



Accessory Dwelling

Shoreland and Nonshoreland

St. Louis County Planning and Community Development

An accessory dwelling is defined as an accessory structure used as a dwelling unit that may contain sleeping spaces, and kitchen and bathroom facilities, in addition to those provided in the principal dwelling structure, and may be allowed with a land use permit.

Accessory Dwelling in Shoreland Areas

An accessory dwelling may be allowed with a land use permit if the following standards are met:

1. One accessory dwelling may be allowed per lot or parcel that is a minimum of one acre in size.
2. Maximum size shall be limited to 700 square feet in floor area.
3. Maximum height shall be 20 feet.
4. An accessory dwelling shall have adequate septic, (factoring the principal structure), meet all setback requirements and meet lot coverage requirements of the zone district in which it is located.
5. An accessory dwelling shall not be used for commercial or rental purposes.
6. The structure shall be screened from public waters by natural means.
7. An accessory dwelling may be combined with garage, provided the standards above are met.

Accessory Dwelling in Shoreland Areas Less Than One Acre in Size

An accessory dwelling on parcels less than one acre in size may be allowed with a land use permit if the following standards are met:

1. One accessory dwelling may be allowed per lot or parcel.
2. Maximum size shall be limited to 250 square feet in floor area.
3. Maximum height shall be 14 feet.
4. An accessory dwelling shall have adequate septic, (factoring the principal structure), meet all setback requirements and lot coverage requirements of the zone district in which it is located.
5. An accessory dwelling shall not be used for commercial or rental purposes.
6. The structure shall be screened from public waters by natural means.
7. An accessory dwelling may not be combined with a garage or other accessory structure.

Accessory Dwelling in Nonshoreland Areas

An accessory dwelling in nonshoreland areas may be allowed with a land use permit if the following standards are met:

1. One accessory dwelling may be allowed per lot or parcel.
2. Maximum size shall be limited to 700 square feet in floor area.
3. An accessory dwelling shall have adequate septic, (factoring the principal structure), meet all setback requirements and lot coverage requirements of the zone district in which it is located.
4. An accessory dwelling shall not be used for commercial or rental purposes.
5. An accessory dwelling may be combined with garage, provided the standards above are met.

Lot Dimension and Road Setbacks

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.

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