



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

Transportation-Class I – Including but not limited to:

- Private airports
- Private transportation for personal use

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

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

Transportation-Class II - Including but not limited to:

- Airport
- Bus terminal

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

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