



St. Louis County
Planning and Community Development

RES-4 Residential

Land-Use Requirements

Residential (RES-4) ◀◀◀

This district is intended to be used in those areas of the County with 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 non-shoreland 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 road or shore frontage.



Permitted Uses

- Single-family dwellings
- Home-occupations

Permitted Uses With Performance Standards

- Two-family dwellings
- Signs
- Accessory structures larger than 1,000 square feet
- Residential density controls and density transfer

Uses Authorized by Conditional-Use Permit

- Multiple and three and four family dwellings
- Residential planned unit developments
- Home business
- Group home
- Livestock*
- Public/semi-public uses
- Mineral exploration and evaluation
- Utility facilities
- Mobile home park
- Neighborhood commercial

	Side Yard Near/Far (feet)	Rear Yard (feet)	Shoreline Setbacks (feet)	Shore Impact Zone (feet)	Feet	Acres	Square Feet	Percent Impervious Surface (%)
Minimum Lot Area								
Lot Created Legally After Feb. 16, 1993						4.5	196,020	
Legally Created Lot-Buildable Area						0.5	21,780	
Minimum Lot Width (at Principal Structure Site)								
Lot Created Legally After Feb. 16, 1993					300'			
Shoreland Lots: Principal structure width facing the water may not exceed 40% of lot width								
Minimum Structural Setbacks								
Principal	50'	50'	75-300' ¹	50-150' ¹				
Accessory	25'	50'	75-300' ¹	50-150' ¹				
Shoreland Accessory Structures > 800 sq. ft.	25'	50'	125-300' ¹	50-150' ¹				
Water-Oriented Structures	Requirements Vary							
Maximum Lot Coverage								10%
Minimum Road Frontage	Not Required							
Minimum Shoreline Frontage	Same as "Minimum Lot Width"							
Road Setbacks	Road Centerline		Right-of-Way					
Principal & Major Arterials	110'		35'		Use Whichever Distance is Greater (see sketch)			
Major Collectors	85'		35'					
Minor Collectors & Local	68' ²		35' ²					
Accessory Structures on local roads (privately maintained), or on publicly maintained roads that serve ten principal uses or less	48'		15'					



* If domesticated animal standards are exceeded.

¹ Contact the St. Louis County Planning and Community Development Department for the standards on your lake, river, or stream. Shoreline and Shore Impact Zone setbacks may be increased in bluff areas.

² The setback for accessory structures may be reduced on some roads.

Definitions

Side-Yard Near (Nearest side property line): The closest distance from your side property line to your proposed project.

Side-Yard Far (Farthest side property line): The longer distance from your side property line to your proposed project.

Rear-Yard: The distance from your proposed project to the property line opposite the road, except in shoreland areas.

Lot Width: The width of the lot from the side property lines at the principal structure site.

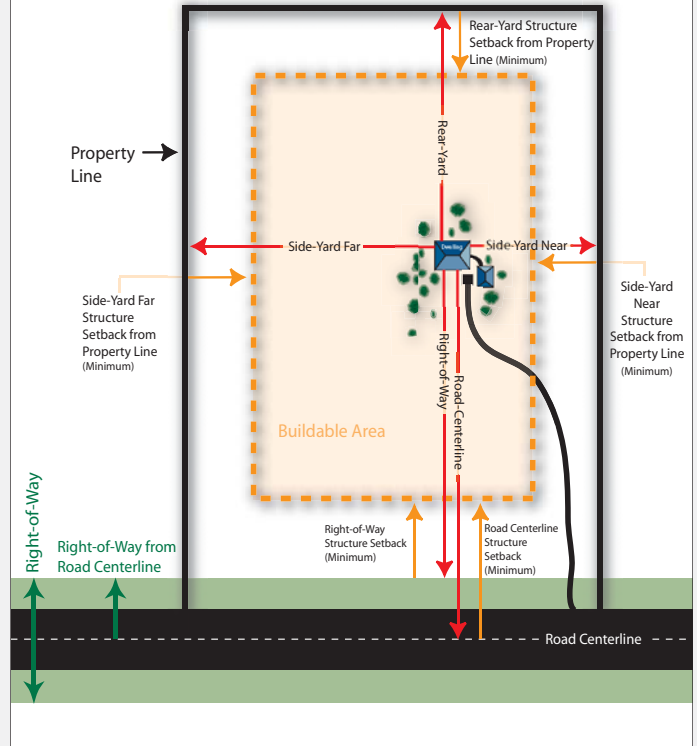
Road Centerline: The distance from the center of the road to a specified distance.

