

Creating or Splitting Parcels

St. Louis County

Calling ☎ or Visiting Office 🏢

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227 West First Street
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Toll Free MN: 1-800-450-9777
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Virginia, MN 55792
Phone: (218)749-7103
Toll Free MN: 1-800-450-9777
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E-Mailing ✉

E-mail Questions:
planninginfo@stlouiscountymn.gov

Office Hours 🕒

Monday-Friday 8:00 a.m.- 4:30 p.m.

Web Resources 🌐

County Web Site: www.stlouiscountymn.gov
Planning and Community Development Dept.

About the Guide

This guide is designed to give information about creating or splitting parcels for residents, contractors, and professionals associated with property located in St. Louis County.

Publishing By

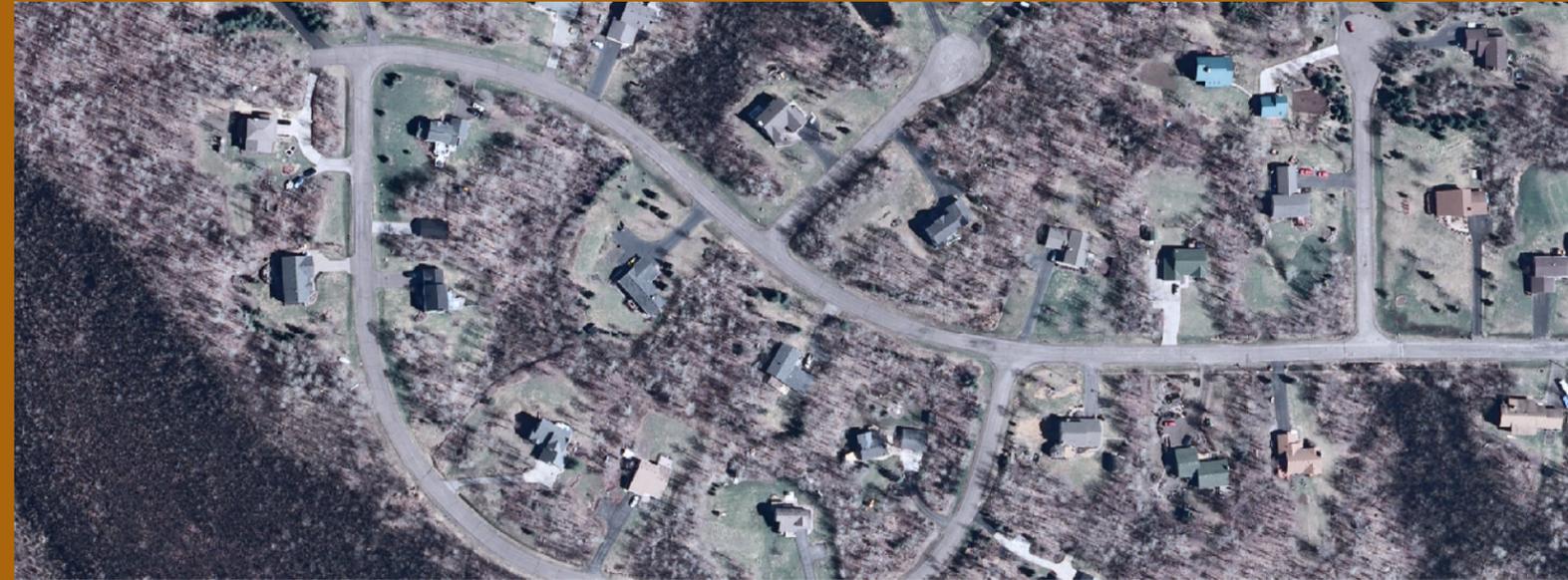
St. Louis County Planning and Community Development Department.

Contact Information

St. Louis County Planning and Community Development Department
Duluth: 218-725-5000
Virginia: 218-749-7103
Toll Free Minnesota 1-800-450-9777
www.stlouiscountymn.gov



CREATING OR SPLITTING PARCELS



Did You Know.....?

- ✓ An **IMPROPERLY** created lot or parcel split can result in the inability to obtain land use permits for structures on new and remnant parcels.
- ✓ Even though property can be split and recorded, it may **NOT** be considered **BUILDABLE**.
- ✓ For properties under the county's land use jurisdiction, the Planning and Community Development Department can tell you if your parcel is being created properly, and if it **CONFORMS** to subdivision and zoning requirements. Cities and towns that administer their own zoning can also provide this information.
- ✓ Nearly all land subdivisions in Minnesota are **REGULATED** by local authorities. St. Louis County has in effect Ordinance #60 that regulates the subdivision of land and Ordinance #46 that regulates the use and development of land. For more information, please contact the Planning and Community Development Department.

