## ZONING INTERPRETATION RECORD

### Subject of Interpretation:

| Requirements for Secondary processing of meat and seafood in the LI and GI Districts |

### Zoning Ordinance Section Number:

| 11-6-2 |

### Title of Section:

| Land Use Regulations |

### Cause for Interpretation:

The applicant, owner of a seafood company, has shown interest in a site located in Mesa that is currently zoned LI-Light Industrial and GI-General Industrial. Because of this interest, they have also asked about the minimum zoning related requirements. The company intends to ship meat and seafood products that have been initially processed at off-site locations to the proposed Mesa site. From that point, the meat and seafood would be carved into individual portions, similar to what takes place at a butcher shop. The meat products being processed have already been cut into large portions at the off-site processing plant, but still needs to be portioned and trimmed before being placed in individual containers for later sale.

### Interpretation:

The Mesa Zoning Ordinance requires a Meat Slaughterhouse or a Meat Packing Plant to have an approved Council Use Permit (a type of conditional use permit authorized and approved by City Council) before beginning operations (Section 11-6-2). Given the descriptions provided by the applicant, the activities the company anticipates taking place at the proposed location in the LI and GI zoning districts does NOT rise to the level of a Meat Slaughterhouse or Meat Packing Plant. Additional processing of meat and seafood does take place, but it is no more than what may take place in a local butcher shop in terms of trimming and portioning.

Based on that description, the Zoning Administrator (ZA) agrees that additional processing of meat and seafood may take place on this site without having to process approval of a Council Use Permit. The interpretation will be that the applicant’s land use activity will be classified as a ‘limited manufacturing” that does custom butchering of meat products largely processed at off-site locations, and delivered here for portioning, trimming and packaging. All work is required to take place within a fully enclosed building. The applicant must note that retail activities, such as a grocery, may also take place in the LI and GI zoning districts, provided the retail activity does not exceed 10,000-square feet Gross Floor Area. Development of the proposed site, currently vacant, is still subject to compliance with all applicable requirements of the Mesa Zoning Ordinance.