



St. Louis County  
Planning and Community Development

# FAM-1

## Forest Agricultural Management

### Land-Use Requirements

#### Forest Agricultural Management (FAM-1)

This district is intended to recognize and promote the development of the County's forestry and agricultural industry and to encourage recreational use of such areas. This district is typically used in areas with land developed at very low densities and often there is considerable government and corporate ownership. A low level of development is important in areas where this district is used since the uses encouraged in this district would be less compatible in a more urban setting.



#### Permitted Uses

- Temporary wood processing activities
- Home-occupation
- Public recreational facilities
- Hunting shacks/other primitive dwellings
- Accessory uses
- Livestock
- Seasonal residences

#### Permitted Uses With Performance Standards

- Single-family dwellings
- Recycling centers (public)
- Signs, on-site and off-site
- Borrow pits-public works
- Mineral exploration and

- evaluation
- Community center facilities
- Residential density controls and density transfer
- Single-site contaminated soil disposal
- Home business

#### Uses Authorized by Conditional-Use Permit

- Aquaculture operations
- Feedlots
- Rural industry
- Utility facilities
- Electric generation facility
- Sanitary landfills and facilities related to solid waste disposal or recycling

- Slaughterhouse
- Junk or salvage facilities
- Peat extraction and processing
- Livestock\*
- Kennel
- Airport
- Commercial or private recreational uses which by their nature require large land areas such as campgrounds and racetracks
- Highway commercial
- Neighborhood commercial
- Permanent forest processing
- Borrow pits
- Multiple site contaminated soil disposal facility including incineration

	Side Yard Near/Far (feet)	Rear Yard (feet)	Shoreline Setbacks (feet)	Shore Impact Zone (feet)	Feet	Acres	Square Feet	Percent Impervious Surface (%)
<b>Minimum Lot Area</b>								
Lot Created Legally <b>After</b> Feb. 16, 1993						35	1,524,600	
Legally Created Lot-Buildable Area						.5	21,780	
<b>Minimum Lot Width (at Principal Structure Site)</b>								
Lot Created Legally <b>After</b> Feb. 16, 1993					600'			
Shoreland Lots: Principal structure width facing the water may not exceed 40% lot width								
<b>Minimum Structural Setbacks</b>								
Principal	100'	100'	75-300' <sup>1</sup>	50-150' <sup>1</sup>				
Accessory	100'	100'	75-300' <sup>1</sup>	50-150' <sup>1</sup>				
Shoreland Accessory Structure > 800 sq. ft.	100'	100'	125-300' <sup>1</sup>	50-150' <sup>1</sup>				
Water-Oriented Structure	Requirements Vary							
Maximum Lot Coverage								2%
Minimum Road Frontage	Not Required							
Minimum Shoreline Frontage	Same as "Minimum Lot Width"							
<b>Road Setbacks</b>	Road Centerline		Right-of-Way					
Principal & Major Arterials	110'		35'					
Major Collectors	85'		35'					
Minor Collectors & Local	68' <sup>2</sup>		35' <sup>2</sup>					
					Use Whichever Distance is Greater (see sketch)			

\* If domesticated animal standards are exceeded.

<sup>1</sup> 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.

<sup>2</sup> 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.

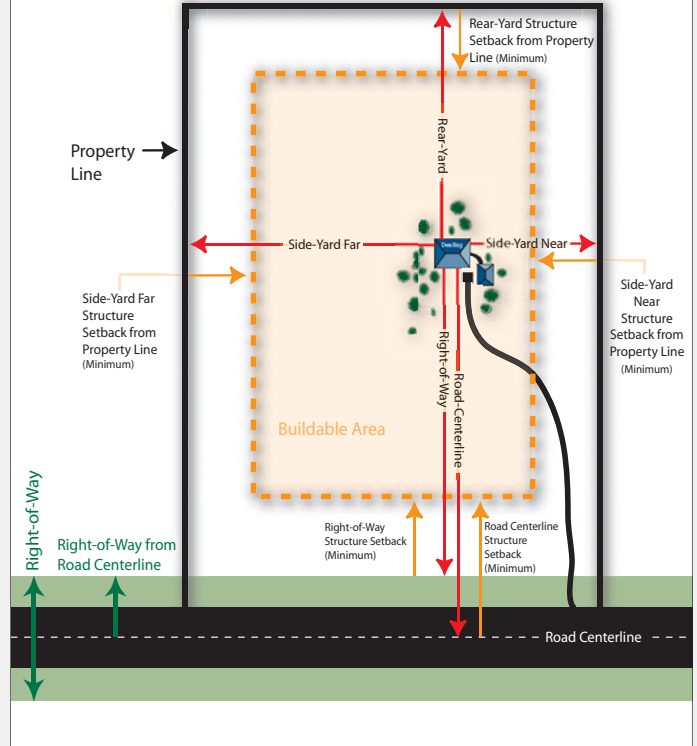
**Road Centerline:** The distance from the center of the road to a specified distance.

**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](http://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](http://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 1<sup>st</sup> and September 15<sup>th</sup>. 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

### Duluth Office

100 Missabe Building  
 227 West First Street  
 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](http://www.stlouiscountymn.gov)

E-mail questions: [planninginfo@stlouiscountymn.gov](mailto:planninginfo@stlouiscountymn.gov)  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)

