



# LCO

## Lakeshore Commercial Overlay

St. Louis County Planning and Zoning

This overlay district is intended to outline areas on lakes where water related commercial activities are located and to identify the wide range of uses allowed within the overlay and what type of permitting is necessary. It is also intended to direct water oriented commercial uses to appropriate locations on the county's Recreational and General Development lakes and along the county's rivers. This district shall not be used along trout streams and other rivers with natural environment characteristics or Natural Environment lakes.

### Allowed

**\*If allowed, refer to the underlying zone district for type of permit required.**

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

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

**Commercial, Retail & Service Establishments-Class I**

**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

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

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

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

- Home
- Cabin or hunting shack
- Accessory dwelling
- Screen house

- Garage, pole building or shed

**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

### CONDITIONAL USE PERMIT REQUIRED

**Commercial, Retail & Service Establishments-Class 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

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

- Factories
- Heavy equipment business
- Salvage facilities

**Mineral Exploration & Evaluation**

**Planned Development-Class I (Residential) & Class II (Commercial)** - Including but not limited to:

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

**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
- Motorized off-road vehicle facility
- Hunting preserve
- Outdoor shooting facility

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

- Airport
- Bus terminal

**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

**Commercial, Retail & Service Establishments-Class III** - Including but not limited to:

- Car sales
- Large general merchandise stores
- Truck stops

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

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

# 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 Zoning Department

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