

RESIDENTIAL ZONING REVIEW PROCEDURES

The City of Crestwood must review and approve the building plans with respect to zoning and fire regulations prior to submittal to St. Louis County. The City of Crestwood has contracted with St. Louis County to administer its Building Code. The County issues Building Permits and performs on-site inspections to ensure compliance with appropriate building standards and practices.

Procedures for Obtaining Residential Zoning Approval

1. All contractors with a business address outside of the City of Crestwood must obtain an annual Contractor's Business License from the City Clerk's office prior to applying for the Zoning Review. If the home owner is acting as the General Contractor, they must obtain a Contractor's Business License also.
2. Applicant shall submit six (6) complete sets of the proposed plan drawn to scale, proposed construction, a site plan of the property if exterior work is involved, and the completed Residential Zoning Review Application which includes the property owner's signature.
 - A non-refundable fee of \$215 (CASH OR CHECK ONLY) shall be paid to the City for **Residential** Zoning Review Permits when the application and plans are submitted.
 - IF applicable, a non-refundable construction cost fee of \$3.00 for every \$1,000.00 (CASH OR CHECK ONLY) in construction cost when the application and plans are submitted.
3. Residential plans must show the plat of the property indicating the proposed improvement including distances from property lines. Residential plans need a signature of the plan designer/creator on the front page of each set of plans.
4. A different permit is required for each dumpster, demolition and waste container, storage container and temporary portable restroom to be stored on-site. There is no permit fee if they will be on site for seven (7) days or less; there is a permit fee of \$55 each, due at the time of application, if they are to be on-site for a minimum of eight (8) days through a maximum of thirty (30) days.
5. After the submitted plans have been reviewed for zoning, they are then reviewed to determine in which fire service area the work site address is located. Two different fire services protect the City, the Crestwood Department of Fire Services and the Affton Fire Protection District. If the work site address is located in the Crestwood Department of Fire Services area, the permit application is forwarded to the City's Fire Marshall for review. If inspections are required within the Crestwood Department of Fire Services area, an "Authorized Inspection Record" card will be included with the returned permit. ***This inspection card is to be displayed at all times during the project.***

Should the work site address be located in the Affton Fire Protection District (314-631-1803), they currently do not require submission of **residential** zoning reviews, however, you may inquire for yourself.

6. After the plans are stamped "Approved by Crestwood" the applicant will be notified that their four sets of plans are ready for pick-up.
7. The applicant will then take their four sets of the approved plans to St. Louis County Department of Public Works for their review and approval. If all County requirements are met, the project will be approved and a Building Permit issued by St. Louis County Department of Public Works. The applicant would then be notified that the plans and permit are ready for pick-up and any required inspections through County would be explained at that time.



ZONING DISTRICT REGULATIONS

ZONING DISTRICT	HEIGHT	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK PRINCIPAL BUILDING	REAR YARD SETBACK FOR ACCESSORY STRUCTURES (SHEDS)	MINIMUM LOT SIZE LOT WIDTH* LOT DEPTH
R-1	2.5 STORIES OR 35 FEET	45 FEET	12 FEET	35 FEET OR 20% OF LOT DEPTH, NOT GREATER THAN 50 FEET	5 FEET	20,000 SQ. FT. 100 FT. & 50 FT. 150 FEET
R-2	2.5 STORIES OR 35 FEET	45 FEET	12 FEET	35 FEET OR 20% OF LOT DEPTH, NOT GREATER THAN 50 FEET	5 FEET	15,000 SQ. FT. 80 FT. & 50 FT. 125 FEET
R-3	2.5 STORIES OR 35 FEET	35 FEET	8 FEET	30 FEET OR 20% OF LOT DEPTH, NOT GREATER THAN 35 FEET	5 FEET	10,000 SQ. FT. 75 FT. & 50 FT. 125 FEET
R-4	2.5 STORIES OR 35 FEET	30 FEET	7 FEET	30 FEET OR 20% OF LOT DEPTH, NOT GREATER THAN 35 FEET	5 FEET	7,500 SQ. FT. 55 FT. & 35 FT. 125 FEET
R-5	2.5 STORIES OR 35 FEET	30 FEET	6 FEET	30 FEET OR 20% OF LOT DEPTH, NOT GREATER THAN 35 FEET	5 FEET	6,000 SQ. FT. 50 FT. & 35 FT. 100 FEET
C-1 LOCAL BUSINESS DISTRICT	2.5 STORIES OR 35 FEET	30 FEET, OR AS MAY BE REQUIRED IN WROA	5 FEET, 50 FEET WHERE ABUTTING ANY RESIDENTIAL DISTRICT	25 FEET, 50 FEET WHERE ABUTTING ANY RESIDENTIAL DISTRICT	5 FEET	5 ACRES, UNLESS IT ABUTTS AN EXISTING COMMERCIAL OR INDUSTRIAL ZONE
M-1 LIGHT INDUSTRIAL DISTRICT	3.0 STORIES OR 45 FEET	30 FEET	5 FEET, 50 FEET WHERE ABUTTING ANY RESIDENTIAL DISTRICT. SEC 26-16B AND 26-17 FOR APPLICABLE EXCEPTIONS	ZERO FEET, 50 FEET WHERE ABUTTING ANY RESIDENTIAL DISTRICT	5 FEET	5 ACRES, UNLESS IT ABUTTS AN EXISTING INDUSTRIAL ZONE

* - minimum width at building line and minimum width at street right-of-way line
Ordinance 5119, 1/12/2021



DEPARTMENT OF PUBLIC SERVICES

One Detjen Drive | Crestwood, MO 63126

Residential Zoning Review Permit Application

Application Fee \$ 215.00 plus construction costs fee if applicable
(Cash or check due at time of application-non-refundable)

Application Date _____

WORK SITE ADDRESS: _____

Property Owner Name: _____

Address: _____ Phone: _____

Architect/Engineer Name (Required for addition): _____

Address: _____ Phone: _____

Contractor Name: _____

Address: _____ Phone: _____

Contact: _____ Phone: _____ Email: _____

Estimated Construction Cost: _____ Work Site: Interior ___ Exterior ___ Both ___

Description of work to be done: _____

- Plans may be subject to the approval of St. Louis County Department of Public Works.
Any building permit under which no construction work has been commenced within six (6) months after the date of issuance of the permit or under which proposed construction has not been completed within one (1) year of the time of issuance shall expire by limitation. Sec. 26-323(a).
A different permit is required for each dumpster, demolition and waste container, storage container and temporary portable restroom to be stored on-site. There is no permit fee if they will be on site for seven (7) days or less; there is a permit fee of \$55 each, due at the time of application, if they are to be on-site for a minimum of eight (8) days through a maximum of thirty (30) days.

Property Owner or Authorized Agent Signature: _____ Date: _____

OFFICE USE ONLY

Permit #: _____ Approval Date: _____ Approved By: _____

Title: _____

Zoning Section

Municipal Zoning District: _____

Project Located in Flood Plain: Yes ___ No ___

Structural & Exterior Fire Protection

Use Group Classification: _____

Fire District: Crestwood ___ Affton ___

Approved By: _____ Date _____

Inspection Necessary: Yes ___ No ___

Comments: _____

Payment Section

Date Paid: _____ Payment Amount: _____

Payment: Cash ___ Check ___ Receipt ___

Received By: _____

Variance needed: Yes ___ No ___

Contractor's Business License: _____

PLEASE NOTE: A Contractor's Business License is required for all contractors who do not have a Crestwood Business License.