

Sec. 158.126. Service Commercial Zoning District (CS).

(A) Purpose. The purpose of the service commercial zoning district (CS) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of commercial service facilities to fulfill the general City-wide need for said facilities; 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. 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:

- (1) Any use allowed in the (CG) general commercial district;
- (2) Automotive, boat or truck repair;
- (3) Bakery;
- (4) Building material sales;
- (5) Cabinet shop;
- (6) Contractor's shop;
- (7) Laundry or dry-cleaning establishment;
- (8) Sign company;
- (9) Semi-public facility or use;
- (10) Trade shop (roofing, plumbing, electrical, and the like);
- (11) Wholesale establishment;
- (12) Food processing facility;
- (13) Manufacturing and assembly and associated warehousing, storing, processing, and packaging of goods and materials;
- (14) Public facility or use;
- (15) Television and broadcasting station;
- (16) Analytical laboratory;
- (17) Equipment rental business.

(C) Principal uses. The following principal uses which need not be fully enclosed in a building or structure are permitted, 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 be visible beyond the height of the fence or wall:

- (1) Public facility or use;
- (2) Public utility facility, including water pumping plant, reservoir, electrical substation, and sewage treatment plant;
- (3) Automotive, boat or truck, sales;
- (4) Lumber yard;
- (5) Material or vehicle storage yard;
- (6) Contractor's storage yard;
- (7) Mobile home sales or storage;
- (8) 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 be visible beyond the height of the fence or wall;
- (9) Warehousing, and mini warehouses, provided that all open storage areas shall be screened from view from public rights-of-way and residentially zoned property and 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, except for sales lots of new or used automobiles, trucks or new machinery or equipment (Refer to subsection 158.126(K) for parking requirements).

(D) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

- (1) Apartment-type living quarters for the owner or manager of a business, and his immediate family, when such use is incidental to and designed as an integral part of the principal structure; provided, however, that only one (1) such residence may be approved for each business and required land area;
- (2) Kennel, with outdoor runs;
- (3) Church or other place of worship;
- (4) Wireless communication antennas and towers, as set forth in section 158.213;

- (5) Commercial driving school;
 - (6) Gymnastic school;
 - (7) Recreational vehicle park;
 - (8) 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;
 - (9) Indoor shooting facility;
 - (10) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.
- (E) Accessory Uses. As set forth within section 158.217.
- (F) 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 permitted 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 contained within the City of Port St. Lucie Land Use Conversion Manual.
- (G) Maximum Building Coverage. Forty (40%) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.
- (H) Maximum Building Height. Thirty-five (35) feet. Exception to height limits in this district may be considered through the variance application process.
- (I) Minimum Building Size and Minimum Living Area. Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet. For automobile service stations: nine hundred (900) square feet. Apartment-type unit: Six hundred (600) square feet.
- (J) 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 required when it adjoins a residential use or a public right-of-way;
 - (3) Rear Setback. Each lot shall have a rear yard with a building setback line of twenty (20) feet. A building rear setback line of twenty-five (25) feet shall be required when it abuts a residential use or public 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 provisions of subsection 153.04(G).
- (K) Off-Street Parking and Service Requirements. All development under this zoning district shall use at a minimum 1:300 parking calculations. If retail or office uses are proposed the parking shall be calculated at 1:200.
- (L) 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. 06-81, § 1, 8-14-06; Ord. No. 08-76, § 1, 9-8-08)
Secs. 158.127--158.134. Reserved.