

Attachment 13

Final Draft Plan Live/Work Regulations

Defined:

A "live/work unit" is defined as a space comprised of both living space and work area, and such that the resident of the living space is the business owner and operator of the work area.

Permitted Uses:

The nonresidential component of a live/work unit shall only be a nonresidential use allowed within the CD Downtown Commercial zone, except Offices (Business and Professional), Banks, Credit Unions, Savings & Loans, Eating and Drinking Establishments, Food and Beverage Sales, Communication Facilities, Swap Meets, Recurring Travel Services, Commercial Parking, Visitor Accommodations, all Temporary Uses, all Public and Semi-Public Uses, and similar uses as determined by the Community Development Director are not permitted.

The residential component of each live/work unit shall only be a single dwelling unit, as defined in MBMC Section 10.04.030.

Performance Standards:

- Live/work is defined as a commercial land use. CD Downtown Commercial development standards apply to live/work buildings. Open space is required for the residential component, where the minimum open space requirement is ten percent (10%) of the residential buildable floor area, but not less than 48 square feet.
- Live/work units are designed to ensure that they will function predominantly as commercial spaces with incidental residential accommodations.
- The residential and commercial space must be occupied by the same tenant, and no portion of the live/work unit may be rented or sold separately.
- The commercial component may not be converted to residential use, except as follows: The Director of Community Development may administratively approve the conversion of a minor portion of a building from commercial to residential square footage, provided all other live/work requirements are met and the integrity of the overall commercial nature of the use is maintained.
- The residential component may not be converted to commercial use, except as follows: The Director of Community Development may administratively approve the conversion of a minor portion of a building from residential to commercial square footage, provided all other live/work requirements are met and the integrity of the overall commercial nature of the use is maintained.
- All activities related to the commercial component of a live/work unit shall be conducted within an enclosed building.
- The commercial portion of the live/work use shall be open to the public as a commercial use with minimum operating hours identified through the use permit process.
- The commercial component must be located along the ground floor street front, and all buildings with approved live/work uses must meet the Private Realm Development Design Guidelines.
- The residential space within the live/work unit shall be contiguous with the working space, with direct access between the two areas.
- The residential component of a live/work space must either be above or behind the commercial component. The residential component shall not be on the ground floor street front.