



Department of Public Works

ZONING REVIEW

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. 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.

Procedures for Obtaining Zoning Approval

1. Applicant shall submit six (6) complete sets of the proposed plan drawn to scale, including site plan of the property and proposed construction, together with the completed City of Crestwood zoning approval form (including owner's signature). A fee in the amount of \$75.00 shall be paid to the City when the application and plans are submitted.
 - Commercial plans must be signed and sealed by a registered professional engineer or architect. Commercial AND 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.
 - If a construction dumpster is to be used on the site for more than seven (7) days a Demolition and Construction Waste Container permit is required.
2. After the submitted plans have been reviewed for zoning, they are then reviewed to determine in which fire service area the applicant resides. (Two different fire services protect the City: the Crestwood Department of Fire Services and the Affton Fire Protection District). If the applicant is located in the Crestwood Fire Services area the permit application is forwarded to the City's Fire Marshal for review. If the applicant is located in the Affton Fire Protection District the applicant will be advised by the St. Louis County Department of Public Works during their review if the Affton Fire Protection District will need to review the plans. 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.***
3. After the plans are approved, five (5) sets that have been stamped "Approved by Crestwood" will be returned to the applicant.
4. After being contacted by the City the applicant may pick up the approved plans from the Crestwood Department of Public Works and take them to the 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.



ZONING DISTRICT REGULATIONS

ZONING DISTRICT	HEIGHT	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	MINIMUM LOT SIZE
R-1	2.5 STORIES OR 35 FEET	45 FEET	12 FEET	35 FEET OR 20% OF LOT DEPTH	100/150 20,000 SQ. FT.
R-2	2.5 STORIES OR 35 FEET	45 FEET	12 FEET	35 FEET OR 20% OF LOT DEPTH	80/125 15,000 SQ. FT.
R-3	2.5 STORIES OR 35 FEET	35 FEET	8 FEET	30 FEET OR 20% OF LOT DEPTH	75/125 10,000 SQ. FT.
R-4	2.5 STORIES OR 35 FEET	30 FEET	7 FEET	30 FEET OR 20% OF LOT DEPTH	60/125 7,500 SQ. FT.
R-5	2.5 STORIES OR 35 FEET	30 FEET	6 FEET	30 FEET OR 20% OF LOT DEPTH	50/100 6,000 SQ. FT.
C-1 LOCAL BUSINESS DISTRICT	2.5 STORIES OR 35 FEET	30 FEET	5 FEET	25 FEET	(SEE D)
M-1 LIGHT INDUSTRIAL DISTRICT (SEE 4.07)					



DEPARTMENT OF PUBLIC WORKS
One Detjen Dr. Crestwood, MO 63126
Telephone: 314-729-4724 Fax: 314-729-4729

PERMIT APPLICATION

Type of Permit: Zoning Commercial Occupancy Application Date:

Applicant Name and Address:

Phone #:

Contact Name and Address:

Phone #:

Zoning Section - \$75.00 Fee

Property Owner Name:

Property Owner Address:

Tenant Name:

Project Address:

Estimated Construction Cost:

Type of Work: Residential Commercial

Work Site: Interior Exterior Both

Notes:

- Plans subject to the approval of St. Louis County Department Of Public Works

Commercial Occupancy Section - \$125.00 Fee

Proposed Tenant:

Proposed Address:

Phone #:

Of Employees: Opening Date:

Sq. Ft Tenant Space:

Building Owner and Address:

Building Owner Phone #:

The undersigned herewith applies for an Occupancy Permit for the above-described premises under the terms of the City of Crestwood Municipal Code. The non-refundable review fee must accompany this application. This application is not a permit and the premises shall not be occupied until an inspection is made and all discrepancies (if any) are corrected. Completed form must be returned to the City of Crestwood Department of Public Works.

Description of Work or Activity:

Applicant / Tenant Signature: Date:

Property Owner or Authorized Agent Signature: Date:

OFFICE USE ONLY

Permit #:

Approved By:

Approval Date:

Title:

Zoning Section

Municipal Zoning Classification:

Project located within a Flood Plain: Yes No

Structural & Exterior Fire Protection

Use Group Classification:

Fire District: Crestwood Inspection (Y or N) Affton

Approved By: Date:

Title:

Comments:

Commercial Occupancy Section

Routing Approval: Approved Date Approved

Code Enforcement Officer:

Fire Department:

Director of Public Works

Payment Section

Date Paid:

Amount of Payment:

Payment Method: Cash Check

Check # (if applicable):