

St. Louis County, Missouri Ordinance Guidebook



St. Louis County Department of Planning
2016

Though not a legal document, this guidebook is intended to provide a quick reference of the St. Louis County laws and regulations that affect everyday life in our subdivisions and neighborhoods. Please be aware that these entries are only summaries and that for a complete version and understanding of any laws in St. Louis County, the actual ordinance should be consulted. St. Louis County ordinances can be viewed online at:

<http://www.municode.com/resources/gateway.asp?pid=11512&sid=25>

For additional information, please call the St. Louis County Department of Planning, at (314) 615-2520 or e-mail planning@stlouisco.com, or write to:

St. Louis County Department of Planning
41 S. Central Avenue, 5th floor
Clayton, Missouri 63105

For more information on St. Louis County services to sub-divisions and subdivision trustees, please visit the St. Louis County Subdivision Trustee Resource Website at:

<http://www.stlouisco.com/PropertyandRoads/SubdivisionTrusteeResourceCenter>

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Introduction

Purpose

The purpose of the Ordinance Guidebook is to provide a quick reference of St. Louis County laws and regulations that commonly affect everyday life in our subdivisions and neighborhoods. The Ordinance Guidebook is primarily targeted to subdivision trustees and neighborhood leaders in unincorporated areas who frequently deal with property maintenance problems, nuisance complaints, and other issues that have an impact on a community's appearance, safety, and environment. The Ordinance Guidebook, however, also includes laws that are enforceable throughout St. Louis County and may be of interest to municipal residents.

Background

The St. Louis County Department of Planning works closely with subdivision associations and subdivision trustees to help improve the quality of life for St. Louis County residents. Subdivision trustee services offered by the department range from educational workshops, speaker presentations, and open houses to roundtable discussions. The Department of Planning is dedicated to developing documents and services that help bring government closer to St. Louis County residents.

Through surveys and workshops, the Department of Planning has actively solicited input from subdivision trustees. In the fall of 2005, subdivision trustees received a mailing asking what type of information would be most useful to them in support of their subdivisions. Many trustees indicated they would like to better understand St. Louis County ordinances and how they apply to subdivisions.

In 2006-2007, the Department of Planning organized a series of subdivision trustee workshops. A follow-up survey was mailed to all workshop attendees. One question asked respondents for the type of information they would like to have available on a subdivision trustee website. The second highest survey response was that trustees wanted information made available on St. Louis County ordinances that apply to common subdivision issues.

On October 14, 2008 the Department of Planning hosted a single subdivision trustee workshop at the World Trade Center in Clayton. A tally of workshop evaluations again indicated that trustees wanted information on St. Louis County ordinances and their application to subdivisions.

Ordinances

St. Louis County has had a Home Rule Charter since 1950. Its current charter was passed by voters in 1979. All legislative power of the County is vested in the St. Louis County Council. The County Council is a seven (7) member elected body which exercises its legislative power by the passage of resolutions, orders, and ordinances. Ordinances are laws adopted by the County Council and approved by the County Executive. Ordinances are created for the health, safety, and welfare of those who live, work, and visit in St. Louis County. Sections 2.080-2.130 of the St. Louis County

Charter specifically describe how ordinances are passed. The County Council's Procedural Rules also provide information about the legislative process and are described on St. Louis County's website.

How an Ordinance is Passed

Ordinances can be introduced by an individual Council member or by the Council as a whole. An affirmative vote by a majority of the County Council is necessary to pass any ordinance, except as provided in the County Charter. All ordinances must be read at least once in open session of the Council either in their entirety or by title.

Typically, ordinances have three (3) readings before they are finally passed. First, ordinances are introduced as a bill and given a title, number and the year introduced. Introduced bills are automatically placed on the Council's next regular meeting's list of perfected bills. During the perfection of bills, amendments to the bills may be adopted by majority (4) vote of the members present. The bill may be perfected by a majority (4) vote from attending Council members or placed on hold. Once perfected, the bill moves to the final passage of bills list for the next regular meeting. Newly introduced or perfected bills may be advanced to the next reading at the current meeting if Council, by unanimous vote of all seven (7) members, votes to do so. Amendments may be adopted by a majority vote of all seven (7) members as long as the amendment is relevant to the original purpose of the bill. A bill amended while on the final passage list will remain on the list until the next regular Council meeting unless all seven (7) Council members vote to consider final passage at that meeting. An ordinance finally passed is given a number followed by the year in which it was passed.

All ordinances passed by the County Council must be presented to the County Executive within five (5) days. The County Executive must return the ordinance to the Council within fifteen (15) days with his/her endorsement or accompanied with objections. Generally, ordinances take effect fifteen (15) days after they are enacted unless a later date has been set. Ordinances for appropriation of funds, zoning, calling for an election, borrowing funds or fixing tax rates go into effect immediately upon enactment.

St. Louis County Ordinances and Subdivision Trust Indentures

St. Louis County ordinances are different from subdivision trust indentures. St. Louis County ordinances are public laws enacted by the St. Louis County Council. Subdivision trust indentures are private agreements between a subdivision board of trustees and homeowners in a subdivision.

It is important to note that an ordinance violation is a county or municipal violation, but an indenture violation is a private matter. The necessary steps to prosecute an ordinance violation versus an indenture violation are described below.

Enforcement of County or Municipal Ordinance Violations

County or municipal ordinance violations are enforced in a variety of ways. Because ordinances regulate such a wide variety of issues and actions, they require a wide variety of enforcement systems. St. Louis County law enforcement officials enforce many ordinances relating to unincorporated areas and St. Louis County roadways including driving while intoxicated, assault, domestic violence, traffic, health, housing, and zoning violations. Residential ordinance violations, such as property maintenance violations, are enforced by St. Louis County Department of Public Works inspectors. The steps to prosecute ordinance violations generally include:

- Police officer, inspector, or other government worker with enforcement duties, cites alleged violator.
- For property violations, an inspector prepares a notice of violation informing resident of violation and establishing time frame to remedy problem. If the problem is not remedied, a charge is filed in St Louis County Municipal Court.
- For non-property violations, a police officer, park ranger, etc., observes a violation and/or investigates a violation. The officer, etc., may issue a charge immediately, may effectuate an arrest, or may write a report and apply for charges to be issued at a later date by the prosecutor. Charges are sent to the St. Louis County Municipal Court or sometimes the St. Louis County Circuit Court.
- At court, the violator (defendant) either pleads guilty, not guilty, or guilty with an explanation.
 - If a guilty plea is entered, the judge will determine the disposition.
 - If a not guilty plea is entered, the case will be set for trial at a later date. Failure to appear for any court setting may result in a warrant being issued for the arrest of the defendant.

Enforcement of Indenture Violations

Subdivision indentures are private, contractual agreements and enforcement of violations, other than those that are also violations of County ordinances and so cited by government officials, are civil actions between the subdivision association or an individual property owner making a complaint and the property owner who is allegedly in violation of the indenture. Prior to seeking legal remedies against a homeowner, subdivision association and residents could consider Alternative Dispute Resolution (ADR). ADR consists of a variety of approaches to early intervention and conflict resolution including arbitration and mediation. The use of a neutral, specially trained, third-party individual, such as a mediator, can assist disputing parties in resolving their disagreements. ADR may increase the parties' opportunities to resolve disputes prior to or during the use of formal administrative procedures and litigation (which can be very costly and time-consuming). If ADR is unsuccessful in resolving subdivision conflict, more formal legal measures may be sought. The steps to enforce indenture violations generally include:

- The subdivision association normally contacts the owner and informs them of the specific violation and provides a time frame for resolution.
- If the violation is not remedied, a civil action may be filed in Circuit Court. Possible outcomes include, but are not limited to, the judge issuing a restraint order, a temporary
-

injunction (if immediate risk of injury is present or a dangerous nuisance is found), or a permanent injunction.

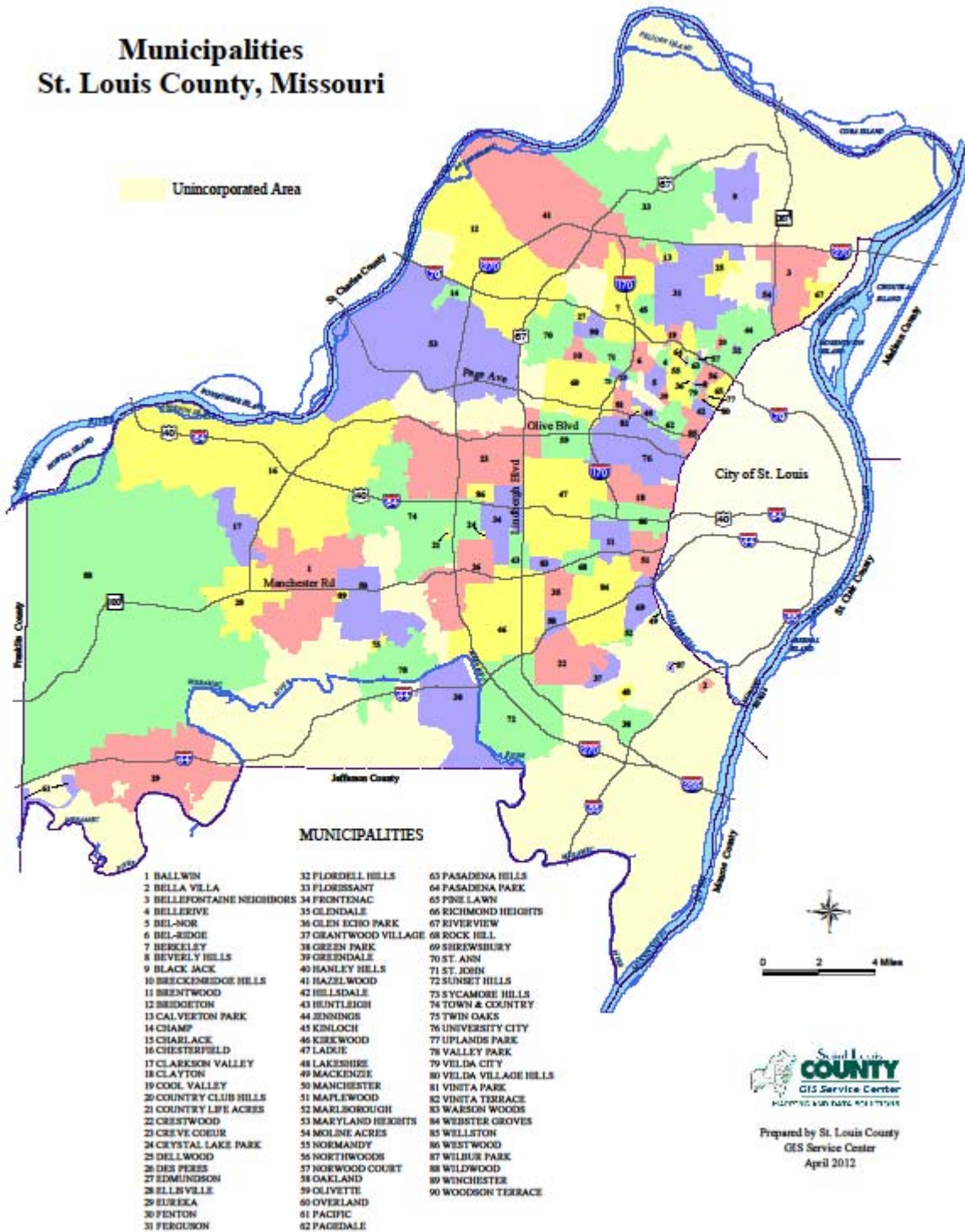
Subdivisions in Unincorporated and Incorporated St. Louis County

Subdivisions in unincorporated areas are served directly by St. Louis County Government and governed by numerous ordinances that are specifically applicable to unincorporated St. Louis County. Much, though not all, of the Ordinance Guidebook is designed to inform subdivision trustees in unincorporated areas of the local ordinances that affect them.

Subdivisions located in municipalities are governed by city and village ordinances. Readers of this guidebook living in a municipality should check with their city or village government regarding local laws governing their subdivisions. Some St. Louis County municipalities contract their police services, code enforcement, and other services with St. Louis County. Readers should check with their municipality to determine if services are contracted through St. Louis County Government.

Finally, some St. Louis County ordinances are applicable throughout the county regardless if an area is in a municipality or unincorporated. To facilitate an understanding of how the laws in the Ordinance Guidebook are applied, each entry provides information on whether the ordinance's jurisdiction is countywide, unincorporated, or municipal.

