

Sec. 158.110. Institutional Zoning District (I).

- (A) **Purpose.** The purpose of the institutional zoning district (I) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of uses of an institutional nature to serve the residents of the City; to designate those uses and services deemed appropriate and proper for location and development within that development within said zoning district; and to establish development standards and provisions as are appropriate to ensure proper development and functioning of uses within that zoning district.
- (B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:
- (1) Cemetery, including mausoleum.
 - (2) Enclosed assembly area, with an alcoholic beverage license for sales of alcoholic beverages to members and guests in accordance with chapter 110.
 - (3) Enclosed assembly area, without an alcoholic beverage license for sales of alcoholic beverages to members and guests in accordance with chapter 110.
 - (4) Park or playground, or other public recreation.
 - (5) School (public, private or parochial, kindergarten (including VPK) and grades 1 through 12).
 - (6) Assisted living facility as set forth in Section 158.224.
 - (7) Nursing or convalescent home.
 - (8) Publicly-owned or operated building or use.
 - (9) Group care home, as set forth in section 158.224.
 - (10) Community Residential Home, as set forth in section 158.224.
 - (11) Funeral homes, with or without a crematory.
- (C) **Special Exception Uses.** The following uses may be permitted only following the review and specific approval thereof by the City Council:
- (1) College, technical, or vocational school, including dormitories.
 - (2) Hospital and free standing emergency department.
 - (3) Public utility facility, including water pumping plant, reservoir, electrical substation, sewage treatment plant, and wireless communication antennas and towers, as set forth in section 158.213.
 - (4) Publicly-owned or operated building or use with drive-through service.
- (D) **Accessory Uses.** As set forth in section 158.217. A caretaker's office or residence shall be considered to be an accessory use within this district.
- (E) **Minimum Lot Requirements.** Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet, provided that properties located within conversion areas as defined by this chapter shall meet the requirements contained within the "City of Port St. Lucie Land Use Conversion Manual." More than one (1) permitted or special exception use may be located upon the lot as part of a totally designated development to be maintained under single ownership.
- (F) **Maximum Building Coverage.** Thirty (30%) percent; provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.
- (G) **Maximum Building Height.** Thirty-five (35) feet, except for the ROI (residential, office and institutional) conversion area as identified in the "City of Port St. Lucie Land Use Conversion Manual," lying between

Airosa Boulevard and U.S. #1 where the maximum building height shall be one (1) story. The maximum building height may be increased to 65 feet for publicly owned or operated buildings or uses.

(H) **Minimum Living Area.** Caretaker's residence: Six hundred (600) square feet.

(I) **Yard Requirements and Landscaping.**

- (1) Front Yard. Each lot shall have a front yard with a building setback line of twenty-five (25) feet.
- (2) Side Yard. Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be maintained adjacent to any residential future land use category or to a public right-of-way.
- (3) Rear Yard. Each lot shall have a rear yard with a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential future land use category or a public right-of-way.
- (4) Landscaping Requirements. Landscaping and buffering requirements are subject to Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier.

(J) **Off-Street Parking and Service Requirements.** As set forth in section 158.221.

(K) **Site Plan Review.** All permitted and special exception uses shall be subject to the provisions of sections 158.235 through 158.245.

(Ord. No. 98-84, § 1, 3-22-99; Am. Ord. 03-31, § 1(Exh. A), 3-10-03; Am. Ord. 11-79, § 1(Exh. A), 11-14-11; Ord. No. 15-85, § 1, 12-7-15; Ord. No. 17-16, § 2, 3-13-17; Ord. No. 19-13, § 1(Exh. A), 3-11-19; Ord. No. 20-25, § 2, 5-11-20; Ord. No. 25-06, § 2(Exh. C), 1-27-25; Ord. No. 25-24, § 2(Exh. B), 5-12-25)