



# Planning Commission

## Criteria for Approval of a Conditional Use Permit

St. Louis County Planning and Zoning

Planning and Zoning staff will review your conditional use proposal to verify whether the St. Louis County Zoning Ordinance 62 standards and criteria will be satisfied. If staff determines the criteria will not be satisfied, you will be contacted. The applicant bears the burden of demonstrating a right to the approval. If you cannot demonstrate this, the Planning Commission shall deny your application. If denied, the fee is non-refundable. If withdrawn before scheduled for hearing, all the application fee except an \$185 site inspection fee will be refunded.

### Conditional Use

A conditional use is defined as a land use or development which would not generally be appropriate without restriction throughout the zone district, but which, if controlled as to number, area, size, location, or relation to neighborhood, and as to compatibility with official county plans, would not be injurious to the public health, safety, order, comfort, appearance, prosperity, or general welfare.

### Approval Criteria

The approval of a conditional use permit can only be granted by the Planning Commission if the following findings can be made:

1. The use conforms to the land use or comprehensive plan of the county, if any.
2. The use is compatible with the existing neighborhood.
3. The use will not impede the normal and orderly development and improvement in the surrounding area of uses permitted by right in the zone district.
4. The location and character of the proposed use is considered to be consistent with a desirable pattern of development for the area.

## St. Louis County Planning and Zoning Department

**DULUTH OFFICE, GOVERNMENT SERVICES CENTER**  
320 West 2<sup>nd</sup> Street, Suite 301, Duluth MN 55802  
Phone: (218) 471-7103, Toll Free MN: 1-800-450-9777  
[www.stlouiscountymn.gov/PZ](http://www.stlouiscountymn.gov/PZ)

**VIRGINIA OFFICE, GOVERNMENT SERVICES CENTER**  
201 South 3<sup>rd</sup> Avenue West, Virginia, MN 55792  
Phone: (218) 471-7103, Toll Free MN: 1-800-450-9777  
[www.stlouiscountymn.gov/PZ](http://www.stlouiscountymn.gov/PZ)