Municipalities St. Louis County, Missouri



Using the Guidebook

The Ordinance Guidebook is organized in alphabetical order by topic. The guidebook begins with the entry “Addresses” and ends with the entry “Zoning Review.” After each entry is a common language description of the ordinance followed by the ordinance’s citation. All St. Louis County Revised Ordinances (SLCRO) are available on the St. Louis County Council’s website at <http://www.stlouisco.com/council/> by clicking on the Revised Ordinances button. All ordinances are listed by ordinance number, for example, SLCRO 1213.010 *Vehicles on Roads To Be Licensed*. After each ordinance citation is the St. Louis County department to contact for service or for questions. Not all of the guidebook entries will have an ordinance citation. These entries are not ordinances but are St. Louis County policies and should be abided by in the same manner. Many St. Louis County ordinances include consequences if they are not followed, including penalties and fines. This information is not specified in the Ordinance Guidebook. For specific details on penalties and fine amounts, readers are urged to refer to the official St. Louis County Revised Ordinance text.

Subdivision Issues

A

Addresses (Unincorporated)

All residences and commercial businesses must have their street addresses posted, using numbers at least three (3) inches in height for addresses within fifty (50) feet of the street; six (6) inches for addresses posted within one hundred (100) hundred feet of the street; and twelve (12) inches for addresses posted more than one hundred (100) hundred feet from the street.

SLCRO 701.105 Street Addresses To Be Posted Conspicuously

Contact: St. Louis County Department of Public Works
Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151



Street Address

All Terrain Vehicles (ATVs) (Unincorporated)

It is unlawful to operate an all-terrain vehicle (ATV) on private property within one hundred (100) feet of another's residential property and/or on a public paved road or a public sidewalk. An all-terrain vehicle is defined as any motorized vehicle with three (3) wheels or four (4) wheels designed for use off of paved roads, with the exception of lawn care vehicles.

SLCRO 716.078 Disturbance of the Peace – Operation of All-Terrain Vehicles in Certain Areas

Contact: St. Louis County Police Department
Non-emergency reporting/
General information
(314) 889-2341
TDD (314) 889-2345



All Terrain Vehicle (ATV)

Animal Control (Countywide)

The St. Louis County Animal Control officers enforce ordinances such as leash laws, vaccination requirements and registration of non-domestic animals. Animal Control officers investigate nuisance situations, research animal bite incidences, and assure the humane treatment of animals. Animal related nuisances include diseased animals at large, carcasses of animals not buried or destroyed within twenty-four (24) hours after death, or the keeping of animals or fowl close to residences, schools, hospitals or other public places.

SLCRO 602.050 Declaration of Nuisances

Contact: St. Louis County Animal Control Services
(314) 615-0650

Animals, Pets

Barking Dog – Disturbance of the Peace (Unincorporated)

Dog owners are responsible for ensuring that their pets do not disturb the peace. A habitually barking dog that disturbs the peace is considered a public nuisance. To report a habitually barking dog, contact St. Louis County Animal Control Services.

SLCRO 716.075 Disturbance of the Peace – Public Nuisance – Barking Dog

Contact: St. Louis County Animal Control Services
(314) 615-0650

Leash Law (Countywide)

Pet owners are responsible for keeping their pet from being at large. If a dog, puppy, cat, or kitten is not in a cage or building, it must be on a leash, in a car, or on the property of its owner.

SLCRO 611.200 Dogs, Cats and Other Animals at Large--Prohibited

Contact: St. Louis County Animal Control Services
(314) 615-0650

Animals, Maximum Number of Pets (Unincorporated)

The maximum number of dogs and cats permitted per single-family residence in unincorporated St. Louis County is three (3) dogs or five (5) cats or a combination of five (5) dogs and cats with no more than three (3) dogs at any time.

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
(314) 615-0650

Animal Nuisances Prohibited (Countywide)

A dog, cat, puppy, or kitten or any other animal creates a nuisance if it:

- Soils, defiles, or defecates on property other than property of a person responsible for the animal unless the waste is immediately removed and deposited in a waste container
- Damages public property or property belonging to a person other than a person responsible for the animal
- Causes unsanitary or dangerous conditions
- Causes a disturbance by excessive barking, howling, meowing, or other noisemaking
- Chases vehicles, including bicycles
- Molests, attacks, bites, or interferes with a person or animals on public property or property not belonging to a person responsible for the animal
- Impedes refuse collection, mail delivery, meter reading or other public service activities by annoying persons responsible for such activities
- Tips, rummages through, or damages a refuse container

SLCRO 611.210 Dogs, Cats, Puppies, Kittens and Other Animals Creating a Nuisance – Prohibited

Contact: St. Louis County Animal Control Services
(314) 615-0650

Animals, Stray (Countywide)

Stray animals should be reported to the nearest St. Louis County Animal Shelter. Pets picked up by Animal Control officers are checked for tag numbers or microchip numbers in St. Louis County computers to help reunite lost pets with their owners.

Contact: St. Louis County Animal Control Centers
(314) 615-0650

Auto Repair (Personal) – See Vehicles, Repair of**B****Basketball Hoops (Unincorporated, St. Louis County Right-of-Ways)**

Basketball hoops, playground or sports-related apparatus or similar objects are prohibited on or within a public roadway or sidewalk. The Director of Transportation, or a designated representative of the Department of Transportation, or any St. Louis County Police officer, may remove these objects from a roadway or sidewalk.

SLCRO 1218.130 Recreation Equipment Prohibited on Public Right-of-Way

Contact: St. Louis County Department of Transportation
(314) 615-8504
St. Louis County Police Department
Non-emergency reporting/general information
(314) 889-2341
TDD (314) 889-2345

Boats – See Recreation Vehicles/Boat Parking**Block Party (Unincorporated)**

Subdivisions interested in having a block party must first submit a request through the St. Louis County Department of Transportation in order to have their streets closed to traffic. It is suggested that neighbors in the area affected by the street closure be surveyed to ensure that no one has objections to the street being closed. If approved by the Department of Transportation, portable barricades with “Street Closed” signs will be provided, which will be required to be set-up just prior to the event and removed promptly after the event. Barricades can be easily moved to allow emergency vehicles or residents, if necessary, safely in or out of the affected area. If the closure is approved, the Department of Transportation will send a confirmation and the date and time when the street closing barricades will be delivered. The Department of Transportation will notify the County Police and local fire department of the street closure.

Contact: St. Louis County Department of Transportation
(314) 615-1123

Bon Fires (Recreational Burning) (Countywide)

Bon fires, or Recreational Burning, are exempt from the St. Louis County and State of Missouri Open Burning rules. Prior to any type of recreational burn residents must contact their local fire protection district. Only clean, untreated wood may be burned, and the burn area is limited to sixteen (16) square feet. Bon fires must be monitored at all times and there must be a way to extinguish the fire readily available. The smoke, soot, or cinders of bon fires must not become a nuisance to any neighbors.

SLCRO 612.340 Air Pollution Nuisance Prohibited

Missouri 10 CSR 10-6.045 Open Burning

Contact: Saint Louis County Department of Public Health, Air Pollution Control Program
(314) 615-8924

Building Codes & Permits (Unincorporated, Contractual)

When planning to add on to, reconstruct, or erect accessory structures to a home, homeowners should be sure that the changes will meet St. Louis County or municipal zoning and subdivision requirements. Homeowners should also read the subdivision trust indentures carefully. Often times, indentures are more restrictive than municipal or county ordinances. To avoid private legal issues and maintain good neighborly relations, it is recommended that homeowners contact their subdivision board of trustees before making changes to their home. Neither the county nor the municipality has authority over an association’s building or other deed restrictions as long as they are not in violation of county or municipal codes or ordinances. Municipal residents should check local requirements for building permits. In addition, any work within the public right-of-way of a County maintained road will require a Special Use Permit from the Department of Transportation (See Special Use Permits). If the home is located in unincorporated St. Louis County or in a municipality that contracts with St. Louis County for building permits, please refer to the following chart before starting a building project.

Building Permits are Required to:

Install/Construct:	A room in a basement
	Or relocate an interior wall
	A retaining wall over two (2) feet in height
	Or replace plumbing, electrical, or mechanical work
	A swimming pool
	An irrigation system
	An additional room
	A patio cover
	A residential attached/detached garage
	An attached carport
	A sundeck

Building Permits are Not Required to:

Install/Construct:	Pre-finished aluminum, steel, or other like materials to existing soffits, fascia boards, and overhangs
	Exterior ramps, stairs and/or steps, which are on grade (and not more than twelve (12) inches above grade, not attached to the structure, and within property lines. Portable (no foundations) wheelchair ramps providing access to private residences may be more than twelve (12) inches high when the ramp footprint area is one hundred and twenty (120) square feet or less and the ramp is located behind the front yard setback required by the County Zoning Ordinance or is located in the rear or side yard area
	Sidewalks and driveways within the property line (See Special Use Permits for drive approaches within County right-of-way)
	Paved areas for single-family residential use (such as parking spaces, shooting area for a basketball goal, etc.), on the same lot as the primary structure, without roofs, covers or enclosures
	Concrete patio slabs which rest directly on the ground or a rock base, provided they are not covered by a roof or canopy, are not supported by any type of permanent foundation, and are a maximum of twelve (12) inches above the finished grade
	Fixed or retractable awnings installed on one- or two-family dwellings/townhouses which do not project into the front yard setback as required by the County Zoning Ordinance
	Wall paneling of any type when applied to existing residential room wall surfaces
	Ceiling tile of any type, other than foam plastic, when applied to existing ceiling surfaces. Replacement of damaged lay-in ceiling panels of like materials up to twenty-five (25) percent of a room/space and a maximum of five hundred (500) square feet
	Battery operated smoke detectors within existing homes/apartments
Repair/Replace:	Existing gutters and above grade portion of downspouts
	Existing windows and frames (whenever no modification is made to the rough opening); glazing and glass replacement (Note: The installation of replacement glass shall meet the safety glazing requirements for new installations)
	Exterior and/or interior doors and/or frames, provided the fire rating, when applicable, is maintained (whenever no modification is made to the rough opening)
	Tuck point, plaster, paint (interior/exterior), sand and refinish floors, tile or carpet floors, apply wallpaper, and install cabinets
	Miscellaneous site/land disturbance work involving less than thirty (30) cubic yards of earth/soil moved and less than two thousand (2,000) square feet in area, resodding or seeding grass areas up to ten thousand (10,000) square feet, landscaping, gardens, shrubbery and planting boxes that does not create a change in the property elevation along property lines, block drainage or create erosion or damage to adjacent properties, retaining walls up to three (3) feet in height that do not support a surcharge load and are not located in close proximity to a property line

Table 1: Building Codes & Permit Requirements

SLCRO 1115.105.2 Work Exempt from Permit

Contact: St. Louis County Department of Public Works, (314) 615-5184

Bulky Waste, Residential (Countywide)

"Bulky residential waste" is non-putrescible waste that is too large or heavy to be safely handled by normal residential waste collection service. This category does not include automobiles and construction and demolition materials. Bulky waste must be stored neatly on the premises where it was generated unless permission to store it elsewhere is granted by an authorized individual. Bulky waste must be stored at least three (3) feet behind the main residential structure. Two bulky waste collections per year are to be provided to all residential 1 & 2 family dwellings as part of minimum level of service (see Trash, Collection of) with the exception of scrap tires and appliances such as refrigerators, washers, dryers, hot water heaters, etc.

607.040.6 Definitions

607.120 Placement of Waste Containers and Bulky Non-Containerized Waste

Contact: St. Louis County Department of Public Health, Solid Waste Management
(314) 615-4130 or (314) 615-8958

Burning Trash – See Trash, Burning of

C

Chickens (Unincorporated)

In unincorporated St. Louis County, residents are allowed to keep chickens on their property as pets, but may not breed them for sale or sell any of their bi-products (i.e. eggs). Residents who elect to keep chickens on their property must abide by SLCRO 611.210 and not allow the animals to become a public nuisance. Residents who live in a municipality must check with local ordinances before keeping chickens on residential property. Residents who live in a subdivision should check with their subdivision’s indentures and by-laws for regulations concerning chickens.

SLCRO 611.210 Dogs, Cats, Puppies, Kittens and Other Animals Creating a Nuisance--Prohibited

Contact: St. Louis County Department of Public Health, Vector and Veterinary Control
Division

(314) 615-1630

Commercial Vehicles, Parking (Unincorporated)

Commercial vehicles weighing more than twelve thousand pounds (12,000) cannot be parked on a residential road or highway between 12:00 midnight and 6:00 a.m. of any day, except in an emergency. Tractors, tractor-trailers, or tractor trailer truck units cannot be parked on any residential road, except while loading or unloading. A standard sized van or pickup, even with commercial markings, is allowed to be parked in residential areas if it is used during regular business hours.



