

City of Kirkwood • Building Department

**SUMMARY OF RESIDENTIAL ZONING DISTRICT  
Requirements for Single-Family Dwellings**

June 2013

**Special conditions may apply:** subdivision plats, community unit plans, Board of Adjustment variances, or special zoning provisions.

**Corner lots** have fronts on each street; and rear yard is the yard opposite the front of the smallest dimension.

This is general information only, the Zoning Code applies in all situations or conflicts.

SETBACK AND HEIGHT REQUIREMENTS FOR SINGLE-FAMILY RESIDENCES				
Zoning District	Maximum Height	Minimum Setback Lines		
		Front (1)(2)	Side (2)(3)	Rear
R-1	2 ½ Stories/35'	60' (1)	25'	50'
R-2	2 ½ Stories/35'	50' (1)	20'	45'
R-3	2 ½ Stories/35'	40' (1)	12'	35'
R-4	2 ½ Stories/35'	35' (1)	8'	30'
R-5	3 Stories/35'	35' (1)	8'	30'

**NOTES:**

- 1) If block is developed, front building setback for new structures is average of abutting lots. Generally, new construction is not permitted in the front of an existing residence.
- 2) For existing single-family residences that contain setbacks not meeting present code provisions, the existing setback may be used for additions and alterations, except the setbacks shall not be less than 5 feet. Additions and alterations may extend along front of an existing structure.
- 3) Attached garages with an entrance facing front shall not exceed 55% of the overall width of the façade.
- 4) If lot width (at building line) is less than code width, then the following building side yard setbacks apply:

DISTRICT	IF LESS THAN CODE WIDTH	SIDE YARD SETBACK REQUIREMENT IF LESS THAN CODE WIDTH
R-1	150'	1/6 OF Lot Width, But Not Less than 12'
R-2	125'	1/6 of Lot Width, But Not Less than 12'
R-3	100'	12' or 20% of Lot Width, Whichever is Smaller
R-4	60'	5'
R-5	60'	5' (Single-family dwellings)

SETBACK, COVERAGE, AND HEIGHT REQUIREMENTS FOR DETACHED ACCESSORY STRUCTURES (GARAGES, SHEDS, ETC.)			
Maximum Height (B)(C)	Minimum Setback Lines (See Notes A-D Below)		Maximum Coverage by all Accessory Structures
	Side	Rear	
1 ½ Stories/24'	5'	5'	7% of Lot, Up to 1,500 S.F.

**NOTES:**

- A. Must align with or be behind front of existing principal building.
- B. Accessory structures may not have basements and may not exceed height of residence on lot or 1 ½ stories, whichever is less. Only one garage is permitted on a single-family lot.
- C. **Above-ground swimming pools** must meet same setback requirements on residence.
- D. Accessory structures shall have a minimum distance of 10 feet from any building or structure.