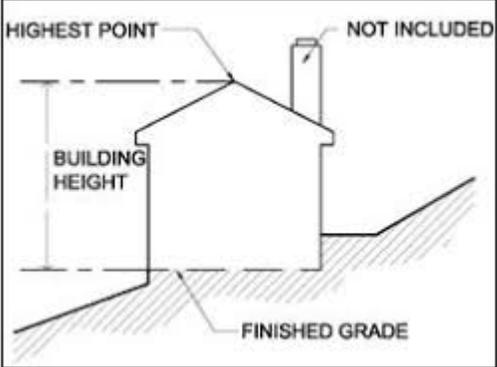
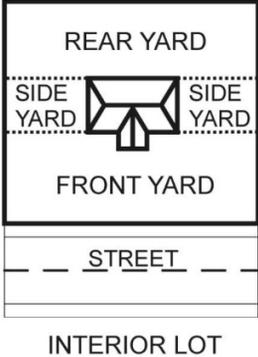
All steering committee meetings are open to the public, enabling citizens and other interested parties to follow the process in more detail. However, it is important to note that these working sessions do not offer opportunities for public comment. The easiest way to follow the progress of this effort is through the project website www.KirkwoodByDesign.com. Those who sign up for notifications will receive an email as each new section of the code is posted. Cover memos included with each section of code provide a quick summary of the changes being proposed, but the full code language is also available for review. Any questions or concerns can be directed to city staff who can provide clarification and/or forward the issue to the steering committee so it can be discussed at the next meeting.

Another major opportunity for input will be at a public meeting in December, after the initial draft of the entire code has been prepared. After that time, the code will be reviewed by the Planning Commission and will be subject to a public hearing and vote at City Council.

ZONING CODE BASICS

The following pages provides brief explanations of some commonly used zoning terms that will be important to understand as changes are being proposed for Kirkwood's zoning code.

Term	Explanation	Example	Current Regulation Summary—Residential Districts
Lot Coverage	The percentage of a lot that can be covered by structures—only considers the footprint of the buildings.	 <p>lot coverage (%) = $\frac{\text{total area of structural footprint(s)}}{\text{total lot area}}$</p>	Current value ranges from 25% to 35%.
Floor Area Ratio	Sets a maximum square footage of building allowed, but on its own, does not limit height, setbacks, or lot coverage.	<p>Floor Area Ratio (FAR) 1:1 Ratio</p>  <p>1 Story 100% lot coverage</p> <p>2 Story 50% lot coverage</p> <p>4 Story 25% lot coverage</p>	Current value ranges from 0.25 to 0.35. The calculation of this value includes 100% of each full story, 50% of attached garages, and 0% of half-stories.

<p>Height</p>	<p>Maximum height of a building.</p>	 <p>The diagram illustrates the measurement of building height. A vertical line with arrows at both ends is labeled 'BUILDING HEIGHT'. It starts from a horizontal dashed line labeled 'FINISHED GRADE' and extends to a horizontal dashed line labeled 'HIGHEST POINT' at the peak of the roof. A chimney on the right side of the building is labeled 'NOT INCLUDED'.</p>	<p>For residential properties, this value is currently 35 feet or 2-1/2 stories.</p>
<p>Setbacks</p>	<p>Distance a building must be from the property line, with some accommodations for minor encroachments.</p>	 <p>The diagram shows a plan view of an 'INTERIOR LOT'. A house is centered on the lot. The area behind the house is labeled 'REAR YARD'. The areas to the left and right of the house are labeled 'SIDE YARD'. The area in front of the house is labeled 'FRONT YARD'. Below the lot is a 'STREET' indicated by a dashed line.</p>	<p>Side yard setbacks for smaller lots appear to be the area of primary concern. For lots that are less than the width normally required by code, the following side setback standards currently apply:</p> <ul style="list-style-type: none"> R-1: 1/6 of lot width, but not less than 12 feet R-2: 1/6 of lot width, but not less than 12 feet R-3: 12 feet or 20% of lot width, whichever is smaller R-4: 5 feet R-5: 5 feet

<p>Accessory Dwelling Unit</p>	<p>Small independent residential dwelling unit located on the same lot as a detached single-family home. Can be located within the primary structure, or depending on local regulations, within an approved accessory structure.</p>		<p>Not currently allowed</p>
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