Commercial vehicle parked in residential district

A commercial vehicle is any vehicle as defined in SLCRO 1202.010, or trailer that:

- Is designed or used, in whole or in part, for commercial purposes including but not limited to: construction, farming, landscaping, or mowing, or for the transportation of passengers, merchandise, equipment, supplies, tools, freight, vehicles, or animals, or;

- Has a gross weight rating or gross combination weight rating, or gross vehicle weight of twelve thousand and one (12,001) pounds or more and is not licensed as a recreational vehicle; or
- Is designed or used to transport more than eight (8) passengers (including the driver) or any non-ambulatory passengers for compensation; or is designed or used to transport more than twelve (12) passengers (including the driver) not for compensation.

Provided, however, that this definition of Commercial Vehicle does not apply to hobby or recreational trailers or vehicles, or service-bodied vehicles if such trailer or vehicle is not more than eight (8) feet tall (excluding antenna or roof rack), and not more than twenty (20) feet long, and not more than seven (7) feet wide (excluding wing mirrors and wheel wells shrouding a dual rear axle).

SLCRO 1207.075 Parking of Commercial Motor Vehicles in Residential Districts

SLCRO 1003.167 Miscellaneous Regulations

SLCRO 1202.010 Traffic Code Definitions

Contact: For commercial vehicles parked on private property contact:
 St. Louis County Department of Public Works, Neighborhood Preservation Program
 North Office: (314) 615-7333
 South Office: (314) 615-4151
 For commercial vehicles parked on public roadways contact:
 St. Louis County Police Department
 Non-emergency reporting/general information
 (314) 889-2341
 TDD (314) 889-2345

Common Ground (Unincorporated)

Common ground is the land in a subdivision set aside for open space, including storm water facilities, retention lakes, ponding, or recreational uses, conveyed in trust for the benefit, use, and enjoyment of the lot owners. Playgrounds and parks, as well as their access ways, are common ground areas in some subdivisions. Portions of the annual and special assessments are usually allocated for the maintenance and upkeep of a subdivision’s common ground. Typically, a subdivision record plat shows areas established in a subdivision as common ground and the subdivision’s recorded trust indentures provide for its maintenance by trustees.

SLCRO 1005.095 Trust Indentures

Contact: St. Louis County Department of Planning
 (314) 615-2520

Composting, Backyard (Countywide)

“Composting” is the biological decomposition of organic materials under controlled conditions. Residents who compost organic materials must locate the composting at least three (3) feet behind the main residential structure and use accepted methods to prevent odors, the harborage of rodents and pests, and the discharge of leachate (liquid) onto neighboring properties. Composting cannot be located in natural waterways or man-made storm water channels. Compost piles near property lines must be screened from view from adjacent neighbors and comply with municipal zoning regulations where applicable. Residents can compost leaves, grass clippings, other vegetative waste, vegetable scraps, etc. Items prohibited in composting, include: meat scraps, bones, fatty foods (cheese, cooking oils, etc.), and pet waste.

SLCRO 607.1005 Residential (Backyard) Yard By-Product Composting

Contact: St. Louis County Department of Public Health, Solid Waste Management
 (314) 615-4130 or (314) 615-8958

Construction, Illegal – See Building Codes & Permits

Cul de sacs/Islands (Unincorporated)

Subdivisions are responsible for the maintenance of all subdivision common land including cul-de-sac islands. Subdivision indentures must state the subdivision's responsibility of common land and be recorded with St. Louis County Office of the Recorder of Deeds. For subdivision cul-de-sac roadway issues, contact the St. Louis County Department of Transportation.

SLCRO 1005.095 Trust Indentures

Contact: St. Louis County Department of Transportation
(314) 615-8504

Curfew (Countywide; Municipal Exceptions)

The curfew for unsupervised minors under the age of seventeen (17) years is 11:00 p.m. to 6:00 a.m. on week nights (Sunday through Thursday) and 12:00 a.m. to 6:00 a.m. on Fridays and Saturdays. The curfew hours do not apply if a minor is accompanied by his or her parent or guardian, or where the minor is on an emergency errand or legitimate business directed by his or her parent or guardian.

SLCRO 705.010 Curfew Hours

See also:

SLCRO 705.020 Duties of Parents

SLCRO 705.030 Duty of Police Officers--Penalty for Violation

Contact: St. Louis County Police Department
Non-emergency reporting/general information
(314) 889-2341
TDD (314) 889-2345

D

Day Care, Home (Unincorporated)

Residents living in unincorporated St. Louis County may operate a day care home from their residence with a license issued from St. Louis County. A license is required for any person using his/her home to care for more than four (4) children, other than the children living on the premises. The day care provider must live in the home in which the day care is operated, have adequate play space outside, and care for no more than ten (10) children, including children related to the provider. A day care home must be located five hundred (500) feet or more, as measured between lot lines, from another day care home (as determined by the Director of Planning). Before a license is issued, St. Louis County will inspect the home, perform police record checks on persons over the age of eighteen (18) living in the home, and notify residents within three hundred (300) feet of the home. The provider must have a Missouri State License to operate a day care home. If a person cares for four (4) or fewer children, excluding their own, a license is not required from St. Louis County.

SLCRO 819.010-819.310 Day Care Home Licensing Code

Contact: St. Louis County Department of Planning
(314) 615-2520

Decks, Construction of – See Building Codes & Permits

Decks, Maintenance of (Unincorporated)

The St. Louis County Property Maintenance Code states that all decks must be maintained structurally sound with all handrails and guardrails secure and in good condition, stairway treads secure and evenly spaced, with proper anchorage and capable of supporting imposed loads, and decking or landing areas secure and free from trip hazards. Failure to abide by this ordinance may result in a violation notice to the property owner.

SLCRO 1110.303.10 Stairways, Decks, Porches and Balconies

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

Demolition (Unincorporated, Contractual)

Permits are required for the demolition of a house or other structure located within unincorporated St. Louis County or within municipalities that contract with St. Louis County for building permits. The St. Louis County Department of Public Works requires that permits and forms be completed to ensure that the work is done in a safe and healthy manner.

SLCRO 1115.104.2 Applications and Permits

Contact: St. Louis County Department of Public Health
(314) 615-5184
St. Louis County Department of Public Works
(314) 615-7139

Demolition Waste, Generation and Disposal Applications Required (Countywide)

Contractors and commercial property owners generating demolition waste from the demolition/removal of any structure in St. Louis County must submit an application for generation of demolition waste. Owner-occupied residential property owners performing their own demolition/construction shall submit demolition applications but are exempt from the application fee. The St. Louis County Department of Public Health requires that applications and forms be completed to ensure all demolition wastes are disposed of in a safe and healthy manner.

SLCRO 607.865 Application for Generation of Demolition Wastes

Contact: St. Louis County Department of Public Health, Solid Waste Management
(314) 615-4130

Demolition & Construction Waste, Storage, On-site Dumpsters (Countywide)

Demolition and construction waste must be stored in a secure container or otherwise secured to prevent dispersal by the wind. No person shall store in or place additional demolition and construction waste in a roll-off container or dumpster which is full. A roll-off container or dumpster is full if no more waste can be added to it without making it unsafe or illegal to transport. The person responsible for ordering the demolition and construction waste container must be responsible for the waste being deposited at an appropriate facility. Demolition and construction waste may not be stored in a floodplain unless it is stored in a roll-off container or dumpster.

SLCRO 607.130 Demolition and Construction Waste

Contact: St. Louis County Department of Public Health, Solid Waste Management
(314) 615-4130

District Trash Program (Unincorporated)

In December 2006, the St. Louis County Council unanimously passed an ordinance establishing the authority to operate trash service districts and manage trash service contracts for unincorporated St. Louis County. St. Louis County established eight trash service districts and competitively bid the minimum level of service requirements (once a week trash, once a week curbside recycling, and twice yearly bulky waste pick-ups) for unincorporated one- and two-family households with the exception of subdivisions whereby the majority of households chose to opt-out of the District Trash Program. District trash service began in the first district (District 3) in July 2008. The remaining seven districts (Districts 1, 2, 4, 5, 6, 7, and 8) began trash service with the County authorized waste hauler in October 2008. Now, these unincorporated households receive more trash collection services at significant savings due to the competitive bidding process.

SLCRO 607.1300 Designation of Collection Areas

SLCRO 607.1310 Grant of Contract

Contact: St. Louis County Department of Public Health, Solid Waste Management
Recycling education, recycling carts, Waste Code enforcement (households that don't have trash service, illegal dumping)
(314) 615-HAUL or (314) 615-4130
St. Louis County Department of Public Works
Administers waste district contracts for trash collection services and provides district hauler information and service complaints (missed pick-ups, etc.)
(314) 615-HAUL or (314) 615-8958

Disturbance of the Peace (Unincorporated)

It is unlawful to unreasonably and knowingly disturb or alarm a person by threatening or offensive language addressed in a face-to-face manner to that individual and uttered under circumstances which are likely to produce an immediate violent response from a reasonable person, or by physically threatening or challenging or fighting that person.

SLCRO 716.060 Public Disturbance of the Peace

Contact: St. Louis County Police Department
Non-emergency reporting/general information
(314) 889-2341
TDD (314) 889-2345

Driveways, Construction of (Unincorporated)

The construction of driveways within the property lines of a residence does not require a building permit. If any part of the proposed driveway construction extends into the public right-of-way, a special use permit is required from the Department of Transportation. New driveways, in most cases, are required to be paved. Gravel is acceptable only on existing driveways and if properly maintained.

SLCRO 1115.105.2 Work Exempt from Permit

Contact: St. Louis County Department of Public Works
(314) 615-5184
St. Louis County Department of Transportation, Special Use Permit Section
(314) 615-8515

Driveways, Maintenance of (Unincorporated)

The St. Louis County Zoning Ordinance states that driveways must be properly maintained with no significant cracks, broken areas, voids, or damaged sections. Surface differentials of three-fourths of an inch ($\frac{3}{4}$ ") or more must be eliminated. Driveways are to be maintained by homeowners. Failure to abide by this ordinance may result in a violation notice to the property owner.

SLCRO 1003.165 Off-Street Parking and Loading Regulations – General

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

Dumping, Illegal (Countywide)

It is illegal to deposit waste, or allow waste to be deposited, on any real estate for which there is not valid license for the operation of a landfill, waste processing facility, trash transfer station, or composting facility. The person committing the illegal dumping and the person allowing the illegal dumping will both be held responsible for violating St. Louis County ordinance as well as the ordinances of the Metropolitan Sewer District and the Missouri Department of Natural Resources.

SLCRO 607.310 Waste Must Be Deposited

Contact: St. Louis County Department of Public Health, Solid Waste Management
(314) 615-4130

Dumping (Illegal) Antifreeze/Waste Oil (Countywide)

The dumping of waste oil, anti-freeze, or other household hazardous material is a violation of St. Louis County ordinance, as well as the ordinances of the Metropolitan Sewer District and the Missouri Department of Natural Resources. To report illegal dumping of these materials, please contact the St. Louis County Department of Public Health, Division of Waste Management.

SLCRO 607.310 Waste Must Be Deposited

Contact: St. Louis County Department of Public Health, Solid Waste Management
(314) 615-4130

Dumping (Illegal) In Creeks and Waterways (Unincorporated)

It is illegal to dump any wastes into any stream, spring, body of water, whether natural or artificial, within the boundaries of St. Louis County, except as allowed by another jurisdiction having authority to regulate dumping.

SLCRO 607.810 Waste Not To Be Deposited in Waters Within County

Contact: St. Louis County Department of Public Health, Solid Waste Management
(314) 615-4130

E

Easements (Countywide)

An easement is a property interest that allows the holder of the easement to use property that he or she does not own or possess. Easements are typically established for public utilities (gas, electricity, phone, TV, cable); storm sewer, sanitary sewer and water lines, surface drainage, and roads. An easement allows utility companies and government entities the right to access property to

construct, operate and maintain facilities. Easements on a homeowner's property are typically the maintenance responsibility of the homeowner. Easements on subdivision common ground are typically the maintenance responsibility of the subdivision association. In most subdivisions, easements are platted. Subdivision plats can be researched by visiting the St. Louis County Recorder of Deeds' office in Clayton, or by visiting the Recorder of Deeds' website and accessing a web-based application that allows for remote access.

