

*St. Louis County Department of Public Works
Division of Code Enforcement*

When is a Land Disturbance Permit required for Residential Projects?

LAND DISTURBANCE WORK

A Land Disturbance Permit is required for any clearing, rough grading (cutting and/or filling), excavating, finish grading, or any related work, which reshapes the ground surface or otherwise results in the removal and/or destruction of natural vegetation and/or results in the ground surface being exposed.

The following work does not need a Land Disturbance Permit (see caution comment at end):

1. Any emergency activity that is immediately necessary for the protection of life, property, or natural resources.
2. Existing farming, nursery and agricultural operations conducted as a permitted or accessory use.
3. Land disturbance activities involving less than thirty (30) cubic yards of earth/soil moved and less than 2000 square feet of disturbed area provided the Land Disturbance Activity is for the improvement of the property. Erosion and sediment control measures shall be provided when necessary, until grass or other vegetation is established.
4. Land disturbance activities associated with additions to and accessory structures for one- and two-family dwellings.
5. Removal of existing or dying grass or similar vegetation by disturbing not more than 10,000 square feet and re-sodding or re-seeding with new grass or landscaping to include preparation of the seed bed; provided erosion and sediment control measures are provided until the grass or other vegetation is established. Any cut or fill in conjunction with the preparation of the seedbed shall not exceed thirty (30) cubic yards.
6. Gardening and similar activities on property occupied by one- or two- family dwellings including installing shrubbery and flower beds, gold fish or lily pad pools, and similar residential landscaping type features.

Caution: It is a violation of the Land Disturbance Code to:

- a. do any cut or fill at the property line, or
- b. do any cut or fill that would permanently divert one drainage area to another, or
- c. do any cut or fill which would deposit mud or harmful silt, or create erosion or damage to adjoining properties, or
- d. do any cut or fill that would block or offset an existing swale or drainage path in a manner to cause damming and ponding, or
- e. do any cut or fill within a flood plain without a flood plain study being approved by the County.