



FAM

Forest Agricultural Management

St. Louis County Planning and Zoning

This district is intended to recognize and promote the development of the county's forestry and agricultural industry and to encourage recreational use of such areas. This district is typically used in areas with land developed at very low densities and often there is considerable government and corporate ownership. A low level of development is important in areas where this district is used since the uses encouraged in this district would be less compatible in a more urban setting.

Allowed

NO PERMIT REQUIRED (If all administrative standards are met)

Agricultural Uses-Class I & II - Including but not limited to:

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

Utility Facilities-Class I - Including but not limited to:

- Solar panel battery storage for private residential use
- Wind turbines for private residential use
- Electrical lines
- Fuel tanks
- Outdoor wood boilers

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

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

- Electrical substation
- Communication towers

Industrial Use -Class I - Including but not limited to:

- Recycling centers
- Solid waste transfer stations

CONDITIONAL USE PERMIT REQUIRED

Commercial, Retail & Service Establishments-

Class I, II & III - Including but not limited to:

- Stores
- Mini-storage
- Restaurants
- Dog kennels

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

- Community centers
- Trails
- Licensed assisted living facilities

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

- General purpose borrow/gravel pits

Recreational Use-Class I & II - Including but not limited to:

- Golf course
- Ski hill
- Motorized off-road vehicle facility
- Hunting preserve
- Outdoor shooting facility

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

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

Transportation-Class I & Transportation-Class II - Including but not limited to:

- Airport
- Bus terminal

Mineral Exploration & Evaluation

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

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

Planned Development-Class I (Residential) - Including but not limited to:

- Condominium
- Townhome

Not Allowed

Planned Development-Class II (Commercial) - Including but not limited to:

- Campground/RV park
- Resorts
- Apartments

Land Use Districts

	FAM	MU	SMU	RES	COM	SENS	IND	U	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	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	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

CUP = conditional use permit required

N = not allowed

APS = Allowed performance standard permit required

*In the LCO district, a permit may be required

St Louis County Planning and Zoning Department

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