



# RES

## Residential

St. Louis County Planning and Community Development

This district is intended to be used in those areas of the county with extensive or the potential for extensive residential development. This district shall be used to promote a high quality residential living environment where non-residential uses are restricted. This district may be used in shoreland and nonshoreland areas that are typically platted, or, if not platted, have a development density of dwellings of more than one dwelling per 300 lineal feet of lot frontage.

### 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

##### 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

##### 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

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

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

##### Extractive Use-Class I - Including but not limited to:

- Public works road project borrow/gravel pits

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

- Electrical substation
- Communication towers

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

- Recycling centers
- Solid waste transfer stations

#### CONDITIONAL USE PERMIT REQUIRED

##### Commercial, Retail & Service Establishments-

##### Class I - Including but not limited to:

- Car and small engine repair
- Coffee shops
- Gas station/convenience stores

##### Mineral Exploration & Evaluation

##### Planned Development-Class I (Residential) - Including but

not limited to:

- Condominium
- Townhome

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

- Community centers
- Trails
- Licensed assisted living facilities

##### Transportation-Class I & Transportation-Class II - Including

but not limited to:

- Airport
- Bus terminal

### Not Allowed

##### Commercial, Retail & Service Establishments-

##### Class II & III - Including but not limited to:

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

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

- General purpose borrow/gravel pits

##### Planned Development-Class II (Commercial) - Including but

not limited to:

##### 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:

- Campground/RV park  
- Apartments

- Resorts

- Commercial power or steam plants  
- Commercial wind turbine & 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	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

### DULUTH OFFICE

Government Services Center (GSC)  
320 West 2<sup>nd</sup> Street, Suite 301  
Duluth, MN 55802  
Phone: (218) 725-5000  
Fax: (218) 725-5029  
Toll Free MN: 1-800-450-9777

### VIRGINIA OFFICE

Government Services Center  
201 South 3<sup>rd</sup> Avenue West  
Virginia, MN 55792  
Phone: (218) 749-7103  
Fax: (218) 749-7194  
Toll Free MN: 1-800-450-9777