



Zone Districts

Dimensional District Setbacks and Road Setbacks

St. Louis County Planning and Zoning

All zone districts in use shall have a dimensional standard. Deviation from the standards shall require a variance approved by the St. Louis County Board of Adjustment.

Lot Dimension Table

Lot Dimension Table

District Number	Lot Area (Acres)	Lot Width (Feet)	Max Lot Coverage (Percent)	Property Line Setback Principal Structure (Feet)	Property Line Setback Accessory Structure (Feet)
1	35	600	2	50	25
1a	35	1,200	2	50	25
2	17	600	2	50	25
3	9	300	10	50	25
3a	9	600	2	50	25
4	4.5	300	10	50	25
4a	4.5	400	10	50	25
5	2.5	200	25	20	10
6	2.0	200	25	20	10
7	1.0	150	25	20	10
8	1.0	200	25	20	10
9	1.0	150	25	15	10
10	2.0	200	25	15	10
11	0.5	100	25	15	10
*12	0.33	100	35	10	5
*12	0.25	75	35	10	5

*See special standards for the Plat of Soudan, Town of Breitung.

*Special Standards for the Plat of Soudan, Town of Breitung

Dimensional Standards

	Sewer Only	Sewer and Water
Minimum lot area	0.33 acre	0.16 acre
Minimum lot width	100 feet	60 feet
Maximum lot coverage	35%	35%

Road Setbacks

Road Right-of-Way and Road Centerline Setbacks – Road Classifications shall be determined by the appropriate road authority.

Road right-of-way setbacks shall be as listed below, or the following road centerline setbacks, whichever is greater:

Road Classification	Centerline Setback (Feet)	Right-of-Way Setback (Feet)
Arterials	110	35
Collectors	85	35
Local Public Roads*	48	15
All Other Roads not listed below*	48	15
Platted Roads with 66' ROW	48	15
Platted Roads with < 66' ROW	n/a	15 (measured from edge of road)
Private Roads	n/a	15 (measured from edge of road)

*Local and other roads shall exclude easements or driveways that serve fewer than three dwellings or other principal uses. The Director may permit a structure located adjacent to road right-of-way where such right-of-way is not improved, and it is apparent that other access is provided, and that the unimproved road right-of-way will not be opened.

St. Louis County Planning and Zoning Department

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