



# 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 for private residential use
- Wind turbines for private residential use
- Electrical lines
- Fuel tanks
- 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
- Cabin or hunting shack
- Garage, pole building or shed
- Accessory dwelling
- Screen house

#### **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

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

- Electrical substations
- Communication towers

## Not Allowed

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

- Restaurants
- Dog kennels
- Mini-storage
- Stores

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

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

**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
- Ski hill
- Motorized off-road vehicle facility
- Hunting preserve
- Outdoor shooting 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	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](http://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](http://www.stlouiscountymn.gov/PZ)