

ST. LOUIS COUNTY REGULATIONS FOR OUTSIDE SALES ACTIVITIES

There are two types of outdoor sales activities and each is regulated differently. Both types require a permit from the St. Louis County Department of Public Works.

The first type of sales activity is conducted by, or for, a “not for profit” organization. These events must meet the following criteria.

- The organization should have 503C status and 100% of the events profits must go to charity or a public service purpose.
- The length of the fund raising event cannot exceed 14 consecutive days.
- These fund raising events cannot occur more than 4 times per calendar year on the same parcel.
- The not for profit sales event may take place in any zoning district.
- Christmas tree lots and pumpkin sales have their own application form. All other not for profit sales activities require a Special Event Permit. All application forms are available from the Department of Public Works at the following address:

Department of Public Works
Attn: Special Events Permits
41 S. Central Ave.
St. Louis, MO 63105

Outdoor sales activities which are “for profit” are permitted as an accessory operation to an authorized business located in a building on the same property. The only other opportunity to conduct an outdoor sales activity is to obtain an Occupancy Permit for property with a zoning designation which authorizes outdoor sales. These zoning regulations are as follows:

- The location of the sales activity must be in a “C-8” Zoning District which permits outside sales.
- A Conditional Use Permit in a “C-2” or “C-3” Zoning District must be obtained from the St. Louis County Planning Commission.
 - It takes approximately 3-4 months to obtain the Conditional Use Permit because of the public hearing which is required.
 - The minimum filing fee for a Conditional Use Permit is \$500.
 - There is an additional cost to file the Conditional Use Permit in the Recorder’s Office. That cost varies according to the length of the document.

If the proposed outside sales activity is located on property with none of the above zoning designations, re-zoning will be required. All requests for re-zoning or Conditional Use Permits should be directed to:

St. Louis County Department of Planning
Current Planning Division
41 S. Central Ave.
St. Louis, MO 63105

Once the zoning has been approved, an Occupancy Permit must be obtained from the St. Louis County Department of Public Works at the address shown above.

The only exception to these requirements is the mobile food vendor. An example is the “good humor man” or other type of self-propelled delivery vehicle such as a lunch truck which pulls up to a manufacturing plant at lunch time and sells sandwiches, chips and sodas to the employees. When those employees are served, the vendor moves on to another plant or office building. Since this activity does not take place at a fixed location, no occupancy permit is required.