

Sec. 158.136. Industrial Zoning District (IN).

(A) **Purpose.** The purpose of the industrial zoning district (IN) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of industrial activities; 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. This district incorporates most of those uses formerly designated heavy industrial (HI), flexible industrial (FI), and light industrial (LI).

(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:
 - a. Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials.
 - b. Research and development facility.
 - c. Public or semi-public facility or use.
 - d. Television broadcasting station and telephone call centers.
 - e. Analytical laboratory.
 - f. Warehouse.
 - g. Wholesale trade and distribution.
 - h. Office space as needed in conjunction with a use listed above.
 - i. Retail and business services primarily intended to serve the industrial facilities.
 - j. Adult entertainment. The applicant must demonstrate consistency with the provisions and conditions of all other pertinent City Code of Ordinances which regulate this use.
 - k. Facility-based youth day treatment program.
 - l. Commercial laundry facilities and linen supply.
 - m. Microbrewery.
 - n. 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. (Doors, including garage doors, may be open during operating hours.
 - o. Medical Marijuana Dispensing Organizations.
 - p. 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. Warehousing, open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to exceed the height of said fence or wall.

- c. Equipment rental business provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to exceed the height of said fence or wall.
 - d. Self-service storage facilities in accordance with Section 158.227.
- (C) **Special Exception Uses.** The following uses may be permitted following the review and specific approval by the City Council and serve to implement heavy industrial land uses as contemplated in the Comprehensive Plan:
- (1) Mobile home or apartment for use by custodian or night watchman.
 - (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 eight (8) feet with no material placed so as to exceed the height of the fence or wall; minimum area required, ten (10) acres.
 - (3) Wireless communication antennas and towers, as set forth in section 158.213.
 - (4) Recreational vehicle park.
 - (5) Airport or landing field.
 - (6) Commercial driving school.
 - (7) Kennel (enclosed), with outdoor runs.
 - (8) Other heavy industrial development not listed above but that are considered to have high intensity use with potential impact on surrounding land uses and to be located within heavy industrial land use districts.
 - (9) Billboards as allowed under 155.08(N).
 - (10) Solar generation station subject to the requirements of 158.230.
 - (11) Secondary metals recycler in accordance with Chapter 117.
 - (12) Cat cafes in accordance with Section 158.235.
- (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 sixty (160) feet. More than one (1) permitted or special exception use may be located upon the lot as part of a totally-designed development to be maintained under single ownership. Properties located within conversion areas as defined by this chapter shall meet the requirements 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 right-of-way.

(3) **Rear Setback.** Each lot shall have a rear yard with a building setback line of twenty-five (25) feet from any residential future land use, ten (10) feet from any other land use.

(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 be visible beyond 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 sections 158.235 and 158.245.