



SMU

Shoreland Multiple Use

St. Louis County Planning and Community Development

This district is intended to provide a balance between lake and river use and the water resources by allowing a wide range of uses that are consistent with adjacent land uses and the recreational and natural attributes of the water body.

Allowed

NO PERMIT REQUIRED (If all administrative standards are met)

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

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

LAND USE PERMIT REQUIRED

Residential Use - Including but not limited to:

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

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

Industrial Use –Class I - Including but not limited to:

- Recycling centers
- Solid waste transfer stations

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

- Electrical substation
- Communication towers

CONDITIONAL USE PERMIT REQUIRED

Commercial, Retail & Service Establishments-

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

- Stores
- Mini-storage
- Restaurants
- Dog kennels

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
- Hunting preserve
- Ski hill

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

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

Not Allowed

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

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

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

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

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

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

Public Transportation Terminals - Including but not limited to:

- Airport
- Bus terminal

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

- Furniture stores
- Large general merchandise stores

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

- Outdoor shooting facility
- Motorized off-road vehicle facility

Lot Dimension and Road Setback

Lot Dimension Tables - St. Louis County hereby establishes the following set of minimal dimensional standards that will be used in all county zone districts:

District Number	Lot Area (Acres)	Lot Width (Feet)	Max Lot Coverage (Percent)	Property Line Setback Principal Structure (Feet)	Property Line Setback Accessory Structure (Feet)
1	35	600	2	50	25
1a	35	1,200	2	50	25
2	17	600	2	50	25
3	9	300	10	50	25
3a	9	600	2	50	25
4	4.5	300	10	50	25
4a	4.5	400	10	50	25
5	2.5	200	25	20	10
6	2.0	200	25	20	10
7	1.0	150	25	20	10
8	1.0	200	25	20	10
9	1.0	150	25	15	10
10	2.0	200	25	15	10
11	0.5	100	25	15	10
12	0.33	100	35	10	5
12	0.25	75	35	10	5

All zone districts in use shall have a dimensional standard. Deviation from the standards shall require a variance approved by the St. Louis County Board of Adjustment.

Road Right-of-Way and Road Centerline Setbacks - Road Classifications shall be determined by the appropriate road authority.

Road right-of-way setbacks shall be as listed below, or the following road centerline setbacks, whichever is greater:

Road Classification	Centerline Setback (Feet)	Right-of-Way Setback (Feet)
Arterials	110	35
Collectors	85	35
Local Public Roads*	48	15
All Other Roads not listed below*	48	15
Platted Roads with 66' ROW	48	15
Platted Roads with < 66' ROW	33	n/a
Private Roads without ROW	33	n/a

*Local and other roads shall exclude easements or driveways that serve fewer than three dwellings or other principal uses. The Director may permit a structure located adjacent to road right-of-way where such right-of-way is not improved and it is apparent that other access is provided and that the unimproved road right-of-way will not be opened.

St Louis County Planning and Community Development

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