



# SMU

## Shoreland Multiple Use

St. Louis County Planning and Community Development

This district is intended to provide a balance between lake and river use and the water resources by allowing a wide range of uses that are consistent with adjacent land uses and the recreational and natural attributes of the water body.

### Allowed

#### **NO PERMIT REQUIRED** (If all administrative standards are met)

##### **Agricultural Uses-Class I** - Including but not limited to:

- Personal breeding & grazing of animals
- Personal production of crops

#### **LAND USE PERMIT REQUIRED**

##### **Residential Use** - Including but not limited to:

- Home
- Cabin or hunting shack
- Garage, pole building or shed
- Accessory dwelling
- Screen house

##### **Outdoor signs** - Including but not limited to:

- On-site and off-site advertising signs
- On-site and off-site directional signs

#### **PERFORMANCE STANDARD PERMIT REQUIRED**

##### **Extractive Use-Class I** - Including but not limited to:

- Public works road project borrow/gravel pits

##### **Industrial Use –Class I** - Including but not limited to:

- Recycling centers
- Solid waste transfer stations

##### **Transportation-Class I** – Including but not limited to:

- Private airports
- Private transportation for personal use

##### **Utility Facilities-Class II** - Including but not limited to:

- Electrical substation
- Communication towers

#### **CONDITIONAL USE PERMIT REQUIRED**

##### **Commercial, Retail & Service Establishments-Class I, & II** - Including but not limited to:

- Stores
- Mini-storage
- Restaurants
- Dog kennels

##### **Extractive Use-Class II** - Including but not limited to:

- General purpose borrow/gravel pits

##### **Mineral Exploration & Evaluation**

##### **Public/Semi-Public Use** - Including but not limited to:

- Community centers
- Trails
- Licensed assisted living facilities

##### **Recreational Use-Class I** - Including but not limited to:

- Golf course
- Hunting preserve
- Ski hill

##### **Planned Development-Class I (Residential) & Class II**

##### **(Commercial)** - Including but not limited to:

- Condominium
- Townhome
- Campground/RV park
- Resorts
- Apartments

### Not Allowed

##### **Agricultural Uses-Class II** - Including but not limited to:

- Commercial breeding & grazing of animals
- Commercial production of crops

##### **Industrial Use-Class II & III** - Including but not limited to:

- Factories
- Salvage facilities
- Heavy equipment business
- Landfills
- Biomass production plants

##### **Utility Facilities-Class III** - Including but not limited to:

- Commercial power or steam plants
- Commercial wind turbine & generation plants

##### **Commercial, Retail & Service Establishments-**

##### **Class III** - Including but not limited to:

- Furniture stores
- Large general merchandise stores

##### **Recreational Use-Class II** - Including but not limited to:

- Outdoor shooting facility
- Motorized off-road vehicle facility

##### **Transportation-Class II** - Including but not limited to:

- Airport
- Bus terminal

# Land Use Districts

	FAM	MU	SMU	RES	COM	SENS	IND	LI	LSO	LCO	CL (400 FT)	CL (1,000)
Agricultural Use Class I	A	A	A	A	A	A	A	A	A	A	N	N
Agricultural Use Class II	A	A	N	APS	A	CUP	A	A	CUP	A	N	N
Commercial Retail & Service Establishments Class I	CUP	CUP	CUP	CUP	ALUP	N	N	N	APS	A	N	N
Commercial Retail & Service Establishments Class II	CUP	CUP	CUP	N	ALUP	N	N	N	CUP	CUP	N	N
Commercial Retail & Service Establishments Class III	CUP	CUP	N	N	ALUP	N	N	CUP	N	N	N	N
Extractive Use Class I	APS	APS	APS	APS	APS	APS	APS	APS	N	A	N	APS
Extractive Use Class II	CUP	CUP	CUP	N	CUP	CUP	APS	CUP	N	CUP	N	APS
Industrial Use Class I	APS	APS	APS	APS	APS	CUP	CUP	APS	APS	A	N	N
Industrial Use Class II	CUP	CUP	N	N	CUP	N	CUP	APS	N	CUP	N	N
Industrial Use Class III	CUP	N	N	N	N	N	A	CUP	N	N	N	N
Mineral Exploration & Evaluation	CUP	CUP	CUP	CUP	CUP	CUP	A	CUP	CUP	CUP	N	APS
Outdoor Signs	ALUP	ALUP	ALUP	ALUP	ALUP	ALUP	ALUP	ALUP	APS	A	APS	ALUP
Planned Development Class I	CUP	CUP	CUP	CUP	CUP	N	N	N	CUP	CUP	N	N
Planned Development Class II	N	CUP	CUP	N	CUP	N	N	N	CUP	CUP	N	N
Public/ Semi Public Use	CUP	CUP	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP	N	N
Recreational Use Class I	CUP	CUP	CUP	N	CUP	N	N	CUP	N	CUP	N	N
Recreational Use Class II	CUP	CUP	N	N	N	N	N	N	N	N	N	N
Residential Use	ALUP	ALUP	ALUP	ALUP	CUP	CUP	N	N	ALUP	A	N	N
Transportation Class I	APS	APS	APS	CUP	CUP	N	APS	APS	CUP	CUP	N	N
Transportation Class II	CUP	CUP	N	CUP	CUP	N	N	CUP	CUP	CUP	N	N
Utilities Facilities Class I	A	A	A	A	A	A	CUP	A	APS	A	CUP	CUP
Utilities Facilities Class II	APS	APS	APS	APS	CUP	CUP	CUP	APS	CUP	CUP	CUP	CUP
Utilities Facilities Class III	CUP	CUP	N	N	N	N	CUP	CUP	N	N	CUP	CUP

A = Allowed no permit required\*

ALUP = Allowed land use permit required

APS = Allowed performance standard permit required

CUP = conditional use permit required N = not allowed

\*In the LCO district, a permit may be required

## St Louis County Planning and Community Development

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