

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.
- 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. Mini-warehousing;
 - f. Public facility or use;
 - g. 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;
 - h. Television and broadcasting station;
 - i. Repair and maintenance of vehicles and equipment;
 - j. Semi-public facility;
 - k. Analytical laboratory;
 - l. 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;
 - m. Furniture sales;
 - n. Building material sales and/or lumber yard;
- (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;
 - 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.
- (C) **Special Exception Uses.** The following uses may be permitted following the review and specific approval thereof of the City Council:
- (1) Mobile home or apartment for use by custodian or night watchman;
 - (2) Commercial driving school;
 - (3) Gymnastic or other sports or recreation instruction school;
 - (4) Fine arts studio;
 - (5) Music recording studios;
 - (6) Recreational vehicle park;
 - (7) 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;
 - (8) Indoor shooting facility.
 - (9) Wireless communication antennas and towers, as set forth in section 158.213
- (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. Exceptions to height limits in this district may be considered through the variance application process.

(H) **Minimum Living Area.** Mobile home or apartment: Six hundred (600) square feet.

(I) **Setback Requirements and Buffering.**

(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 zoning district or use 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, provided that no setback is required from a railroad right-of-way. A building setback line of twenty-five (25) feet shall be maintained adjacent to any residential zoning district or use or to a public street right-of-way.

(4) **Buffering.** All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with the landscaping requirements of subsection 153.04(g).

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.** Warehouses developed under this zoning category may use 1:500 parking calculations provided that the site is used solely for storage purposes. Additional uses such as wholesale trade, retail sales, or office use warehouses shall use other parking calculations as set forth in section 155.221.

(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; Ord. No. 08-76, 9-8-08; Ord. No. 09-92, § 1, 12-21-09)