



# IND

## Industrial

St. Louis County Planning and Zoning

This district is intended to encourage the development of heavy industry in the county by providing appropriate locations for such activities. The district should always be located in an area and manner which will ensure the most effective and beneficial impact on the county. This district shall not be used in any shoreland district.

### 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

**Mineral Exploration & Evaluation**

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

- Biomass production plants
- Landfills

**LAND USE PERMIT REQUIRED**

**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 & II** - Including but not limited to:

- Public works road project borrow/gravel pits
- General purpose borrow/gravel pits

**CONDITIONAL USE PERMIT REQUIRED**

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

- Factories
- Salvage facilities
- Solid waste transfer stations
- Heavy equipment business
- Recycling centers

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

- Electrical lines
- Outdoor wood boilers
- Communication towers
- Wind turbines for private residential use
- Solar panel battery storage stations for private residential use
- Fuel tanks
- Electrical substation
- Commercial power or steam plants
- Commercial wind turbines & generation plants

### Not Allowed

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

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

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

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

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

**Commercial, Retail & Service Establishments-**

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

- Stores
- Restaurants
- Mini-storage
- Dog kennels

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

- Community centers
- Licensed assisted living facilities
- Trails

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

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

**Transportation-Class I & 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

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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