



Detached Accessory Structures
120 sq. ft. or less
Building Permit Requirements



This is a general guideline for detached accessory structures with an area of 120 sq. ft. or less.

The Zoning Code and other City regulations may apply. Copies of the Zoning Code and all City Ordinances are available online at www.kirkwoodmo.org

City of Kirkwood
139 S. Kirkwood Rd.
Kirkwood, MO 63122
Building Department
(314) 822-5823
www.kirkwoodmo.org

A detached accessory structure that is 120 sq. ft. or less does not require a building permit on lots where the primary use is a one or two family dwelling.

If it meets the criteria here within

In order to build an accessory structure without a building permit the following zoning requirements must be met:

- Structure must be 120 square feet or less
- Must be located a minimum of 5 feet from the side and rear property lines
- Must be located a minimum of 10 feet from any other structures on the property unless it meets the principal structure setbacks and is permitted by the building/fire code to be closer than 10 feet from other structures
- Must be located behind the front of the house on all streets
- Cannot be located on an easement
- Maximum height of 12 feet
- Maximum of 2 accessory structures per building lot
- May not contain electric or plumbing
- May not be used for the storage of motor vehicles (except lawn and garden equipment)
- Must be at grade level and may not have a basement
- May not contain any kitchen, cooking facilities, fireplace, sleeping area, shower, bathing fixture, or full bath which would include a shower or bathing facility

Lot Coverage Requirements

Total lot coverage of all detached accessory structures may not exceed a site coverage of more than 7% of the total lot area or no more than 1,500 square feet, whichever is less. Total allowable lot coverage (accessory and principal structures) for the entire lot may not exceed:

Houses greater than 1 story:

- Lots 7,500 SF or less, the maximum lot coverage is 30%, or 1,750 SF of coverage, whichever is greater
- Lots greater than 7,500 SF, the maximum lot coverage is 25%, or 2,250 SF of coverage, whichever is greater

1 story houses:

- Lots 7,500 SF or less, the maximum lot coverage is 35%
- Lots greater than 7,500 SF, the maximum lot coverage is 30%, or 2,625 SF coverage, whichever is greater

Lot Coverage Measurements

The lot coverage is calculated as a percentage of lot area covered by all buildings or structures on the lot (footprint) divided by the total lot area. Buildings include any structure or part of a structure covered by a roof, including, but not limited to, residences, cantilevered floor area, unenclosed porches, garages, gazebos, sheds, breezeways, carports, etc. An area not to exceed 300 square feet of an unenclosed front porch shall be deducted from the lot area coverage.

Definitions:

Accessory Structure:

A structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure.

Accessory Use:

A use located on the same lot with the principal use of building or land, but incidental and subordinate to and constructed subsequent to the principal use of the building or land.

Lot Coverage:

The percentage of lot area covered by buildings or structures on the lot (footprint) divided by the lot area.

Motor Vehicle:

Any self-propelled vehicle not operated exclusively upon tracks, except farm tractors.

Structure:

Anything constructed or erected on the ground or attached to something having location on the ground, including, but not limited to, buildings, factories, sheds, detached garages, freestanding signs, and other similar items. Garden decorations, outdoor furniture, and paved surfaces shall not be deemed structures.