



GREENSPACE GUIDE

The minimum greenspace requirement is a very important Town and Country regulation that will often be a major factor in determining to what extent you may be able to develop your property.

The minimum amount of greenspace required will depend on the size of your lot and particular zoning district (A zoning map is located here <https://www.town-and-country.org/DocumentCenter/View/227/Town-and-Country-Zoning-Map-PDF?bidId>).

| | |
|--------------------------------|--|
| Estate: | Minimum of 75% |
| Suburban Estate: | Minimum of 75% if 1 acre or more/Minimum of 60%, no more than 10,000 square feet of impervious area if less than 1 acre. |
| Suburban Low: | Minimum of 75% |
| Suburban Medium: | Minimum of 70% |
| Planned Residential Community: | Varies - call (314) 587-2827 |
| Commercial-Planned Mixed Use: | Varies - call (314) 587-2827 |

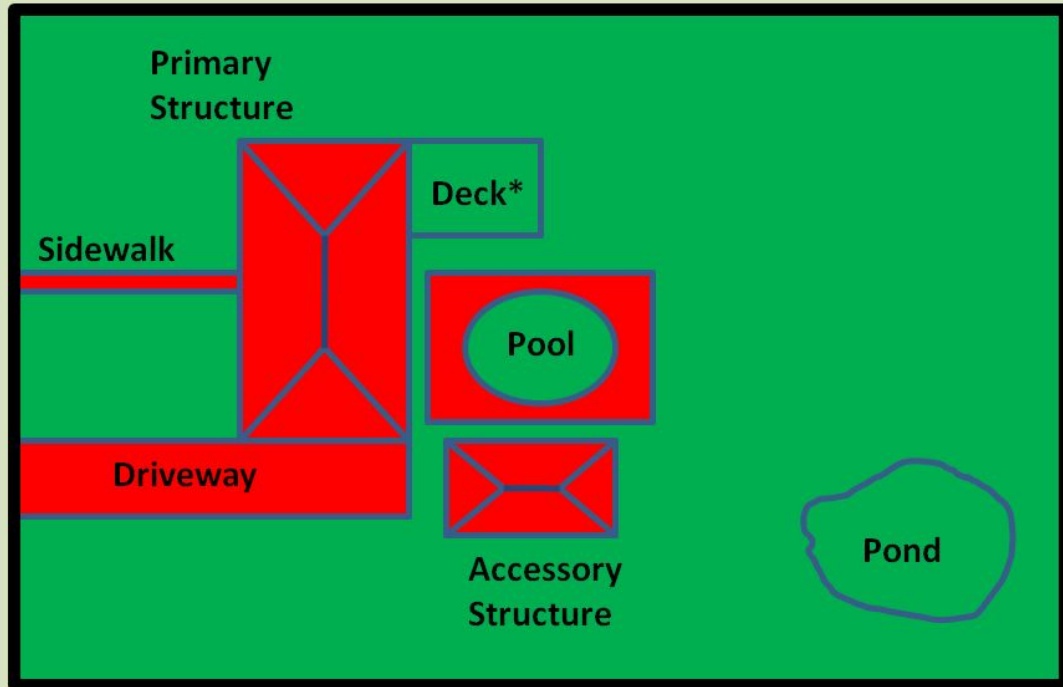
The following surfaces on a lot may be counted as greenspace:

- a. Water surface of in-ground spas.
- b. Water surface of swimming pools.
- c. Ravines.
- d. Drainageways.
- e. Floodplain or floodway.
- f. Landscape beds containing no greater than twenty percent (20%) hardscape such as retaining walls or flagstones.
- g. Water surface of a lake or pond.

***Permeable paving with more than 80% of the surface area exposed to vegetative growth may be counted toward greenspace.**

****If your project cannot comply with minimum greenspace or other zoning regulations then the project either has to be redesigned or a ZONING VARIANCE must be approved. Zoning variances are approved by the Board of Adjustment and a property hardship must be shown for an affirmative vote. Please call (314) 587-2827 for further information.**

EXAMPLE



* Decks do not count against greenspace if no hard surface is underneath