Contact: St. Louis County Department of Revenue, Office of the Recorder of Deeds
(314) 615-2500
www.stlouisco.com/YourGovernment/CountyDepartments/Revenue/RecorderofDeedsDivision.aspx
41 South Central Avenue
Clayton, MO 63105
8:00 a.m. to 5:00 p.m.

Exterior Housing Appearance Issues (chipping paint, bad siding, etc.) (Unincorporated)

See also - **Addresses**
Decks, Maintenance of
Driveways, Maintenance of
Fences
Foundations
Guttering
Paint, Chipping
Patios/Porches
Roofs & Chimneys
Sheds, Maintenance of
Sidewalks, Maintenance of
Vehicles, Derelict
Windows & Doors

F

Family, Definition of (Unincorporated)

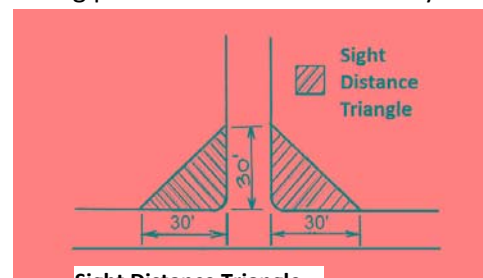
St. Louis County's Zoning Ordinance defines a family as an individual or two (2) or more persons related by blood or marriage or a group of not more than three (3) persons who need not be related by blood or marriage living together and subsisting in common as a single non-profit housekeeping unit using not more than two (2) kitchens.

SLCRO 1003.020 Definition

Contact: St. Louis County Department of Planning
(314) 615-2520

Fences (Unincorporated)

Fences, six (6) feet in height or less, may be installed without a building permit. The St. Louis County Property Maintenance Code states that all fences must be kept structurally sound, with no peeling or flaking paint, and no rusted or worn finishes. Failure to abide by this ordinance may result in a violation notice to the property owner. Fencing located on a corner lot cannot be located within the



sight distance triangle. A sight distance triangle is defined as the area of a corner lot bound by the property lines and a line connecting the two (2) points on the property lines thirty (30) feet from the intersection of the property lines. Barbed wired and electrical fencing is not permitted in residential areas.

SLCRO 3110.1 Requirements: Fences Shall Be Subject to the Following Requirements

SLCRO 1110.302.7 Exterior Property Areas: Accessory Structures

Contact: St. Louis County Department of Public Works, Permit Information
(314) 615-5184

St. Louis County Department of Public Works, Neighborhood Preservation Program

North Office: (314) 615-7333

South Office: (314) 615-4151

Firearms (Unincorporated)

In St. Louis County it is against the law to discharge a firearm in a manner that which injures or damages a person or property. Discharging a firearm at a target, skeet, or a practice range is a legal use of a firearm. It is illegal to enter another's property while carrying a firearm or to discharge a firearm on another person's property without first receiving the written permission from the owner. It is illegal to discharge a firearm across any street, sidewalk, road, highway, or any park, except on a target, trap, skeet, or practice range. It is illegal to discharge a firearm at any person, vehicle, dwelling, house, apartment, church, or building. Residents must have a valid concealed carry endorsement, issued pursuant to Section 571.094 RSMo, before being able to conceal and carry a firearm.

SLCRO 712.040 Specific Actions, Prohibited

SLCRO 716.130 Concealed Weapons -- Prohibited

Contact: St. Louis County Police Department
Emergency 911
Non-emergency reporting/general information
(314) 889-2341
TDD (314) 889-2345

Fireworks (Countywide)

It is against the law for any person, firm or corporation to sell, possess, offer for sale, expose for sale, give, use, discharge or explode fireworks within St. Louis County.

SLCRO 810.020 Sale, Possession, and Use Prohibited

Contact: St. Louis County Police Department
Non-emergency reporting/general information
(314) 889-2341
TDD (314) 889-2345

Foreclosed homes/derelict properties – See Vacant Properties

Foundations (Unincorporated)

The St. Louis County Property Maintenance Code states that all foundations must be kept structurally sound, with no peeling or flaking paint, and no rusted or worn finishes. Failure to abide by this ordinance may result in a violation notice to the property owner.

SLCRO 1110.303.5 Foundation Walls

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333

South Office: (314) 615-4151

G

Garage Sales (Unincorporated)

A residence in unincorporated St. Louis County may have a maximum of three (3) yard or garage sales a year. A permit is not required. Signs for garage sales are prohibited from being placed in a public right-of-way.

Contact: St. Louis County Department of Public Works
(314) 615-5184

Grading (Unincorporated, Contractual)

Grading that creates a change in watersheds, as well as the grading of natural resources, is not permitted. A grading permit, or approved improvement plans, is required prior to any grading on the site. Erosion and siltation control devices are required by the Department of Transportation. Contact the St. Louis County Department of Public Works to report illegal grading.

SLCRO 1005.230 Grading

SLCRO 1114.200 Design Requirements

Contact: St. Louis County Department of Public Works
(314) 615-5184

Graffiti (Unincorporated)

Graffiti displayed on private property is a public nuisance affecting public health or safety under the laws of St. Louis County. "Graffiti" means any writing, painting, drawing, etching, scratching or marking of an inscription, word, mark, figure or design of any type on any privately owned building, structure or other fixture on the property, which is applied without the consent or authority of the property's owner or manager. Graffiti must be removed as soon as possible. Each day that graffiti remains constitutes a separate violation.

SLCRO 1120.020 Declaration of Public Nuisance

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

Grass & Weeds (Unincorporated)

In unincorporated St. Louis County, grass and weeds on residential property cannot be taller than eight (8) inches. If a violation notice is issued by St. Louis County for high grass/weeds, the property owner must cut the grass/weeds within seven (7) days of receiving the notice. If the problem is not taken care of by the compliance date on the violation notice, the grass will be cut by a St. Louis County contractor and billed to the property owner in the form of a Special Tax Bill.

SLCRO Chapter 619 Weed Control

SLCRO 1110.302.4 Weeds

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

Group Homes (Countywide)

Under Missouri state law and the St. Louis County Zoning Ordinance, group homes for eight (8) or fewer mentally or physically handicapped persons and group homes for foster care of seven (7) or fewer children cannot be prohibited from locating in homes in single-family residential neighborhoods. Local zoning authorities may require that the exterior of the home conform to neighborhood standards and may establish standards to limit the number of group homes in specific single-family residential neighborhoods.

RSMo 89.020 Zoning and Planning

Contact: St. Louis County Department of Planning
(314) 615-2520

Guttering (Unincorporated)

The St. Louis County Property Maintenance Code states that all gutters and downspouts must be connected, secured, and free of missing sections. Leaves must be kept from accumulating in gutters and downspouts. Downspout discharge must not create a public nuisance. Failure to abide by this ordinance may result in a violation notice to the property owner.

SLCRO 1110.303.10 Exterior Structure

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

H

Home Occupations (Unincorporated)

According to St. Louis County's Zoning Ordinance, a resident in unincorporated St. Louis County may run a business from home if:

- The business is run by members of the family residing on the premises;
- There are no signs or displays indicating from the exterior of the residence that a business activity is taking place;
- There is no stock in trade or commodity sold on the premises;
- There is no mechanical equipment used except what would be considered customary for purely domestic or household purposes; and
- There are no customers, clients, or employees coming to the residence, except one (1) student at a time for tutoring or music instruction.

St. Louis County ordinances also allow the following as legal home occupations: the keeping of no more than two (2) roomers or boarders; the supervision of no more than four (4) children, other than those residing on the premises; and the instruction or tutoring of one (1) student at a time, up to eight (8) per day. Businesses that are not legal home occupations include: beauty or barber shops; convalescent or nursing homes; tourist homes, including bed-and-breakfast; massage parlors; and motor vehicle repairs.

SLCRO 1003.020.59 Definitions, Home Occupation

Contact: St. Louis County Zoning Review Section
(314) 615-3763

I

J

Junk/Debris in Front/Back Yard – See Litter, Accumulation in Yards

K

L

Leaf Burning (Incorporated)

The open burning of leaves and residential brush is strictly prohibited in incorporated St. Louis County.

Missouri 10 CSR 10-6.045 Open Burning

Contact: St. Louis County Department of Public Health, Air Pollution Control Program
(314) 615-8924

Leaf Burning (Unincorporated)

Open burning of leaves and residential brush is allowed in some parts of unincorporated St. Louis County between September 16 and April 14 with a permit and under specific conditions. Residents in unincorporated areas should contact their local fire protection district to determine if open burning of leaves and brush is permitted in their area, and if so, what is required to obtain a permit.

Missouri 10 CSR 10-3.030

Contact: St. Louis County Department of Public Health, Air Pollution Control Program
(314) 615-8924

Lights – See Street Lights

Litter (Unincorporated)

Under St. Louis County ordinances, litter is defined as garbage, trash, refuse, junk, brush, inoperable machinery, or other waste material. Generally, people are prohibited from putting litter on any property, whether it is vacant or occupied, and whether they own the property or not. Property owners, or anyone in control of any private property, are responsible for keeping their property free of litter at all times. Litter generated on a property can be collected and stored in a sight-proof structure or container pending its removal or disposal. Storage of litter should not exceed seven (7) days before it is removed or disposed of, and storage should be screened from the view of adjacent property and rights-of-way.

SLCRO 1003.167 Miscellaneous Regulations

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

Litter, Accumulation in Yards (Unincorporated)

Yard areas should be clean and well maintained with no accumulation of litter, used appliances, or other waste material. Failure to abide by this ordinance may result in a violation notice to the property owner.

SLCRO 1110.302.1 Exterior Property Areas, Sanitation

SLCRO 1003.167 Miscellaneous Regulations

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

Litter on Roadway (St. Louis County Roadways)

Littering on St. Louis County roadways is prohibited and signage is not required for enforcement. Littering may pose a hazard to vehicles and people as well as obstruct the movement of traffic. The Department of Transportation does not install signs carrying the message “No Littering” or any other messages of this nature on the public road right-of-way. If a person accidentally violates this ordinance, they will be held blameless if they immediately clean-up and clear the litter.

SLCRO 1218.050 Littering and Carelessly Loaded Vehicles

Contact: St. Louis County Police Department
Non-emergency reporting/general information
(314) 889-2341
TDD (314) 889-2345

Loitering (Unincorporated)

It is unlawful for a person to loiter in any park, street, alley, highway, thoroughfare, or around or about any street corner, or in the vicinity of any other public space or place of public accommodation, including but not limited to hotels, motels, public buildings, restaurants, and other places of business where the loitering is done with the intent to violate the vice and morality code and/or to cause a disturbance of the peace.

SLCRO 713.075 Loitering Prohibited

Contact: St. Louis County Police Department
Non-emergency reporting/general information
(314) 889-2341
TDD (314) 889-2345

M**Mosquitoes (Unincorporated, Contractual)**

All ponds and pools of stagnant water where mosquitoes and other insects are allowed to breed are public nuisances. To help prevent mosquitoes from breeding, areas of standing water should be eliminated. Insecticides that are recommended by the Environmental Protection Agency (EPA) can be used as needed.

The St. Louis County Department of Public Health operates the Vector Control program that monitors and control mosquitoes. To report mosquito problems, contact St. Louis County Vector Control. For the location of mosquito spraying trucks, call the Mosquito Spraying hotline. This

service is available to unincorporated areas of the County; incorporated cities may contract with St. Louis County for the service.

SLCRO 602.050 Declaration of Nuisances

Contact: St. Louis County Mosquito Spraying Hotline (updated between 4:00 p.m. - 6:00 p.m.)
(314) 615-4284 or 615-4BUG

To report mosquito problems, call St. Louis County Vector Control
(314) 615-0680
TDD (314) 854-6445

N

Noise Violation (Countywide)

It is unlawful to play any radio, musical instrument, television, or music players such as a “boombox,” tape cassette, or disc player at a volume that disturbs the peace of another person. This ordinance does not prohibit a lawful public concert or public performance. It is also unlawful to speak, shout, sing, or create any noise at a volume that disturbs the peace of another person. This ordinance does not prohibit calling for help in the case of an emergency. It is presumed that if the volume of the offending source is plainly audible to persons more than fifty (50) feet away from the source of the noise, a noise violation exists.

SLCRO 716.073 Public Disturbance of the Peace – Loud Noise

SLCRO 726.212 Domestic Disturbance of the Peace--Loud Noise

Contact: St. Louis County Police Department
Non-emergency reporting/general information
(314) 889-2341
TDD (314) 889-2345

O

Occupancy Permits - See Re-occupancy Permits

Odor/Air (Countywide)

It is unlawful to discharge dense smoke, harmful fumes, gas, vapors, or any other toxic substances from any site in amounts significant enough to be dangerous to people’s health. In addition, it is against the law to discharge objectionable odor beyond the property boundary of origin.

