

Site Coverage/Exterior Flatwork Requests that Require Permitting and Approval

Activity	Permit/Approval	Dept./Contact
Grading, Filling, Excavating: 2000 square feet or greater	Land Disturbance Permit	Planning Division: 314-872-2501
Impermeable surface alterations greater than 500 square feet	Minor Site Plan Approval by the Planning & Zoning Commission	Planning Division: 314-872-2501
Front Yard Fences & Walls	Minor Site Plan Approval by the Planning & Zoning Commission	Planning Division: 314-872-2501
Sport Courts (Tennis, Hockey, Basketball etc)	Minor Site Plan Approval by the Planning & Zoning Commission	Planning Division: 314-872-2501
Site Improvements including Exterior Steps, Fireplaces, Retaining Walls, Pool Deck Repairs	Building Permit	Building Division: 314-872-2500
Floodplain Development of any kind	Floodplain Development Permit	Public Works: 314-872-2533

Maximum Site Coverage Allowed in Residential Zoning Districts

Zoning District	Maximum Site Coverage*	Department/Contact
"A" Single Family Residential	25%	Planning Division: 314-872-2501 Whitney Kelly or Jason Jaggi
"B" Single Family Residential	35%	
"C" Single Family Residential	40%	
"D" Single Family Residential	45%	
"AR" Attached Single Family Residential	None for permitted uses; 50% for conditional	

*Residential Design Development: Subdivisions approved prior to July 25, 1983 (Adoption of Ordinance #1044) that are without a maximum site coverage set out on the preliminary subdivision plan, lots having less than fifty-one percent (51%) of the minimum lot area allowed by the underlying zoning district shall be subjected to the following site coverage percentage: for an A-RDD lot, thirty percent (30%); for a B-RDD lot, thirty-seven and 5 tenths (37.5%).

Site Coverage Zoning Definition

SITE COVERAGE, RESIDENTIAL: The area of a residential lot covered by impermeable surfaces including, but not limited to, the main building, accessory buildings, patios and driveways, but not including landscaped areas, swimming pools, spas or sidewalks or pool decks of four (4) feet or less in width.