

## Real Estate Signs

Any lot in a residentially zoned area shall be permitted one real estate sign with a maximum sign area of six (6) square feet per sign face and a maximum of two (2) sign faces. Such sign may contain information advertising the premises. No permit shall be required for this sign.

## On-Site Construction Signs

Only one (1) such sign per entire development denoting the owner, architect, engineer, consultant, developer, and/or contractor, not to exceed thirty two (32) square feet in gross sign area, and not to exceed eight (8) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade, shall be permitted. Such a sign shall not be erected in a public right-of-way and shall be removed ten (10) days after closing, leasing or completion of entire development. A sign permit is required for this sign. Please contact the Planning Department at 636-227-9660 for sign permit information

## Contact Information

### For Demolition Permit Assistance, Grading Information and Zoning Information call;

City of Ellisville  
(636)227-9660

## Residential Tear Downs & Rebuild Guidelines



*City of Ellisville  
#1 Weis Avenue  
Ellisville, MO 63011  
Phone: (636)227-9660  
Fax: (636)227-9486  
[www.ellisville.mo.us](http://www.ellisville.mo.us)*

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## Tear Downs/Rebuild

The City of Ellisville is experiencing a new and exciting residential renaissance with the increasing numbers of single-family home tear down and rebuild projects. This pamphlet is designed to help make this process go smoothly and with as little disruption to the existing neighborhood as possible.

### The Demolition Process

- ⇒ A demolition permit is required in order to demolish any structure.
- ⇒ Demolition permit requirements are outlined in the packet of information attached to each demolition permit application. This information is also available on the city's Web site at [www.ellisville.mo.us](http://www.ellisville.mo.us).
- ⇒ Demolition sites can quickly become an unattractive nuisance and must be protected from unauthorized entry and vandalism.
- ⇒ Developers should be sensitive to the surrounding residences and shall make every effort to reduce or eliminate any inconvenience from noise, dust, blowing trash, and unsightly conditions.
- ⇒ Demolition operations shall not begin any earlier than 7 a.m. and shall cease no later than 6 p.m., Monday through Friday.
- ⇒ Pre-Demolition sales and/or salvage operations shall not result in the structure being left open.
- ⇒ All disturbed areas shall be restored if construction does not begin within 30 days of completion of demolition.

### Site & Grading Considerations

Existing drainage patterns shall be maintained as much as possible and in no case shall the resulting drainage pattern result in the creation of a nuisance to the adjoining properties.

THE SITE PLAN FOR THE PROPOSED NEW HOUSE SHALL SHOW ALL OF THE FOLLOWING ELEMENTS:

1. Existing and proposed contours, grade elevations at 2 ft. intervals, swales, and drainage pattern.
2. Proposed changes in grade and resulting direction of water flow.
3. Enlarged detail of siltation control device installation. Siltation control shall be maintained at all times.
4. Trustee Approval Signatures (if necessary)
5. A Rough grading inspection shall be requested by the contractor and approved by the City after the site has been graded and prior to ground cover being established.
6. A finish grading inspection shall be requested by the contractor and approved by the city after ground cover has been established and prior to the final building inspection being approved.

NOTE : A separate Site Improvement Permit, which may include storm water systems, may be required as determined by the Director of Public Works.

### New Construction Phase

- ⇒ A Building Permit is required for the construction of any new structure.
- ⇒ The construction site shall be maintained in a safe condition at all times with neatly installed fences, properly functioning siltation control devices and shall be kept in an orderly manner.
- ⇒ Subcontractor vehicle parking shall not obstruct adjacent driveways and is not allowed on unpaved surfaces.
- ⇒ Heavy equipment shall not be loaded or unloaded on public streets.
- ⇒ Delivery vehicles shall not interfere with traffic or create a hazardous condition.

### Urgent Notice: Mud and Debris from Construction Sites

The necessity of preventing mud from being carried onto public streets or adjacent properties is of the utmost importance. If mud or any other types of debris are transferred to streets or adjacent properties from construction sites and is not removed immediately, it will be the duty of the City to STOP the project until the mud and debris is removed.

CITY OF ELLISVILLE

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