SLCRO 602.050 Declaration of Nuisances

SLCRO 612.340 Air Pollution Nuisances Prohibited

Missouri 10 CSR 10-5.160 Control of Odors in Ambient Air

Contact: St. Louis County Department of Public Health, Air Pollution Control Program
(314) 615-8924

P

Package Liquor Stores (Unincorporated)

A package liquor store is defined as a retail establishment, licensed by the State of Missouri for the sale of original package liquor, where liquor sales make up 66.7% of the store’s annual sales revenue.

Under St. Louis County's Zoning Ordinance, package liquor stores are permitted uses in the "C-2" and "C-3" Shopping Districts as long as they are located a minimum distance of 1,000 feet from the nearest property line of another package liquor store. Package liquor stores that are located less than 1,000 feet from the nearest property line of another package liquor store require a Conditional Use Permit in the "C2" and "C3" Shopping Districts and a public hearing.

SLCRO 1003.133 "C-2" Shopping District Regulations

SLCRO 1003.133 "C-3" Shopping District Regulations

Contact: St. Louis County Department of Revenue, Licensing Division
(314) 615-5107

St. Louis County Department of Planning
(314) 615-2520

Paint, Chipping (Unincorporated)

The St. Louis County Property Maintenance Code states that peeling, flaking, and chipped paint must be eliminated and surfaces repainted. Failure to abide by this ordinance may result in a violation notice to the property owner.

SLCRO 1110.303.2 Protective Treatment

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

Paint, Chipping Lead-Based (Countywide)

In addition to being a property maintenance violation, chipping paint can pose a health hazard. Homes built prior to 1978 have the potential to have lead-based paint, particularly on the outside of the structure. As lead-based paint deteriorates, lead is released by becoming dust, chipping, or flaking and can unknowingly be ingested by humans.

The St. Louis County Department of Public Health's Healthy Homes and Lead Poisoning Prevention Program provides home inspections free of charge to St. Louis County residents who have children aged six (6) years and younger residing in the home.

SLCRO 628 Lead Poisoning Control Code

Contact: St. Louis County Department of Public Health, Healthy Homes and Lead Poisoning Prevention Program
(314) 615-5323 (LEAD)

Parking (Unincorporated, St. Louis County Roadways)

It is unlawful to park a vehicle within eight (8) feet of a public mailbox, within fifteen (15) feet of a fire hydrant, within twenty (20) feet of a crosswalk, and within thirty (30) feet upon the approach of any intersection or within an intersection. In addition to these regulations, parking is prohibited on a sidewalk, on a crosswalk, in front of a public or private drive, any place where signs prohibit parking, or on any part of a road that obstructs emergency snow removal.

It is unlawful to park a vehicle in a private driveway, on a private parking lot, or on private property without the consent of the owner or other person in lawful charge of such driveway, parking lot, or property.

All vehicles, including recreational vehicles and boats, must be parked on a paved driveway. Vehicles permitted to be parked on a driveway in a residential neighborhood are cars, vans, pickup trucks, boats, campers, or other recreational vehicles typically used by a family.

SLCRO 1207.040 Parking Prohibited in Specified Places

SLCRO 716.153 Automobile Trespass

Contact: St. Louis County Police Department
Non-emergency reporting/general information
(314) 889-2341
TDD (314) 889-2345

Parking Prohibited in Front Yards (Unincorporated)

It is unlawful to park a vehicle in the front yard of a residential property unless the vehicle is parked on a paved driveway or on a designated parking area. A designated parking area must be adjacent to and contiguous to the driveway within a residential property and must be paved.

SLCRO 1207.060 Parking Prohibited in Residential Front Yards

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

Parking Signs, No (Unincorporated, St. Louis County Roadways)

The Department of Transportation investigates the need for installing “no parking signs” in subdivisions at the request of the subdivision residents. To request a “no parking” sign, please contact the St. Louis County Department of Transportation. For a parking restriction/prohibition to be established along a street, a petition signed by the affected residents on both sides of the street where the parking restriction/prohibition is requested must be submitted to the Department of Transportation for review. The petition should state the location, by house numbers, of the proposed parking restriction/prohibition. Once a petition is received and validated, the Department of Transportation may ask the County Executive to request legislation recommending that the County Council approve an ordinance to have the appropriate parking restriction/prohibition signage installed.

Contact: St. Louis County Department of Transportation, Operations Division
(314) 615-1100
(314) 615-5TTY

Patios/Porches (Unincorporated)

The St. Louis County Property Maintenance Code states that all handrails and guardrails on patios and porches must be secure and in good condition. Stairway treads must be secure and evenly spaced. Decking or landing areas must be secure and free from trip hazards. All patios and porches must be maintained in a structurally sound condition, with proper anchorage and capable of supporting imposed loads. Failure to abide by this ordinance may result in a violation notice to the property owner.

SLCRO 1110.302.7 Exterior Property Areas: Accessory Structures

SLCRO 1110.303.10 Property Maintenance of Stairways, Decks, Porches and Balconies

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

Pawn Shops (Unincorporated)

A Pawn Shop is an establishment engaged in the buying and selling of secondhand merchandise and offering loans secured by personal property. A pawn shop requires a license issued by the St. Louis County Department of Revenue. Licenses are issued for one-year and expire on December 31. There is a limit on the number of pawnbrokers in unincorporated St. Louis County, with only one license allowed for every 30,000 unincorporated residents.

Under the St. Louis County Zoning Ordinance, pawn shops are allowed by Conditional Use Permit in the “C-2” and “C-3” Shopping Districts and require a public hearing before the St. Louis County Planning Commission.

SLCRO 818 Pawnbroker’s Code

SLCRO 1003.133 “C-2” Shopping District Regulations

SLCRO 1003.133 “C-3” Shopping District Regulations

Contact: St. Louis County Department of Revenue, Licensing Division
(314) 615-5107
licensing@stlouisco.com
St. Louis County Department of Planning
(314) 615-2520

Permits, Requirements – See Building Codes & Permits

Permits, Special Use – See Special Use Permits

Pets (Cats and Dogs) – See Animals, Pets

Pocket Bikes (Unincorporated)

Pocket bikes are miniature motorcycles powered by an internal combustion engine or electrical engine that is forty-nine (49) cubic centimeters (ccs) or smaller and have a maximum speed of thirty (30) miles per hour (mph). The following rules apply to pocket bikes:

- All operators must possess a valid driver’s license;
- All pocket bikes are subject to St. Louis County’s noise ordinance;
- All operators must wear an approved protective helmet ;
- Pocket bikes are considered motor vehicles and must obey traffic laws.

Pocket bike operators do not need to:

- Be motorcycle qualified;
- Have their pocket bike inspected or licensed; or
- Maintain or show proof of insurance for the vehicle.

SLCRO 1210.105 through SLCRO 1217.010

Contact: St. Louis County Police Department
Non-emergency reporting/general information
(314) 889-2341
TDD (314) 889-2345



Pocket bike

PODS (Portable On Demand Storage) Containers (Unincorporated)

PODS is an enclosed, portable storage container that is delivered to a person’s home for the purpose of moving or storage. Once the PODS is filled with its contents, it is either delivered to its destination or sent to a storage facility. After fourteen (14) days, a PODS container is considered to be a portable shed and, therefore, is subject to St. Louis County ordinances that regulate sheds, including the permitting process for sheds. For County ordinances regarding sheds, please see Sheds/Exterior Storage.



PODS container placed on a driveway

No PODS container is to be placed on a sidewalk, roadway, or any other public right-of-way.

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151
St. Louis County Department of Transportation
(314) 615-8504

Ponds (Unincorporated)

All ponds or pools where stagnant water is allowed to collect are a public nuisance and prohibited by St. Louis County ordinance.

SLCRO 602.050 Declaration of Nuisances

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

Pools, Private Residential Above-Ground (Unincorporated, Contractual)

The construction of an above-ground swimming or bathing pool which exceeds twenty-four inches (24”) in depth or two hundred and fifty (250) square feet in area, or which is equipped with a water recirculation system, requires a building permit. If pool construction is proposed for a home in unincorporated St. Louis County or in a municipality that contracts with St. Louis County for building code enforcement, a building permit is needed before construction. Please follow these guidelines for above-ground pools:

- The pool must be protected on all sides by an enclosure at least forty-eight inches (48”) in height, to prevent unauthorized visitors or small children from entering the pool area
- If the rear of the house wall is part of the enclosure barrier, the house doors must have audible alarms or be self-closing
- Before beginning construction, consider setback restrictions. For unincorporated households, contact the St. Louis County Zoning Review section at (314) 615-3763. Incorporated households should consider municipal government restrictions regarding setbacks
- All electrical work must be performed in accordance with St. Louis County codes and ordinances by a St. Louis County licensed electrical contractor
- For subdivision residents, check with subdivision trustees for any subdivision approvals or restrictions
- Check with the local fire district for any additional requirements which may apply

Contact the St. Louis County Department of Public Works for further information on building permits for above-ground pools.

SLCRO 1115.105.2 Work Exempt from Permit

Contact: St. Louis County Department of Public Works
(314) 615-5184
St. Louis County Zoning Review Section
(314) 615-3763

Pools, Private Residential In-Ground (Unincorporated, Contractual)

The construction of an in-ground swimming or bathing pool which exceeds twenty-four inches (24") in depth or two hundred and fifty (250) square feet in area, or which is equipped with a water recirculation system, requires a building permit. If pool construction is proposed for a home in unincorporated St. Louis County or in a municipality that contracts with St. Louis County for building code enforcement, a building permit is needed before construction. Please follow these guidelines for in-ground pools:

- The pool must be protected on all sides by an enclosure at least forty-eight inches (48") in height, to prevent unauthorized visitors or small children from entering the pool area
- If the rear of the house wall is part of the enclosure barrier, the house doors must have audible alarms or be self-closing
- A backflow prevention device must be installed by a licensed master plumber
- Before beginning construction, consider setback restrictions. For unincorporated households, contact the St. Louis County Zoning Review section at (314) 615-3763. Incorporated households should consider municipal government restrictions regarding setbacks
- All electrical work must be performed in accordance with St. Louis County codes and ordinances by a St. Louis County licensed electrical contractor
- For subdivision residents, check with subdivision trustees for any subdivision approvals or restrictions
- Check with the local fire district for any additional requirements which may apply

Contact the St. Louis County Department of Public Works for further information on building permits for in-ground pools.

SLCRO 1115.105.2 Work Exempt from Permit

Contact: St. Louis County Department of Public Works
(314) 615-5184
St. Louis County Zoning Review Section
(314) 615-3763

Pools, Maintenance of (Unincorporated)

All swimming pools, including private residential pools, must be maintained in a clean and sanitary condition, and in good repair. New and existing swimming pools must be surrounded with a protective enclosure, barrier, or fence. All public pools must meet the water quality and other safety rules of the St. Louis County Swimming Pool Code.

In accordance with St. Louis County Revised Ordinance Chapter 808, Section 808.010, a public pool does not include swimming pools, hot tubs, and auxiliary structures and equipment at single-family residences intended only for use of the owner or resident and their guests, nor to bathers where the object is the cleansing of the body, the practice of healing under medical supervision, or the practice of religious ritual, unless such baths contain pools or tanks which are used collectively by a number of non-residential individuals.

For more information about public pools, please refer to the St. Louis County Public Water Recreation Facilities Code-Rules and Regulations or contact the St. Louis County Department of Public Health.

SLCRO 808.010 Swimming Pools

SLCRO 1110.302.7.2 Swimming Pools

Contact: St. Louis County Department of Public Health, Public Health Sanitation
(314) 615-8900

St. Louis County Department of Public Works, Neighborhood Preservation Program

North Office: (314) 615-7333

South Office: (314) 615-4151

Pools, Subdivision (Unincorporated)

Public pools located within a subdivision are regulated by the St. Louis County Department of Public Health, Department of Public Works, and the Zoning and Review Section and must adhere to the regulations and permitting process requirements. All costs and maintenance of a public subdivision pool are the responsibility of the subdivision as stated in the subdivision's trust indentures and/or bylaws.

A lifeguard is required wherever one (1) or more pools have a total combined water surface area of two thousand (2,000) square feet or greater within one (1) enclosure. A lifeguard must be on duty at the poolside at all times when the pool is open to use by swimmers. The lifeguard is empowered to supervise swimming and compliance with all rules of safety and sanitation pertaining to the pool. All lifeguards must be certified by an approved program.

