



# Accessory Dwelling

## Shoreland and Nonshoreland

St. Louis County Planning and Zoning

An **accessory dwelling** is defined as an accessory structure **used as a dwelling unit** that may contain sleeping spaces, and kitchen and bathroom facilities, **in addition** to those provided in the **principal dwelling structure** and may be allowed with a **land use permit**.

### Accessory Dwelling - Shoreland Parcels Greater Than One Acre

An accessory dwelling may be allowed with a **land use permit** if the **following standards** are met:

1. **One** accessory dwelling may be allowed **per lot or parcel** that is a minimum of one acre in size.
2. Maximum size shall be limited to **700 square feet** in floor area.
3. Maximum **height** shall be **20 feet**.
4. An accessory dwelling shall have **adequate septic**, (factoring the principal structure), meet all **setback requirements** and meet **lot coverage requirements** of the zone district in which it is located.
5. An accessory dwelling shall **not** be used for **commercial** or **rental** purposes.
6. The structure shall be **screened** from public waters by natural means.
7. An accessory dwelling **may be combined with a garage**, provided the **standards above are met**.

### Accessory Dwelling - Shoreland Parcels Less Than One Acre

An accessory dwelling on parcels **less than one acre** in size may be allowed with a **land use permit** if the **following standards** are met:

1. **One** accessory dwelling may be allowed **per lot or parcel**.
2. Maximum size shall be limited to **250 square feet** in floor area.
3. Maximum **height** shall be **14 feet**.
4. An accessory dwelling shall have **adequate septic**, (factoring the principal structure), meet all **setback requirements** and **lot coverage requirements** of the zone district in which it is located.
5. An accessory dwelling shall **not** be used for **commercial** or **rental** purposes.
6. The structure shall be **screened** from public waters by natural means.
7. An accessory dwelling may **not** be combined with a garage or other accessory structure.

### Accessory Dwelling - Nonshoreland Areas

An accessory dwelling in **nonshoreland** areas may be allowed with a **land use permit** if the following standards are met:

1. **One** accessory dwelling may be allowed **per lot or parcel**.
2. Maximum size shall be limited to **700 square feet** in floor area.
3. An accessory dwelling shall have **adequate septic**, (factoring the principal structure), meet all **setback requirements** and **lot coverage requirements** of the zone district in which it is located.
4. An accessory dwelling shall **not** be used for **commercial** or **rental** purposes.
5. An accessory dwelling **may be combined with a garage**, provided the **standards above are met**.

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