

ZONING INTERPRETATION RECORD

Subject of Interpretation:

Requirements for Manufacturing Facility within the LI District

Zoning Ordinance Section Number:

11-86-5

Title of Section:

Employment and Industrial Use Classifications

Cause for Interpretation:

The applicant wanted to determine the land use classification for wholesale and supply store of specialty wax products, which is proposed to be located at a certain location. The facility would be used for the manufacturing, warehousing and distribution of wax-based products, including candle waxes, various industrial wax products, and paraffin wax. Based on the web-site provided by the applicant, their company also produces chemical additives that may assist in the manufacturing of products produced by other companies.

Interpretation:

Such a land use would be classified under the Mesa Zoning Ordinance as a limited manufacturing facility, which is defined as follows:

Manufacturing, Limited. *Establishments engaged in light industrial activities taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. This classification includes operations such as manufacturing finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; mobile home manufacturing; monument works; printing, engraving and publishing; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services.*

The site that was indicated by the applicant is located within the LI (Limited Industrial) Zoning District. This district allows Limited Manufacturing activities, provided all manufacturing processes take place within a fully enclosed building, and any storage of materials used would be restricted to enclosed buildings, or to the rear one-half of the lot. Such a facility would also be required to meet development standards for an industrial or employment-based land use, including landscape buffers, on-site parking, and all standards associated with the City of Mesa building code and on-site engineering requirements. Provided all these conditions have been met, the manufacture of wax and wax-related products would be considered an allowed land use in the LI zoning district.