By December 31, 2008, all public pools were required to comply with the federal Virginia Graeme Baker Pool and Spa Safety Act. This act states that public pool operators must install drain covers that meet 2007 ASME/ANSI A112.19.8 performance standards. These improved drain cover standards will help prevent suction entrapment hazards at public pools and spas.

St. Louis County Public Water Recreation Facilities Code was revised in 2008 to model the federal act. On December 22, 2008, the St. Louis County Council passed legislation that extended the date for compliance with the St. Louis County Water Recreation Facilities Code Section 2.13 (suction entrapment hazard) to December 31, 2009. This was done to grant operators of public pools and spas additional time to achieve compliance because the larger drain covers that meet 2007 ASME/ANSI A112.19.8 performance standards were not yet available.

SLCRO 808.010 Swimming Pools

Contact: St. Louis County Department of Public Health, Public Health Sanitation
(314) 615-8900

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R

Recreational Vehicle/Boat Parking (Unincorporated)

All vehicles, including recreational vehicles and boats, must be parked on a paved driveway. Vehicles permitted to be parked on a driveway in a residential neighborhood are cars, vans, pickup trucks, boats, campers, or other recreational vehicles typically used by a family.

SLCRO 1003.165 Off-Street Parking and Loading Requirements--General

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program

North Office: (314) 615-7333

South Office: (314) 615-4151

Recreational Vehicle Usage – See – All Terrain Vehicles (ATVs)

Recyclable Items (Countywide)

All residential waste haulers servicing one- and two-family residences are required to collect the recyclable materials designated by the Director of St. Louis County Department of Public Health. The current list of acceptable items are listed in Table 2. Most residents are able to recycle “single stream” meaning all of the recycling is placed into a single container with no sorting. If you are not sure if the recycling program in your subdivision is single-stream, please contact your trash hauler.

YES! These items can be recycled curbside:	
<p>PAPER</p> <ul style="list-style-type: none"> ✓ Boxboard (for cereal, crackers, pasta, tissues, etc.) ✓ Cardboard ✓ Milk and juice cartons ✓ Newspapers, magazines, catalogs, and junk mail ✓ Office paper ✓ Phone books ✓ Wrapping paper ✓ Paperback books <p>GLASS</p> <ul style="list-style-type: none"> ✓ Glass containers of any color (jars, bottles, etc.) 	<p>PLASTICS</p> <p><i>Look for the recycling symbol on the bottom of each container. #1, #2, #3, #4, #5, and #7 are accepted.</i></p> <ul style="list-style-type: none"> ✓ Buckets (up to 5 gallons) ✓ Beverage containers ✓ Laundry soap and liquid dish soap bottles ✓ Margarine, yogurt, and cottage cheese tubs ✓ Milk and juice jugs ✓ Shampoo and similar health and beauty containers <p>METALS</p> <ul style="list-style-type: none"> ✓ Aluminum and tin cans ✓ Clean aluminum foil and food trays

NO! These items cannot be recycled curbside:	
PAPER ✓ No hardback books ✓ No heavily soiled cardboard ✓ No sanitary items such as tissues, toilet paper, or paper towels PLASTICS ✓ No plastic bags (of any kind!) ✓ No #6 plastics (Styrofoam®) METALS ✓ No scrap metal	GLASS ✓ No ceramics ✓ No light bulbs ✓ No mirrors ✓ No window glass HAZARDOUS WASTE ✓ No medical items (syringes, needles) ✓ No containers that contain or once contained hazardous materials such as paint, anti-freeze, or motor oil
The Department of Public Health has many free resources to help educate about recycling, including presentations for your subdivision. For more information, please visit www.stlouisco.com/HealthandWellness/RecyclingandSolidWaste or call (314) 615-8958.	

Table 2: St. Louis County Curbside Recycling Program

Contact: St. Louis County Department of Public Health, Solid Waste Management
(314) 615-4130 or (314) 615-8958

Recycling (Countywide)

St. Louis County’s Waste Management Code requires once-a-week recycling collection be provided to one- and two-family homes as part of a minimum level of trash service. In addition to recycling, the minimum level of service includes once per week trash collection and twice-yearly bulky waste pickup. All residential haulers licensed by St. Louis County Department of Public Health are required to provide these three (3) components whenever they provide trash service to any one- and two-family residence in St. Louis County. In municipalities, haulers may be exempted from collecting recycling from one- and two-family residences if the municipality provides a recycling facility and demonstrates that specific waste diversion rates have been achieved.

SLCRO 607.181 Minimum Level of Service for 1- and 2- Family Dwelling Residential Collection Service

Contact: St. Louis County Department of Public Health, Solid Waste Management
(314)615-4130 or (314) 615-8958

Recycling, Placement of Containers (Countywide)

Recycling containers must be stored at least three (3) feet behind the front of the main residential structure. On pick-up days, recycling containers must be placed on the curb, or designated area as required by the hauler. Containers may be placed for pick-up no earlier than dusk the day prior to pick-up, unless granted a variance by the Director of Public Health to accommodate a special collection. Empty containers must be returned to their storage place the same day as collection.

SLCRO 607.1205 Placement of Recycling Containers

Contact: St. Louis County Department of Public Health, Solid Waste Management
(314) 615-4130

Recycling, Placement of Containers (Unincorporated)

In addition to the requirements stated in the above section, “Recycling, Placement of Containers (Countywide)”, St. Louis County has provided one- and two-family residences with recycling

containers. These containers are assigned to a specific property and should not be removed from the premises. These containers are only to be used for recycling and not for disposing of trash or yard waste. Failure to comply with this requirement may result in the County reclaiming the recycling cart.

SLCRO 607.1205 Placement of Recycling Containers

Contact: St. Louis County Department of Public Health, Solid Waste Management
Availability of recycling carts/removal of recycling carts
(314) 615-8958

Remodeling – See Building Codes & Permits

Re-occupancy Permits (Unincorporated)

As of July 2007, all owner-occupied and renter-occupied housing units in unincorporated St. Louis County require a re-occupancy permit. All rental, duplex, condo, or single-family units require a re-occupancy permit when a new occupant moves into a housing unit. A permit is issued once an inspector conducts an interior and exterior inspection of the property and the property passes inspection, all paperwork is completed, and a fee is processed.

SLCRO 1110.1045 Disclosure of Occupancy Permit Requirement upon Conveyance or Rental

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

Retaining Walls (Unincorporated, Contractual)

A permit is required for any retaining wall that is constructed in unincorporated areas of St. Louis County and in municipalities that contract with St. Louis County for building plan review and inspection services if any of the following conditions are proposed:

- The wall exceeds three (3) feet in height. Height is measured from the top of the grade on the non-retained side of the wall to the top of the wall.
- The wall exceeds two (2) feet in height and supports a surcharge load (driveway, pool, or similar structure).
- The wall is located at a distance less than or equal to its height from the property line.
- The wall has a fence or guardrail on top of the wall and the total height of the wall from the lowest grade to the top of the fence/guardrail exceeds six (6) feet.

Retaining walls must be kept structurally sound, with no peeling or flaking paint, and no rusted or worn finishes. Proposed retaining walls within the public road right-of-way require a Special Use Permit.

SLCRO 1115.105.2 Work Exempt from Permit

Contact: St. Louis County Department of Public Works
(314) 615-5184

Right-of-Way, Definition (Countywide)

A right-of-way is a parcel of land which has a specific private owner, but allows for some other party or the public a legal right to traverse the land in some specified manner. Rights-of-way can either be public or private. A public right-of-way is held in the public's interest by the County, such as the right-of way dedication on a subdivision plat. A private right-of-way is held by an individual or entity. An example of a private right-of-way is when a homeowner uses a driveway over another person's property to enter or exit their own property.

Right of Way, Personal Property Prohibited on Public (Unincorporated, St. Louis County Roadways)

Personal property, including personal property involved in an eviction, cannot be placed on the sidewalk, roadway, or any part of the public right-of-way of a St. Louis County roadway, except for trash collection. In the event of an eviction, property may be placed by a person or entity with the right to possession of the property for a period not to exceed twenty-four (24) hours, after which the property is considered abandoned and must be removed from the right-of-way by the person who placed the property.

New trees are not allowed to be planted on a St. Louis County right-of-way, between the sidewalk and the curb.

SLCRO 1218.140 Placement of Personal Property on the Public Right-of-Way Prohibited

Contact: St. Louis County Department of Transportation
(314) 615-8504

Right-of-Way, Recreational Equipment Prohibited on Public (Unincorporated, St. Louis County Roadways)

Basketball hoops, playground, or sports-related apparatus or similar objects are prohibited on or within a public roadway or sidewalk. The Director of Transportation, or a designated representative of the Department of Transportation, or any St. Louis County Police officer may remove these objects from a roadway or sidewalk.

SLCRO 1218.130 Recreation Equipment Prohibited on Public Right-of-Way

Contact: St. Louis County Department of Transportation
(314) 615-8504
St. Louis County Police Department
Non-emergency reporting/General information
(314) 889-2341
TDD (314) 889-2345

Roads, Privately Maintained (Unincorporated)

Private streets must be constructed to St. Louis County standards, including the thickness of the pavement. When private streets are proposed for construction by a developer, a trust indenture or statement on the record plat must be recorded establishing the method for providing continuous maintenance to the streets and storm sewers. Maintenance of private streets is the responsibility of the surrounding property owners or subdivision trustees of the subdivision.

SLCRO 1005.180 Street Standards

Contact: St. Louis County Department of Transportation
(314) 615-8504
St. Louis County Department of Planning
(314) 615-2520

Roads, Publicly Maintained (Countywide)

Public streets are maintained by a municipality, St. Louis County, or the State of Missouri. For residents living in a municipality, local streets are most likely maintained by a municipal public works department. Unless designated a private street, streets in unincorporated areas are maintained by the St. Louis County Department of Transportation or the Missouri Department of Transportation (MoDOT). State roads are maintained by MoDOT. Contact the St. Louis County Department of Transportation for questions about street maintenance.

Contact: St. Louis County Department of Transportation

(314) 615-8538
TTY (314) 615-5TTY
www.stlouisco.com/YourGovernment/CountyDepartments/Transportation/ServiceRequest.

Roofs & Chimneys (Unincorporated)

The St. Louis County Property Maintenance Code states that all roofs must be kept in good condition with no loose shingles or deteriorating fascia and soffits. Roofs must be constructed with quality roofing materials and assembled plumb. Chimneys must have proper flashing and tuck pointing. Failure to abide by this ordinance may result in a violation notice to the property owner.

SLCRO 1110.303.10 Exterior Structure

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

S

Sewer Lateral Repair Program (Unincorporated, Contractual)

The Sewer Lateral Repair Program (SLRP) covers the cost of repairing a defective residential sewer lateral in unincorporated St. Louis County and in some municipalities that contract with St. Louis County. The program began assisting homeowners with sewer lateral repairs on January 1, 2000.

The program covers the cost of:

- The portion of the residential sewer lateral that runs from the foundation of a house to the sewer main
- Repairing the excavated yard area with seed and straw
- Repairing pavement areas, which have been disturbed during the repair process

The program does not cover:

- Septic tank replacement or private treatment systems, but does cover the lateral piping from the foundation to the house side of the tank, and from outside of the tank to the drain field
- The cost to replace any trees, shrubs, flowers, sod, decks, decorative concrete, retaining walls, or out buildings affected during the repair of the sewer lateral

Any work performed in the public right-of-way will require a Special Use Permit.

SLCRO 1111 Sewer Lateral Repair Program

Contact: St. Louis County Sewer Lateral Repair Program
(314) 615-8427

www.stlouisco.com/propertyandroads/neighborhoodservices/sewerlateral

Sheds/Exterior Storage (Unincorporated, Contractual)

A building permit is required for the construction of all sheds larger than one hundred and twenty (120) square feet in size that are located in unincorporated St. Louis County or in a municipality that contracts with St. Louis County for building code enforcement. The following information is required to obtain a permit:

- Four (4) copies of the site plan showing existing structures, the proposed shed, and direction of water flow
- Four (4) complete sets of building construction plans drawn to scale
- Four (4) copies of engineer's sealed truss plans or the size and spacing of rafters, ceiling joists, and/or ties on the sections and details included with the plans

- For homes located in a municipality that contracts with St. Louis County for Building Code Enforcement, bring a completed Municipal Zoning Approval Form indicating the municipality’s approval of the project. The four (4) plans must also be marked “Approved” by the municipality

The following are other helpful hints that should be considered when building a shed:

- Before beginning construction, consider setback restrictions. For unincorporated households, contact the St. Louis County Zoning Review section at (314) 615-3763. Incorporated households should consider municipal government restrictions regarding setbacks
- For subdivision residents, check with subdivision trustees or subdivision indentures for any subdivision approvals or restrictions
- Check with the local fire district for any additional requirements that may apply

SLCRO 1115.105.2 Work Exempt from Permit

Contact: St. Louis County Zoning Review
(314) 615-3763
St. Louis County Department of Public Works
(314) 615-5184

Sheds, Maintenance of (Unincorporated, Contractual)

The St. Louis County Property Maintenance Code states that all accessory structures, including storage sheds, must be maintained structurally sound and in good repair. Failure to abide by this ordinance may result in a violation notice to the property owner.