- ✓ For additional information regarding your **PARCEL SPLIT**, please contact the agency listed in this guide.

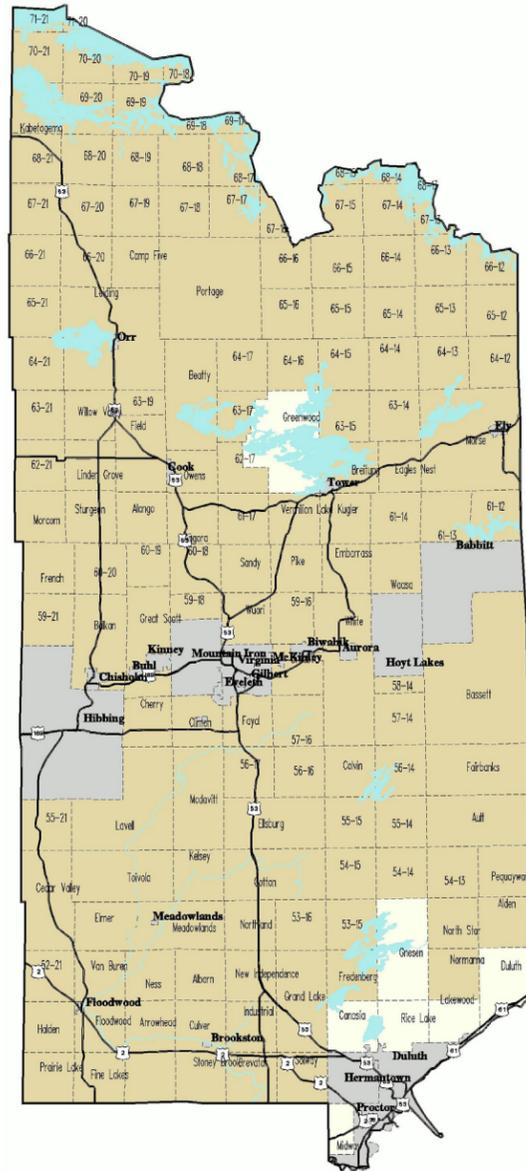


Administration of Zoning

The St. Louis County Planning and Community Development Department administers zoning regulations in areas designated below. Cities and some townships in St. Louis County administer their own zoning.

Administration of Zoning St. Louis County 2010

- Cities that administer their own zoning
- Townships that administer their own zoning
- Townships administered by St. Louis County



Cities and Townships That Administer Their Own Zoning

Cities	Phone	Web Site
Aurora	(218) 749-2912	www.ci.aurora.mn.us
Babbitt	(218) 827-2188	www.babbitt-mn.com
Biwabik	(218) 865-4183	www.cityofbiwabik.com
Brookston	(218) 453-5541	na
Buhl	(218) 258-3226	na
Chisholm	(218) 254-7900	www.chisholm.govoffice.com
Cook	(218) 666-2200	www.cookmn.us
Duluth	(218) 723-3305	www.duluthmn.gov
Ely	(218) 365-3224	www.elyminnesota.com
Eveleth	(218) 744-2501	www.evelethmn.com
Floodwood	(218) 476-2751	www.floodwood.govoffice.com
Gilbert	(218) 748-2232	www.gilbertmn.org
Hermantown	(218) 729-3600	www.hermantownmn.com
Hibbing	(218) 262-3486	www.hibbing.mn.us
Hoyt Lakes	(218) 225-2344	www.hoytlakes.com
Iron Junction	(218) 744-4389	na
Kinney	(218) 258-3836	na
Leonidas	(218) 744-1574	na
McKinley	(218) 749-5313	na
Meadowlands	(218) 427-2565	na
Mountain Iron	(218) 735-8446	www.mtniron.com
Orr	(218) 757-3288	www.orrnmn.com
Proctor	(218) 624-4055	www.ci.proctor.mn.us
Tower	(218) 753-4070	www.cityoftower.com
Virginia	(218) 748-7500	www.virginiamn.us
Winton	(218) 365-5941	na
Townships		
Canosia	(218) 721-4944	www.canosiatownship.qwestoffice.net
Duluth Twp.	(218) 393-8500	www.duluthtownship.org
Gnesen	(218) 721-5433	na
Greenwood	(218) 290-1132	www.greenwoodtownshipmn.com
Lakewood	(218) 728-1015	na
Midway	(218) 726-2479	na
Rice Lake	(218) 721-5001	www.ricelaketownshipmn.org
All Other Areas		
St. Louis County	(218) 725-5000	www.stlouiscountymn.gov

