

**ST. LOUIS COUNTY**  
**Dept. of Public Works**  
**Dept. of Highways & Traffic**

**10/04/05**

## **LAND DISTURBANCE CODE AMENDED**

The County Land Disturbance Code (LDC), in effect since January 2004, has recently been amended by Ordinance No. 22,468 for improved and effective delivery of service. The County's Subdivision & Grading Ordinances were also amended to reflect the provisions of the amended LDC.

The most significant administrative change is that applications for permits on Major Land Disturbances will be received and issued by the Department of Public Works through the Permit Application Center (PAC) rather than being received by the Planning Department and issued by the Department of Highways and Traffic as done in the past. This administrative change allows the Major Land Disturbance Permitting/Review Process to be a mirror image of the established PAC Commercial Building Permit Permitting/Review Process that is familiar to many developers, contractors, and design professionals.

The following highlights most of the changes to the LDC together with intended administrative operating procedures to implement the changes:

- **Major Land Disturbance (MLD) Permits to be Received and Issued by Public Works**  
Permits for MLD's will be issued by Public Works through PAC, in conjunction with reviews by the Department's of Planning and Highways & Traffic, coordinated through PAC. Planning will continue to review/approve the "sketch plan" and/or site development plan and/or preliminary and final plats as part of this process, as well as, administer the collection and release of escrows. Highways & Traffic Civil Plan Review will continue to review internal site grading & roadway improvements and charge fees for this service as they have in the past.
- **New Land Disturbance Permit Application Form**  
The Public Works Land Disturbance Permit Application Form has been amended to facilitate use by both Public Works and Highways & Traffic for approval sign-offs, fee collection, etc.
- **Amended LDC Clarifies that Partial Permits can be Issued**  
Partial permits such as for Clearing and Grubbing, Advance/Rough Grading, etc. are now specifically allowed by the amended LDC to facilitate early start of construction.
- **PAC Process Expanded to Include Residential Major Land Disturbance (MLD)**  
The permitting and review process for a Major Land Disturbance for residential single-family, townhouse, and multi-family subdivisions will be received and processed as a

PAC Project. This change will not impact or delay the issuance of subdivision master plan homes as same day permits once the plat is recorded.

- **Highways & Traffic (H&T) to issue Special Use Permits for Land Disturbance Work Within the Public Road Right-of-Way (ROW) Only**  
Permits for internal site grading and similar internal site land disturbance work on privately owned property will no longer be issued by Highways & Traffic and instead will be processed and issued by Public Works (see MLD Permits above). Highways & Traffic will continue to issue Special Use Permits for grading and other work within an established Public Road ROW.
- **Public Works to Issue Permits for all Construction Work (including Land Disturbance) on Privately Owned Property**  
Permits for internal grading and similar land disturbance work on privately owned property will be issued by Public Works, in conjunction with review by Planning and Highways & Traffic (see MLD Permits above).
- **H&T Civil Plan Review will review MLD's for Municipalities Under Contract for Land Disturbance Code Enforcement Services**  
Permits for MLD'S within contracting Municipalities will be received and issued by Public Works through PAC with the plan review for internal site grading and other land disturbance work conducted by H&T Civil Plan Review, except that the Municipality will still be responsible for flood plain management and approval of flood plains, municipal and private streets, etc.
- **H&T Civil Plan Review will Continue to Review Ordinary Land Disturbance's (OLD's) for Commercial Development in Unincorporated County**  
Permits for OLD's for commercial development/sites within Unincorporated County will be received and issued by Public Works, with plan review for internal grading and other land disturbance work conducted by H&T Civil Plan Review. There may be occasions where H&T Civil Plan Review will defer review to PW Building Plan Review on relatively minor grading or other similar land disturbances.
- **PW Building Plan Review will Continue to Review all other Ordinary Land Disturbances**  
Permits for OLD's for commercial development/sites within Contracting Municipalities and for residential development/sites within both Unincorporated County & Contracting Municipalities will be received and issued by Public Works with plan review for internal grading and other land disturbance work generally done by PW Building Plan Review. There may be occasions where Building Plan Review will request plan review assistance from H&T Civil Plan Review on unique/unusual ordinary land disturbances.

Visit our web sites on a regular basis for more information on the Land Disturbance Code and other areas of interest related to construction permits:

Department of Planning  
Department of Highways & Traffic  
Department of Public Works

[www.stlouisco.com/plan/](http://www.stlouisco.com/plan/)  
[www.stlouisco.com/hwyweb/](http://www.stlouisco.com/hwyweb/)  
[www.stlouisco.com/pubworks/](http://www.stlouisco.com/pubworks/)