SLCRO 1110.302.7 Accessory Structures

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

Sidewalks, Maintenance of (Unincorporated)

Sidewalks on private property must be properly maintained with no significant cracks, no broken areas, and no uneven slabs or trip hazards. The Department of Transportation can repair or temporarily patch minor problems to sidewalks that are in the public right-of-way. Permanent repairs will be scheduled when funding allows. There is no direct cost to the property owner for sidewalk repair. To report a sidewalk repair contact the Department of Transportation.

SLCRO 1110.302.3 Sidewalks and Driveways

Contact: St. Louis County Department of Transportation
(314) 615-8538
TTY (314) 615-5TTY
www.stlouisco.com/YourGovernment/CountyDepartments/Transportation/ServiceRequest

Sidewalks, Parking on (Unincorporated)

It is unlawful to park a car, truck, bicycle, scooter, or any vehicle on a sidewalk so that it obstructs pedestrian traffic.

SLCRO 1207.040 Parking Prohibited in Specified Places

Contact: St. Louis County Department of Transportation
(314) 615-8504

Signs (Unincorporated, St. Louis County Roadways)

The following signs are permitted in any zoning district in the St. Louis County Zoning Ordinance:

- Temporary signs indicating danger
- Public notices and legal notices required by law
- Political campaign signs for the candidates seeking political office and other pertinent data. The maximum area for any one (1) sign is eight (8) square feet, with a total area of sixteen (16) square feet permitted for each lot or unit. These signs must be erected only on private property and be removed within seven (7) days after the election for which they were made
- Decorative displays used for holidays. The displays can be up no more than a maximum of thirty (30) days before and seven (7) days after the specific holiday
- Temporary signs and pennants, fringe, lights, sound equipment or similar devices designed to attract attention are permitted only on private property and only in conjunction with the grand opening of a commercial establishment for a period not in excess of thirty (30) days, or with special promotions. The use of these devices for special promotions is limited to three (3) events for each business in a calendar year with a maximum time period of fourteen (14) days for each event. A sign permit is required for temporary signs for grand openings and special promotions. Temporary signs are only permitted in a Planned Commercial District if the governing ordinance permits them

SLCRO 1003.168 Sign Regulations—General

SLCRO 710.010 Prohibited, Where

Contact: St. Louis County Zoning Review Section
(314) 615-3763

Signs, Real Estate (Unincorporated)

Real estate signs advertising the sale, rental, or lease of a property may only be erected on the property being offered for sale. Temporary signs are not permitted in the public right-of-way.

SLCRO 1003.168D Temporary Signs

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151
St. Louis County Department of Transportation
(314) 615-8504

Small Loan Businesses (Unincorporated)

Small loan businesses, by definition, loan money to customers on a temporary basis, with the loan secured by post-dated check, paycheck or car title, or are registered as lenders under state or federal law. These types of businesses do not include a state or federally chartered bank, savings association, credit union, or industrial land company, nor do they include businesses where the cashing of checks or money orders is incidental to the main purpose of the business. Small loan businesses include, but are not limited to check cashing stores, payday loan stores, and car title loan stores.

Under St. Louis County's Zoning Ordinance since 2008, small loan businesses may be allowed by Conditional Use Permit in the "C-2" and "C-3" Shopping Districts and require a public hearing. Small loan businesses must be located at least one mile (5,280 linear feet) from any existing small loan business and 300 feet from any residence, school, or place of worship.

SLCRO 1003.133 "C-2" Shopping District Regulations

SLCRO 1003.133 "C-3" Shopping District Regulations

Contact: St. Louis County Department of Planning
(314) 615-2520

Smoke Houses (Unincorporated)

A permit is required for all residential smoke houses and similar structures regardless of size. Smoke houses on residential property are restricted to a maximum size of twenty-five (25) square feet in area and eight (8) feet in height and may only be used for cooking (smoking) food for the family on the premises. For permit requirements, contact the St. Louis County Department of Public Works.

SLCRO 1115.105.2 Work Exempt from Permit

Contact: St. Louis County Department of Public Works
(314) 615-5184

Snow Removal (St. Louis County Roadways)

When it snows, St. Louis County plows first remove snow and salt roads that are part of the St. Louis County arterial and collector road system, due to their importance in connecting people to emergency services and businesses. After these streets are cleared, snowplows begin to clear and de-ice subdivision roads. St. Louis County maintained routes should be addressed no later than twenty-four (24) hours after the conclusion of a storm.

During snowstorms, the Department of Transportation asks for residents' assistance in parking cars off streets to allow plows easier access when clearing and to wait twenty-four (24) hours before calling to inquire about the status of snow removal.

SLCRO 1105.040 Arterial Road System

SLCRO 1207.040 Parking Prohibited in Specified Places

Contact: St. Louis County Department of Transportation
(314) 615-8538
24-Hour Dispatch Hotline
(314) 615-1131

Solicitors and Peddlers (Unincorporated)

Solicitors and peddlers must have a solicitors/peddlers license, obtained from the Department of Revenue, prior to engaging in any activities and must adhere to the following regulations:

- Licenses must be displayed when requested to do so by any police officer or person solicited
- Solicitors and peddlers must leave a building and/or enclosed real estate, when requested to leave by the person solicited
- By the use of an appropriate sign, any resident or subdivision may instruct a solicitor or peddler not to enter onto private property or into the subdivision. The sign must be posted on private property in a conspicuous place or places, be of sufficient size and print type, and be placed in an area to notify any solicitor or peddler

SLCRO 804.040 - 080 Solicitors and Peddlers License Required

Contact: St. Louis County Department of Revenue
(314) 615-5107
licensing@stlouisco.com
St. Louis County Police Department
Non-emergency reporting/general information
(314) 889-2341
TDD (314) 889-2345

Solid Waste Management (Countywide)

St. Louis County Department of Public Health's Solid Waste Management Program (SWMP) enforces the Countywide Waste Management Code which regulates the handling, storage, transportation and disposal of all solid waste. The SWMP also manages and develops programs that enable the County to conserve valuable natural resources, extend landfill life spans, reduce solid waste generation, and serve as a model solid waste management program for other counties nation-wide. The purpose of the SWMP is to encourage greater waste diversion and enforce proper solid waste management to protect the health and welfare of St. Louis County residents.

SLCRO 607 St. Louis County Waste Management Code

Contact: St. Louis County Department of Public Health, Solid Waste Management
(314) 615-4130 or (314) 615-8958

Special Use Permits (St. Louis County Roadways)

Any proposed work within the public right-of-way of a County maintained road requires a Special Use Permit. Municipal residents should check with local requirements.

Contact: St. Louis County Department of Transportation, Special Use Permits
(314) 615-8515

Speeding (Unincorporated, St. Louis County Roadways)

The speed limit on St. Louis County roads is twenty-five (25) miles per hour, unless a higher limit on highways or in other zones is provided by ordinance. With a verbal complaint, a technician from the Department of Transportation will investigate if there are adequate speed limit signs in the area. If speeding is a problem, please call the St. Louis County Police Department non-emergency number.

SLCRO 1204.030 General Speed Limit on Roadways and Alleyways

Contact: St. Louis County Police Department
Non-emergency reporting/general information
(314) 889-2341
TDD (314) 889-2345

Stop Signs (Unincorporated, St. Louis County Roadways)

The Department of Transportation investigates the need for stop signs. If a stop sign is warranted based on federal standards, The Department of Transportation may ask the County Executive to request legislation recommending that the County Council approve an ordinance to have stop signs installed. Stop signs shall not be installed for speed control.

Contact: St. Louis County Department of Transportation
(314) 615-1123
TTY (314) 615-5TTY

www.stlouisco.com/YourGovernment/CountyDepartments/Transportation/ServiceRequest

Storm Water Facilities in Subdivisions (Unincorporated)

Maintenance of subdivision storm water facilities is the responsibility of the subdivision and is essential in order for them to effectively serve their purpose. A malfunctioning system can become an eyesore, a nuisance, a health hazard, and compound the hazards of flooding. To prevent these problems, a subdivision board of trustees should:

- Review any improvement plans and locate the storm water facilities in the subdivision;
- Review the subdivision trust indentures and determine how much money can be collected from each homeowner for storm water management;

- Gather information about the maintenance of storm water facilities;
 - What has to be done and when?
 - Who can do the work?
 - What kind of equipment is needed?
 - What is the cost?
- Develop a plan for maintenance, which includes equipment and workers needed, maintenance schedules, costs and fundraising, and response procedures;
- Present maintenance plan to subdivision association for approval, highlighting the problems storm water runoff can cause, the problems that dumping in ditches and drains can cause, what has to be done and what it will cost to manage the facilities in the subdivision;
- Institute the maintenance program. It may be necessary to talk to an engineering firm with experience in storm water management, or the St. Louis County Soil Conservation Service, or another subdivision board of trustees to gather all necessary information. Some of the maintenance work may require the subdivision association to hire a consulting engineer and/or a contractor.

SLCRO 1005.290 Storm Sewers

Contact: St. Louis County Department of Planning
(314) 615-2520

Street Light Districts (Unincorporated)

In unincorporated St. Louis County, street lights are provided and paid for in three (3) ways: by a trust account established at the time of subdivision creation, by individuals, or by street light maintenance districts. Organization of a street light maintenance district, authorized by state statute (RSMo 235), is a means of providing for the installation, operation, and maintenance of street lights in unincorporated St. Louis County. A street light maintenance district encompasses a specific geographic area and is administered by a three (3) member board of directors. If a community lies completely within unincorporated St. Louis County, has at least one hundred (100) voting residents, and would benefit from the addition of street lights, then it may consider organizing a street light maintenance district. Residents must first submit a petition to the St. Louis County Council. The petition is then presented to the County Council before a public hearing where it is voted on. If the County Council votes to establish the district, a vote is then presented to the residents of the proposed district. If a majority of the residents vote to establish the district, the County Council will then declare the district established. An election to establish a tax referendum then goes back to the district residents to establish a funding mechanism.

RSMo 235 Street Light Maintenance Districts

Contact: St. Louis County Department of Planning
(314) 615-2520

Street Lights (Unincorporated)

Prior to 1968, the St. Louis County Subdivision Ordinance did not require subdivisions to have street lights. Since then, any new subdivision has been required to have street lights as a condition of development approval. The cost of maintaining the street lights is typically borne by subdivision residents through homeowner fees. St. Louis County is not responsible for any cost or maintenance of subdivision street lighting. Street lighting in unincorporated St. Louis County subdivisions, including illumination standards, are addressed in the St. Louis County Subdivision Ordinance.

SLCRO 1005.320.1 Street Lighting

Contact: Ameren UE (report a broken street light, lights that are not working, or for new installation)
(314) 342-1111
(314) 342-1000

Street Signs - See Signs

Swimming Pools – See Pools, Maintenance of

T

Tall Grass – See Grass & Weeds

Tattoo Parlors (Unincorporated)

A tattoo parlor is an establishment or facility where the art of tattooing is performed. Under St. Louis County’s Zoning Ordinance, tattoo parlors may be allowed by Conditional Use Permit in the “C-2” and “C-3” Shopping Districts and require a public hearing before the St. Louis County Planning Commission. In addition, a permit is required from St. Louis County’s Director of Public Health and permits are not issued for establishments within 500 feet of any school building.

SLCRO 621.030 Permit Required

SLCRO 621.050 Operators to Be Licensed

SLCRO 1003.133 “C-2” Shopping District Regulations

SLCRO 1003.133 “C-3” Shopping District Regulations

Contact: St. Louis County Department of Public Health, Environmental Protection/Sanitation Services
(314) 615-8900
St. Louis County Department of Planning
(314) 615-2520

Teen Clubs (Unincorporated)

Teen clubs are entertainment establishments that cater to young people age 14 through 18 who are not accompanied by a parent or guardian. They may include, but are not limited to teen nightclubs and teen dance clubs. They do not include publicly owned facilities, such as recreation centers, community centers, public libraries and public schools; or skating rinks. By ordinance, teen clubs are required to have a valid license issued by the St. Louis County Council. A teen club application is first reviewed by the Director of Revenue. The Director of Revenue makes a recommendation to the St. Louis County Council to grant or deny an application. The St. Louis County Council makes the ultimate decision on whether to grant or deny a teen club application. The teen club license is valid for one-year and must be renewed annually.

