



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

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

- Biomass production plants
- Landfills

Mineral Exploration & Evaluation

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

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

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

- Community centers
- Licensed assisted living facilities
- Trails

Planned Development-Class I (Residential) & Class II

(Commercial) - Including but not limited to:

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

Residential Use - Including but not limited to:

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

Commercial, Retail & Service Establishments-

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

- Stores
- Restaurants
- Mini-storage
- Dog kennels

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

- Airport
- Bus terminal

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	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

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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