



RES

Residential

St. Louis County Planning and Zoning

This district is intended to be used in those areas of the county with extensive or the potential for extensive residential development. This district shall be used to promote a high-quality residential living environment where non-residential uses are restricted. This district may be used in shoreland and nonshoreland areas that are typically platted; or, if not platted, have a development density of dwellings of more than one dwelling per 300 lineal feet of lot frontage.

Allowed

NO PERMIT REQUIRED (If all administrative standards are met)

Agricultural Uses-Class I - Including but not limited to:

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

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

LAND USE PERMIT REQUIRED

Residential Use - Including but not limited to:

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

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

Agricultural Uses-Class II - Including but not limited to:

- Commercial breeding & grazing of animals
- Commercial production of crops

Utility Facilities-Class II - Including but not limited to:

- Electrical substation
- Communication towers

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

CONDITIONAL USE PERMIT REQUIRED

Commercial, Retail & Service Establishments-

Class I - Including but not limited to:

- Car and small engine repair
- Coffee shops
- Gas station/convenience stores

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

- Community centers
- Trails
- Licensed assisted living facilities

Mineral Exploration & Evaluation

Planned Development-Class I (Residential) - Including but not limited to:

- Condominium
- Townhome

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

- Airport
- Bus terminal

Not Allowed

Commercial, Retail & Service Establishments-

Class II & III - Including but not limited to:

- Restaurants
- Dog kennels
- Large general merchandise stores
- Mini-storage
- Furniture stores

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

- Factories
- Heavy equipment business
- Biomass production plants
- Salvage facilities
- Landfills

Extractive Use-Class II - Including but not limited to:

- General purpose borrow/gravel pits

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

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

Planned Development-Class II (Commercial) - Including but not limited to:

- Campground/RV park
- Apartments
- Resorts

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	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	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

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

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