

**Sec. 158.135. Warehouse Industrial Zoning District (WI).**

- (A) **Purpose.** The purpose of the warehouse industrial zoning district (WI) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of warehousing, wholesale trade and limited industrial activities of light intensity; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district.
- (B) **Permitted Principal Uses and Structures.**
- (1) The following principal uses and structures are permitted provided that all businesses, services, manufacturing or processing of materials are confined within a fully-enclosed building with no exterior emission of odors, fumes, dust, smoke, vibration, waste liquids, or other substances that would adversely affect surrounding businesses and properties.
- a. Cabinet making, carpentry shop or other trade shop.
  - b. Food processing facility.
  - c. Cold storage warehouse and pre-cooling plant.
  - d. Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials.
  - e. Public or semi-public facility or use.
  - f. Warehousing, provided that no more than thirty (30) percent of each building be devoted to office or retail space associated with the warehouse use and not as a separate unrelated business.
  - g. Television and broadcasting station.
  - h. Repair and maintenance of vehicles and equipment. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan and does not reduce the required number of parking spaces for the building.
  - i. Commercial laundry facility and linen supply.
  - j. Analytical laboratory.
  - k. Wholesale trade, provided that no more than fifty (50) percent of the total floor area is devoted to the display of goods and materials or office space, including the wholesale trade of alcoholic beverages.
  - l. Furniture sales.
  - m. Enclosed assembly area 3,000 square feet or less, with an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.
  - n. Retail and business services primarily intended to serve the industrial facilities.
  - o. One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
  - p. Commercial driving school.
  - q. Fine arts studio.
  - r. Music recording studios.

- s. Microbrewery.
  - t. Virtual auto sales in accordance with Section 158.212.
  - u. Craft Distillery
- (2) The following principal uses which need not be fully enclosed in a building or structure are permitted.
- a. Public utility facility, including water pumping plant, reservoir, and electrical substation.
  - b. Equipment rental business provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of said fence or wall.
  - c. Warehousing, open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of said fence or wall.
  - d. Building material sales and/or lumber yard.
  - e. Self-service storage facility in accordance with 158.227.
- (C) **Special Exception Uses.** The following uses may be permitted following the review and specific approval thereof of the City Council:
- (1) Recreational vehicle park.
  - (2) Disposal and recycling facility for construction and demolition debris, provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of six (6) feet with no material placed so as to exceed the height of the fence or wall; minimum area required, ten (10) acres.
  - (3) Indoor shooting facility.
  - (4) Wireless communication antennas and towers, as set forth in section 158.213.
  - (5) Enclosed assembly area over 3,000 square feet, with an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.
  - (6) Enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.
  - (7) Secondary metals recycler in accordance with Chapter 117.
- (D) **Accessory Uses.** As set forth within section 158.217
- (E) **Minimum Lot Requirements.** Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet. More than one (1) permitted or special exception use may be located upon the lot as part of a totally-designed development. 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.
- (F) **Maximum Building Coverage.** Fifty (50%) 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 transmission and broadcast towers.
- (H) **Minimum Living Area.** Mobile home or apartment: Six hundred (600) square feet.
- (I) **Setback Requirements and Landscaping.**
- (1) **Front Setback.** Each lot shall have a front yard with a building setback line of twenty-five (25) feet.

- (2) **Side Setback.** 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 street right-of-way.
- (3) **Rear Setback.** 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 maintained adjacent to any residential future land use category or to 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.

All open storage areas shall be screened from view from public rights-of-way and residentially zoned property. Said screening shall be an opaque fence or wall at least eight (8) feet tall, with no material placed so as to exceed the height of said fence or wall.

- (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 section 158.235 through 158.245.