



## 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 three (3) complete sets of the proposed plan drawn to scale, proposed construction, a site plan of the property if exterior work is involved along with the completed Residential Zoning Review Application. The property owner's signature must be included.
  - A non-refundable fee, see Fee Schedule, 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, see Fee Schedule, shall be paid also 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 Dumpster/Demolition & Construction Waste Container, Storage Container and Temporary Portable Restroom ALL require their individual permit if being stored on-site. If on-site for seven (7) days or less, there is no permit fee. If on site for eight (8) days up to a maximum of thirty (30) days, a permit fee is required; see Application Fee Schedule. Any fees are due at the time of application submittal.
5. After the submitted plans have been reviewed for zoning and Municipal Code, 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 Crestwood's Fire Marshall for review. If inspections are required within the Crestwood Department of Fire Services area, an "Authorized Inspection Record" will be included with the returned permit. ***This "Authorized Inspection Record" must be displayed at all times during the project.***

Should the work site address be located in the Affton Fire Protection District, the applicant should instead contact the Affton Assistant Fire Chief at 314-631-1803 for their instructions.
6. After the plans are approved, the applicant will be notified by the City of Crestwood Public Works department that their one set of plans are ready for pick-up. If applicable, the City of Crestwood's "Authorized Inspection Record" will be included.
7. The applicant will then electronically send their 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, permit and inspection card are ready.
8. BOTH THE CITY OF CRESTWOOD AND ST. LOUIS COUNTY INSPECTION CARDS SHOULD BE **PROMINENTLY DISPLAYED ON-SITE UNTIL THE FINAL APPROVED INSPECTIONS ARE COMPLETED BY BOTH INSPECTORS.**



## 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 WORKS

One Detjen Drive | Crestwood, MO 63126 (314) 729-4720

Residential Zoning Review Permit Application

Application Date: \_\_\_\_\_

Application Fee, see Fee Schedule

WORK SITE ADDRESS: \_\_\_\_\_

Property Owner Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Architect/Engineer Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Contractor Name: \_\_\_\_\_

Address: \_\_\_\_\_ Bus Ph: \_\_\_\_\_

Contact: \_\_\_\_\_ Cell Ph: \_\_\_\_\_ Email: \_\_\_\_\_

Estimated Construction Cost: \_\_\_\_\_ Work Site: Interior \_\_\_ Exterior \_\_\_ Both \_\_\_

Stormwater Management Applicable: YES \_\_\_ NO \_\_\_ Increasing impervious cover by \_\_\_\_\_ square footage.

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, see Fee Schedule, 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: \_\_\_\_\_

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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.