



COM

Commercial

St. Louis County Planning and Zoning

This district is established to direct intense and varied commercial development to appropriate locations which will promote the efficient delivery of goods and services while assuring the integrity of surrounding land uses.

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

Commercial, Retail & Service Establishments-

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

- Stores	- Restaurants
- Mini-storage	- Dog kennels
- Large general merchandise stores	- Furniture stores

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

CONDITIONAL USE PERMIT REQUIRED

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

- General purpose borrow/gravel pits

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
- Ski hill
- Hunting preserve

Residential Use - Including but not limited to:

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

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

- Factories	- Heavy equipment business
- Salvage facilities	

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

- Airport
- Bus terminal

Mineral Exploration & Evaluation

Planned Development-Class I (Residential) & Class II

(Commercial) - Including but not limited to:

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

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

- Electrical substation
- Communication towers

Not Allowed

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

- Outdoor shooting facility
- Motorized off-road vehicle facility

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

- Biomass production plants
- Landfills

Utility Facilities-Class III

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	CUP	CUP	CUP	CUP	ALUP	N	N	N	APS	A	N	N
Retail & Service Establishments Class I	CUP	CUP	CUP	N	ALUP	N	N	N	CUP	CUP	N	N
Commercial	CUP	CUP	CUP	N	ALUP	N	N	CUP	N	N	N	N
Retail & Service Establishments Class II	CUP	CUP	CUP	N	ALUP	N	N	CUP	N	N	N	N
Commercial	CUP	CUP	N	N	ALUP	N	N	CUP	N	N	N	N
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	APS	CUP	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*

CUP = conditional use permit required

ALUP = Allowed land 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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