



COM

Commercial

St. Louis County Planning and Community Development

This district is established to direct intense and varied commercial development to appropriate locations which will promote the efficient delivery of goods and services while assuring the integrity of surrounding land uses.

Allowed

NO PERMIT REQUIRED (If all administrative standards are met)

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

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

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

LAND USE PERMIT REQUIRED

Commercial, Retail & Service Establishments-

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

- Stores
- Mini-storage
- Large general merchandise stores
- Restaurants
- Dog kennels
- Furniture stores

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

CONDITIONAL USE PERMIT REQUIRED

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

- General purpose borrow/gravel pits

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

- Golf course
- Ski hill
- Hunting preserve

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

- Factories
- Salvage facilities
- Heavy equipment business

Mineral Exploration & Evaluation

Planned Development-Class I (Residential) & Class II

(Commercial) - Including but not limited to:

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

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

- Community centers
- Trails
- Licensed assisted living facilities

Residential Use - Including but not limited to:

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

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

- Airport
- Bus terminal

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

- Electrical substation
- Communication towers

Not Allowed

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

- Outdoor shooting facility
- Motorized off-road vehicle facility

Utility Facilities-Class III

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

- Biomass production plants
- Landfills

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 Community Development

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