St. Louis County Zoning Standards

Road Setbacks			
	Road Centerline	Right-of-Way	
Principal & Major Arterials	110'	35'	Use Whichever Distance is Greater
Major Collectors	85'	35'	
Minor Collectors & Local	68' ²	35' ²	
Accessory Structures on Local Roads (privately maintained), or on publicly maintained roads that serve ten principal uses or less	48'	15'	

² The setback for accessory structures may be reduced on some roads

Definitions

Side-Yard Near (Nearest side property line): The closest distance from your side property line to your proposed project.

Side-Yard Far (Farthest side property line): The longer distance from your side property line to your proposed project.

Rear-Yard: The distance from your proposed project to the property line opposite the road, except in shoreland areas.

Lot Width: The width of the lot from the side property lines at the principal structure site.

Road Centerline: The distance from the center of the road to a specified distance.

Maximum Lot Coverage: Shall include all structures, driving surfaces, including gravel surfaces, parking areas regardless of type of surface, and all other altered surfaces.

Shoreline Structure Setbacks		
	Shoreline	Shore Impact Zone
Natural Environment Lakes	150'	75'
Recreation Development Lakes	100'	50'
General Development Lakes	75'	50'*
Mine Pit Lakes	150'	75'
Trout Streams	150'	75'
DNR Remote Rivers	200'	100'
Forest Rivers	150'	75'
SLC Primitive Rivers	300'	150'
SLC Remote Rivers	200'	150'
SLC Urban Rivers	100'	75'
Rural Agricultural Rivers	200'	150'
Recreation	150'	75'
All other protected lakes and rivers	100'	75'

*May be reduced to 37.5' with performance standards

Land Use Districts

FAM	MUNS	RES	SMU	COM	SCO	SENS	IND	LIU	LSO	LCO
Forest Agricultural Management (FAM), Multiple Use Non-Shoreland (MUNS), Residential (RES), Shoreland Mixed Uses (SMU), Non-Shoreland Commercial (COM), Shoreland Commercial (SCO), Sensitive Areas (SENS), Industrial (IND), Limited Industrial Use (LIU), Lake Superior Overlay (LSO)										

Dimensional Standards

Setbacks, Height Limitations, Minimum Acres, and More
Note: Any Lot Created Legally Prior to February 16, 1993 may have Alternate Standards. See Zone District Guides for Information

Dimensional District	Minimum Lot Area (Acres)	Minimum Lot Width at Principal Building/Structure Site (Feet)	Maximum Lot Coverage	Side Yard		Rear Yard		Maximum Height (Shoreland & Residential Districts)	Minimum Shoreline Frontage (feet)
				Principal	Accessory	Principal	Accessory		
1	35	600'	2%	100'	100'	100'	100'	35'	Same as "Minimum Lot Width"
1a	35	1,200'	2%	100'	100'	100'	100'		
2	17	600'	2%	100'	100'	100'	100'		
3	9	300'	10%	50'	25'	100'	50'		
3a	9	600'	10%	50'	25'	100'	50'		
4	4.5	300'	10%	50'	25'	50'	50'		
4a	4.5	400'	10%	50'	25'	50'	50'		
5	2.5	200'	25%	20'	10'	45'	10'		
6	2	200'	25%	20'	10'	45'	10'		
7	1	150'	25%	20'	10'	45'	10'		
8	1	200'	30%	20'	10'	45'	10'		
9	1	150'	25%	15'	10'	40'	10'		
10	2	200'	25%	15'	10'	40'	10'		
11	0.5	100'	25%	15'	10'	40'	10'		
12	0.33 (Public Sewer)	100'	35%	10'	5'	40'	5'		
	0.25 (Public Water & Sewer)	75'	35%	10'	5'	40'	5'		
13	2	200'	30%	25'	25'	50'	50'		

Special standards for Plat of Soudan, Town of Breitung