To be granted a license, a teen club applicant must pass a criminal background check, have a lighting plan for parking areas and all entrances and exits, and be in compliance with County health, fire, and/or building codes. In the case of a license renewal, the number and type of police calls related to the teen club will be considered. The St. Louis County Council may also impose special conditions on a license, including closing times, security requirements, notice to potentially affected neighborhoods, parking and pick-up areas, and identification of attendees.

Teen clubs are required to have adequately trained and licensed security personnel, employees who have passed criminal record checks, and a ticket for an attendee's admission, without which a person cannot be admitted.

SLCRO 823 Teen Club Licensing Code

Contact: St. Louis County Department of Revenue
(314) 615-5500

Thrift Stores (Unincorporated)

A thrift store is defined as an establishment where secondhand articles are sold, such as clothing, shoes, furniture and other assorted items, the value of which is only a fraction of the original cost, for which price guides are not available, and which normally have no collectible or antique value. This term does not apply to businesses which sell primarily new goods, and which occasionally sell secondhand articles as a result of trade-ins or unclaimed merchandise. Under St. Louis County's Zoning Ordinance, thrift stores may be allowed by Conditional Use Permit in the "C-2" and "C-3" Shopping Districts and require a public hearing before the St. Louis County Planning Commission.

SLCRO 1003.133 "C-2" Shopping District Regulations

SLCRO 1003.133 "C-3" Shopping District Regulations

Contact: St. Louis County Department of Planning
(314) 615-2520

Trash, Accumulation in Yards (Unincorporated)

Rubbish and trash; lumber not piled or stacked twelve (12) inches off the ground; rocks or bricks, tin, steel, parts of derelict cars or trucks; broken or discarded furniture; any flammable material which may endanger public safety; or junked household or commercial fixtures and appliances on private property are public nuisances affecting public health and safety, and must be abated.

SLCRO 1120.020 Declaration of Public Nuisance

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

Trash, Burning of (Countywide)

The Open Burning rules for St. Louis County are part of the State of Missouri Department of Natural Resources, Air Pollution Regulations, and state that open burning of trade wastes, household refuse, tire products, trash, or any materials not considered yard waste are prohibited everywhere at all times in St. Louis County.

SLCRO 612.340 Air Pollution Nuisances Prohibited

Missouri Department of Natural Resource Regulation 10 CSR 10-6.045

Contact: St. Louis County Department of Public Health, Air Pollution Control Program
(314) 615-8924

Trash, Collection of (Countywide)

In 2006, St. Louis County's Waste Management Code was changed to require a minimum level of trash service be provided to one- and two-family residences. The minimum level of service includes three (3) components: 1) once-per-week trash collection; 2) once-per-week recycling collection; and 3) twice-yearly bulky waste pickup. All residential haulers licensed by St. Louis County Department of Public Health are required to provide these three (3) components whenever they provide basic trash service to any one- and two-family residence in St. Louis County.

SLCRO 607.181 Minimum Level of Service

Contact: St. Louis County Department of Public Health, Solid Waste Management
(314) 615-4130

Trash, Collection of (Unincorporated) – See District Trash Program (Unincorporated)

Trash, Collection Service Required (Countywide)

Trash service is required by law in St. Louis County. According to the Waste Management Code, trash service is required if waste collection services are reasonably available. It is the responsibility of the property owner and the person generating the trash to assure that waste collection services are in effect.

SLCRO 607.140 Waste To Be Collected

Contact: St. Louis County Department of Public Health, Solid Waste Management
(314) 615-4130

Trash Containers for Residential Waste (Countywide)

The Waste Management Code requires each residential premise that generates waste to have appropriate containers for trash, yard by-products, and recovered materials. Trash may be placed in galvanized metal, rubber fiberglass, or nonabsorbent plastic containers or one-time use plastic bags twenty (20) to thirty-five (35) gallons in size. Containers must be sufficient in quantity and size to hold the trash and be leak-proof, waterproof, fly-tight and properly covered. Containers, other than plastic bags, must have handles, bails, or other suitable lifting devices. The containers must be sufficient in quantity and size to hold all waste and recovered materials (except bulky, demolition, and construction waste) between the times the waste was generated and the time the waste was removed from the containers and the premises. Trash containers and their surrounding area must be clean, neat, odor free and sanitary. It is against the law for a person to deposit their waste in the container of another unless the owner of the container has given their consent.

SLCRO 607.060-070 Waste Containers Required

SLCRO 607.100 Waste Not to Be deposited in Waste Container of Another

Contact: St. Louis County Department of Public Health, Solid Waste Management
(314) 615-4130

Trash Containers for Residential Waste, Placement of (Countywide)

Trash containers must be stored on the premises where trash was generated and be stored at least three (3) feet behind the main residential structure. For pick-up, containers must be placed at the curb no earlier than dusk of the day prior to the regularly scheduled trash collection day. Containers must be returned to their appropriate storage places on the same day as collection.

SLCRO 607.120 Placement of Waste Containers and Bulky Non-Containerized Waste

Contact: St. Louis County Department of Public Health, Solid Waste Management
(314) 615-4130

Trees, Fallen (Unincorporated)

Cut and fallen trees and shrubs are a public nuisance that must be removed from private property by the property owner. Failure to abide by this ordinance may result in a violation notice to the property owner.

SLCRO 1120.020 Declaration of Public Nuisance

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

Trees, Fallen in Right-of-Way (Countywide)

The owner of the land, where the right-of-way is located, is responsible for any trees fallen in the right-of-way.

Trees, Stumps (Unincorporated)

St. Louis County’s Property Maintenance Code does not require the removal of a tree stump from private property after a tree has been cut, and, therefore it is not a violation of the ordinance if a tree stump remains on the property. Limbs, and other cut portions of the tree, however, must be removed.

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

Trespassing (Countywide)

It is unlawful to be on someone’s property without his or her consent or to refuse to leave when requested to do so. Persons making deliveries, including letter carriers, are presumed to have consent, which extends only to sidewalks and other identifiable walkways on the property.

SLCRO 716.150 Trespassing – Prohibited

SLCRO 726.213 Domestic Trespassing

Contact: St. Louis County Police Department
Non-emergency reporting/general information
(314) 889-2341
TDD (314) 889-2345

U

Unlicensed Vehicles – See Vehicles, Unlicensed

V

Vacant Property (Unincorporated)

If a property has been vacant for ninety (90) days and there is a public nuisance on the property, such as tall grass, it will be subject to monthly inspections by the Department of Public Works Problem Properties Unit until the nuisance is abated. The cost of these inspections will be billed to the owner as a special tax bill.

Contact: St. Louis County Department of Public Works, Problems Properties Unit
(314) 615-5089

Vehicles, Derelict (Unincorporated)

Derelict vehicles are considered to be a public nuisance affecting public health and/or safety in St. Louis County. Residents living in unincorporated St. Louis County may not keep derelict vehicles on their property.

SLCRO 1110.302.8 Vehicles

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

Vehicles, Junked (Unincorporated)

Residents living in unincorporated St. Louis County may not store a junked vehicle or parts of a junked vehicle, on their property for longer than seventy-two (72) hours unless the vehicle is enclosed within a building. If minor repairs or modifications are being made to the vehicle, residents may keep one (1) junked vehicle on their property for up to thirty (30) days.

SLCRO 1216.080 Junked Motor Vehicles on Private Property Declared a Nuisance

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

Vehicles, Parking of (Unincorporated) – See also Recreational Vehicle/Boat Parking

Vehicles permitted to be parked in an unincorporated residential neighborhood are cars, vans, pickup trucks, boats, campers or other recreational vehicles typically used by a family. However, no vehicles may be parked on the roadway for the principal purpose of displaying the vehicle for sale or for washing, repairing or performing similar activities.

SLCRO 1207.070 Parking Prohibited for Certain Purposes

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151
St. Louis County Department of Transportation
(314) 615-8504

Vehicles, Repair of (Unincorporated)

Major vehicle repairs, including body work and painting, are not permitted in a residential neighborhood in unincorporated St. Louis County unless the work is performed within an enclosed area designed and approved for such purposes.

SLCRO 1110.302.8 Vehicles

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

Vehicles, Unlicensed (Unincorporated)

Residents living in unincorporated St. Louis County may not store an unlicensed vehicle on their property for longer than seventy-two (72) hours unless the vehicle is enclosed within a building. If minor repairs or modifications are being made to an unlicensed vehicle, residents may keep one (1) unlicensed vehicle on their property for up to thirty (30) days. Additionally, residents may not operate or park an unlicensed vehicle on any highway, roadway or alleyway.

SLCRO 1213.010 Vehicles on Roads to Be Licensed

SLCRO 1003.167 Miscellaneous Regulations

SLCRO 1110.302.8 Vehicles

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program

North Office: (314) 615-7333

South Office: (314) 615-4151

W

Water Service Line Repair Program (Countywide)

The Water Service Line Repair Program administers repair contracts on residential water service lines in unincorporated and incorporated St. Louis County. The program utilizes a \$1.00 per month program fee, which is collected by the water service provider on the residential customer's water bill. The fee may be used for the repair or replacement of water lines extending from the water main to the residential dwelling, which are necessitated by a breakage in the line. The program contracts with County licensed Master Plumbers to perform the repairs on a per individual repair basis. The Water Line Repair Program's role is to ensure compliance to the repair contract and to the "Rules and Regulations" and ordinances governing the program.

SLCRO 1112 Water Service Line Repair Program

Contact: St. Louis County Department of Public Works, Water Service Line Repair Program

(314) 615-8420

Weeds – See Grass & Weeds

Windows & Doors (Unincorporated)

St. Louis County Property Maintenance Code states that all windows and doors must be tight fitting and waterproof. Glass in windows and doors must be free from cracks and breaks. Doors must have working locking mechanisms. Failure to abide by this ordinance may result in a violation notice to the property owner.

SLCRO 1110.302.15 Doors

SLCRO 1110.303.13 Windows and Glazing

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program

North Office: (314) 615-7333

South Office: (314) 615-4151

X

Y

Yard Waste (Unincorporated)

Yard waste is defined as leaves, grass clippings, yard and garden trimmings, tree limbs less than six (6) inches in diameter, and Christmas trees. Yard waste is banned from landfill disposal and therefore cannot be collected with household trash. Yard waste must be stored in a container which conforms to the requirements of the waste collection service provider. The area surrounding the yard waste container must be kept neat, clean, odor free, and in sanitary condition. All licensed waste collection service providers must offer yard waste collection as an optional service.

SLCRO 607.060 Waste Containers Required

SLCRO 607.182 Provision for Collection of Yard By-Products

Contact: St. Louis County Department of Public Health, Solid Waste Management
(314) 615-4130

Yards (Unincorporated)

Yard areas should be clean and well maintained, with no accumulation of litter or used appliances, no grass or weeds taller than eight (8) inches, no areas of erosion, and no low areas allowing the collection of water.

SLCRO 1110.302.4 Weeds

SLCRO 1003.167 Miscellaneous Regulations

Contact: St. Louis County Department of Public Works, Neighborhood Preservation Program
North Office: (314) 615-7333
South Office: (314) 615-4151

Z

Zoning Designation (Unincorporated)

To find the zoning of a property in unincorporated St. Louis County, please contact the Zoning Review Section of the St. Louis County Department of Public Works. Before calling, please know the address of the parcel for which a zoning designation is being sought. Staff will identify the parcel's zoning designation and provide an explanation of the zoning designation.

Contact: St. Louis County Zoning Review Section
(314) 615-3763

Zoning Review (Unincorporated)

The Zoning Review Section of the Department of Public Works reviews zoning regulations in residential areas of unincorporated St. Louis County. The Zoning Review Section also verifies flood plains, minimum lot size and setback requirements. Before beginning any construction project, verify the zoning of the property. This zoning verification/information will indicate that the property is properly zoned for the proposed construction and that the location of the structure is within the legal property lines. Common construction projects that require zoning review include the addition of sun-decks, swimming pools and attached/detached garages. For construction projects that require zoning approval, please refer to Building Codes & Permits.

Contact: St. Louis County Zoning Review Section
(314) 615-3763