Maximum Lot Coverage: Shall include all structures, driving surfaces including gravel surfaces, parking areas regardless of type of surface, and all other altered surfaces.

Shore Impact Zone: An area adjacent to lakes, rivers, streams, and other bodies of water that buffers impacts of development. Distances vary depending upon lake, river, or stream class or designation.

Shoreline Setback: The horizontal distance measured at the closest point of the proposal to the ordinary-high-water-level (OHWL).

Identifying Structure Setbacks



What is a Bluff Area?

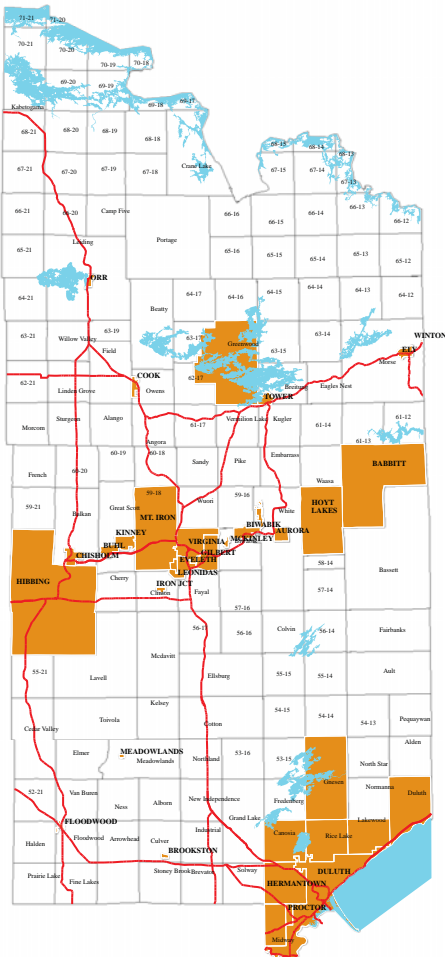
Generally, land that rises at least 25 feet above the ordinary high water level and has a slope of 30% or more over a 50 foot distance. However, more strict standards may apply on some rivers. See *Bluff Standards Guide*: www.stlouiscountymn.gov

Individual Sewage Treatment System (ISTS)

St. Louis County's Department of Public Health & Human Services approval must be obtained for new residential uses or additions with additional bedrooms, bathrooms, and kitchen or laundry facilities. See the web site at: www.stlouiscountymn.gov

Wetlands

Wetlands are typically low, level, or depressional areas which may have saturated soils at or near the surface for as little as two weeks between May 1st and September 15th. Contact the St. Louis County Planning and Community Development Department if you suspect your project may impact wetlands.



Townships that are Administered by St. Louis County

Cities & Townships that Administer their Own Zoning

Cities: Aurora, Babbitt, Biwabik, Brookston, Buhl, Chisholm, Cook, Duluth, Ely, Eveleth, Floodwood, Gilbert, Hermantown, Hibbing, Hoyt Lakes, Iron Junction, Kinney, Leonidas, McKinley, Meadowlands, Mountain Iron, Orr, Proctor, Tower, Virginia, Winton
Townships: Canosia, Duluth, Gnesen, Greenwood, Lakewood, Midway, Rice Lake

St. Louis County Planning and Community Development

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 Duluth, MN 55802
 Phone: (218)-725-5000
 Toll Free MN: 1-800-450-9777
 Fax: (218)-725-5029

OR

Virginia Office

Northland Office Center– East Wing
 307 First Street South
 Virginia, MN 55792
 Phone: (218)-749-7103
 Toll Free MN: 1-800-450-9777
 Fax: (218)-749-0620

Resources

Shoreland Guides, Land-Use Permit Guide, Wetland Guide, Property Owners Guide, Applications, and more.

www.stlouiscountymn.gov

E-mail questions: planninginfo@stlouiscountymn.gov
www.stlouiscountymn.gov