



Planning Commission

Criteria for Approval of a Conditional Use Permit

St. Louis County Planning and Community Development

Planning and Community Development staff will review your conditional use proposal to verify whether or not the St. Louis County Zoning Ordinance 62 standards will be satisfied. The applicant bears the burden of demonstrating a right to the approval. If you are not able to demonstrate this, the Planning Commission shall deny your application. If denied, the fee is non-refundable. If withdrawn before scheduled for hearing, all of the application fee except a \$150 site inspection fee will be refunded.

Conditional Use

A conditional use is defined as a land use or development which would not generally be appropriate without restriction throughout the zone district, but which, if controlled as to number, area, size, location, or relation to neighborhood, and as to compatibility with official county plans, would not be injurious to the public health, safety, order, comfort, appearance, prosperity or general welfare.

Approval Criteria

The approval of a conditional use permit can only be granted by the Planning Commission if the following findings can be made:

1. The use conforms to the land use or comprehensive plan of the county, if any.
2. The use is compatible with the existing neighborhood.
3. The use will not impede the normal and orderly development and improvement in the surrounding area of uses permitted by right in the zone district.
4. The location and character of the proposed use is considered to be consistent with a desirable pattern of development for the area.

St Louis County Planning and Community Development

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