

**LI**

Limited Industrial

St. Louis County Planning and Zoning

This district is designed to accommodate those industrial and manufacturing uses that foster orderly economic growth, without adversely affecting the residential and recreational character of the surrounding area, by imposing performance standards, additional standards through conditional use review or by prohibiting a use. This district may be used in a shoreland area if permitted by an adopted land use plan.

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

Mineral Exploration & Evaluation**Utility Facilities-Class I** - Including but not limited to:

- Electrical lines
- Outdoor wood boilers
- Wind turbines for private residential use
- Fuel tanks
- Solar panel battery storage stations for private residential use

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** - Including but not limited to:

- Public works road project borrow/gravel pits

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

- Electrical substation
- Communication towers

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

- Factories
- Solid waste transfer stations
- Heavy equipment business
- Salvage facilities
- Recycling centers

CONDITIONAL USE PERMIT REQUIRED**Commercial, Retail & Service Establishments-****Class III** - Including but not limited to:

- Large general merchandise stores
- Furniture stores

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

- General purpose borrow/gravel pits

Mineral Exploration & Evaluation**Public/Semi-Public Use** - Including but not limited to:

- Community centers
- Trails
- Licensed assisted living facilities

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

- Commercial power or steam plants
- Commercial wind turbine & generation plants

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

- Biomass production plants
- Landfills

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

- Airport
- Bus terminal

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

- Golf course
- Hunting preserve
- Ski hill

Not Allowed

Commercial, Retail & Service Establishments-**Class I, & II** - Including but not limited to:

- Stores
- Restaurants
- Mini-storage
- Dog kennels

Residential Use - Including but not limited to:

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

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

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

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

- Outdoor shooting facility
- Motorized off-road vehicle facility

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*

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

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