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## Limited Industrial

St. Louis County Planning and Community Development

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 surround 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

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

- Golf course
- Ski hill
- Hunting preserve

##### **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

### Not Allowed

##### **Commercial, Retail & Service Establishments-**

##### **Class I, & II** - Including but not limited to:

- Stores
- Mini-storage
- Restaurants
- Dog kennels

##### **Residential Use** - Including but not limited to:

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

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

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

##### **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	LI	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\*  
CUP = conditional use permit required

ALUP = Allowed land 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 Community Development

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