

## DRAFT Future Land Use Categories

### St. Louis County Comprehensive Land Use Plan Update

<p><b>Forest and Agriculture (FA)</b></p> 	<p><b>CLEAR</b></p> <p>Areas intended primarily for forest and/or agriculture uses are shown as white/clear on the land use plan. This land use primarily consists of forest harvest management and the raising of crops or livestock, as well as farm dwellings. In some cases, they consist of natural areas that is not being farmed or actively managed. Areas designated as Forest and Agriculture on the land use plan include areas not intended for future rural or urban development. The Forest and Agriculture land use category takes up the majority of the county's unincorporated land area. Lot sizes are typically larger than 40 acres.</p>
<p><b>Crossroads Commercial (CC)</b></p> 	<p>The Crossroads Commercial land use category is intended to serve the commercial needs of local residents and the traveling public. The major goal for this land use classification is to direct new commercial development to existing commercial nodes and currently undeveloped areas with adequate highway access. Typical uses include retail sales, restaurants, service stations, personal storage, and customer service-related uses. For example, the intersection of US Highway 53 and County Road 16 is a node designated Crossroads Commercial that includes existing commercial development that could be augmented in adjacent areas to take advantage of the high-volume intersection.</p>

## Lakeshore Development Areas (LDA)



Rural development consisting of infill, new development, or redevelopment of existing residential, commercial, or mixed-use areas. This category recognizes the ability of existing recreational or tourist facilities to grow and for new complimentary uses to be developed. These areas are important to the ability to live and work in rural portions of the county, given the economic goal to promote tourist services as a way to supplement existing county economic drivers and for the county to attract outside investment. The scale and intensity of Lakeshore Development Areas is to be distinguished from uses requiring approval as planned resorts. This category may include uses of the size, scale, and intensity consistent with the county's developed lakeshore areas, primarily characterized by uses such as:

- Single family residential
- Convenience grocery and fuel service
- Roadside restaurant
- Small scale tourist service specialty shops such as fishing, hunting, mountain biking, etc.
- Bed and breakfast facilities
- Motels
- Lakeshore related tourist service

Instrumental to Lakeshore Development Areas is the flexibility necessary to allow for the evolving and eclectic nature of the rural economy. This includes allowances for home occupations and isolated small businesses that are essential to the ability to live and work in rural areas.

### **Rural Communities (RC)**



The Rural Communities land use category includes existing unincorporated residential clusters of development, existing platted areas where some lots have been developed, or older unincorporated communities without community water and sewer systems. These areas are not focused along a lakeshore, as is the case with Lakeshore Development Areas. Primary uses within this designation include the following:

- Single family residential
- Convenience grocery and fuel service
- Roadside restaurant
- Motels
- Local community facilities (schools, parks, etc.)

This designated allows an alternative to lakeshore living that may be a more affordable option for the younger population, especially families.

### **Industrial (I)**



Industrial is shown as purple on the future land use plan. This designation consists of actively mined lands, ancillary operations to mining (such as actively used slag piles), and industrial businesses that may or may not support mining operations. This designation prohibits less intense uses such as retail sales and service, restaurants, and so forth that would be incompatible in an environment with heavy industrial land uses. Limited office use may be acceptable (for example, corporate offices in conjunction with a mining or trucking operation).

### Community Growth (CG)



Areas of Community Growth provide a preferred area for the expansion of communities that have a reasonable potential to grow in the next 20 years and beyond. This growth is strongly encouraged to be sewered when adjacent community development is already sewered. This land use category is intended for both incorporated and unincorporated communities. The intent of this land use category is to help communities guide future growth that would be most advantageous given environmental constraints, and various development opportunities (such as road access or proximity to existing development). Development within Community Growth areas is to be determined by local or county zoning, depending on the responsible jurisdiction. When Community Growth areas are developed on the fringe of an incorporated city, it is expected that the area will be annexed by that city.

### Natural Areas (NA)



This land use category is intended to protect areas of St. Louis County that are unsuitable for intensive development due to existing environmental constraints, such as wetlands, steep slopes, flooding, inadequate drainage, significant wildlife habitat areas, or other features likely to be harmful to the community if development is not properly managed in these areas. Limited agricultural use and outdoor recreational activities are expected within this land use category. Natural environment lakes, as defined by Minnesota DNR, are included in this category.