

## 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, except where noted, with no exterior emission of odors, fumes, dust smoke, vibration, waste liquids, or other substances:
- (1) Any permitted use in the (CG) general commercial district; unless specifically listed in the following subsection D, special exception uses.
  - (2) 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.
  - (3) Building material sales.
  - (4) Cabinet shop.
  - (5) Contractor's shop.
  - (6) Commercial laundry facility and linen supply and dry-cleaning establishment.
  - (7) Sign company.
  - (8) Public facility or semi-public facility or use.
  - (9) Trade shop (roofing, plumbing, electrical, and the like).
  - (10) Wholesale establishment.
  - (11) Food processing facility.
  - (12) Manufacturing and assembly and associated warehousing, storing, processing, and packaging of goods and materials.
  - (13) Television and broadcasting station.
  - (14) Analytical laboratory.
  - (15) 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.
  - (16) Enclosed assembly area 3,000 square feet or less, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.
  - (17) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
  - (18) Kennel, enclosed.
- (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, except as noted:

- (1) Public or semi-public facility use.
  - (2) Public utility facility, including water pumping plant, reservoir, electrical substation, and sewage treatment plant.
  - (3) Automobile, truck, boat, and/or farm equipment sales. No storage or display of vehicles shall be permitted outside the required opaque fence unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.
  - (4) Lumber yard.
  - (5) Material or vehicle storage yard.
  - (6) Contractor's storage yard.
  - (7) Mobile home sales or storage. No storage of vehicles permitted outside of the required opaque fence unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.
  - (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 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.
  - (10) Equipment rental business.
  - (11) Self-service storage facilities in accordance with Section 158.227.
- (D) **Special Exception Uses.** The following uses may be permitted only following the review and specific approval thereof by the City Council:
- (1) Kennel (enclosed), with outdoor runs.
  - (2) 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.
  - (3) 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.
  - (4) Wireless communication antennas and towers, as set forth in section 158.213.
  - (5) Commercial driving school.
  - (6) [Reserved.]
  - (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.
  - (11) Bars, lounges and night clubs.
  - (12) Car wash (full or self-service).
  - (13) Schools (public, private or parochial) or technical or vocational schools.
  - (14) Automobile fuel services.
  - (15) Retail convenience stores with or without fuel service station.
  - (16) Secondary metals recycler in accordance with Chapter 117
  - (17) Medical Marijuana Dispensing Facilities.
  - (18) Pharmacy.
- (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.
- (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 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 required when it adjoins a residential future land use category or a public right-of-way.
  - (3) **Rear Setback.** Each lot shall have a rear yard with a building setback line of ten (10) feet. A building rear setback line of twenty-five (25) feet shall be required when it abuts a residential future land use category or 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.
- (K) **Off-Street Parking and Service Requirements.** As set forth in section 158.221.
- (L) **Site Plan Review.** All permitted and special exception uses shall be subject to the provisions of section 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; Ord. No. 10-33, § 1, 6-14-10; Ord. No. 11-79, § 1(Exh. A), 11-14-11; Ord. No. 15-85, § 1, 12-7-15; Ord. No. 17-48, § 4, 8-14-17; Ord. No. 18-12, § 2, 2-26-18; Ord. No. 20-25, § 2, 5-11-20; Ord. No. 25-06, § 2(Exh. C), 1-27-25)

