



SENS

Sensitive Areas

St. Louis County Planning and Zoning

This district is established to protect significant areas of St. Louis County that are unsuitable for intensive development due to wetlands, steep slopes, flooding, inadequate drainage, hazardous waste sites, areas highly susceptible to groundwater contamination, significant wildlife habitat areas, severe erosion potential, or other features likely to be harmful to the community if development is not properly managed in these areas.

Allowed

NO PERMIT REQUIRED (If all administrative standards are met)

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

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

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

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

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

CONDITIONAL USE PERMIT REQUIRED

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

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

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

- General purpose borrow/gravel pits

Mineral Exploration & Evaluation

Residential Use - Including but not limited to:

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

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

- Electrical substations
- Communication towers

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

- Community centers
- Licensed assisted living facilities
- Trails

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

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

Not Allowed

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

- Restaurants
- Mini-storage
- Dog kennels
- Stores

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

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

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

- Airport
- Bus terminal

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

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

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

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

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	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	APS	APS	APS	APS	APS	APS	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	ALUP	ALUP	ALUP	ALUP	ALUP	ALUP	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

APS = Allowed performance standard permit required

CUP = conditional use permit required

N = not allowed

*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