Chapter 19.335

LIVE/WORK UNITS

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19.335.010 Purpose.

The purpose of regulating live/work units is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 7331 §45, 2016; Ord. 6966 §1, 2007)

19.335.020 Applicability and Permit Requirements.

Live/Work units, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions and the Downtown Specific Plan subject to the requirements contained in this Chapter. (Ord. 7331 §45, 2016; Ord. 6966 §1, 2007)

19.335.030 Site Location, Operation and Development Standards.

A. All living space within the live/work unit needs to be contiguous with, and an integral part of, the working space, with direct and internal access between the two areas.

B. Access to individual units shall be from common access areas, corridor or hallways. In locations where more than one unit is proposed within a single building, each live/work unit needs to be separated from the other units in the building.

C. At least one of the full-time workers of the live/work unit needs to reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may utilize employees in addition to residents as necessary. (Ord. 6966 §1, 2007)

D. Parking shall be based on the requirements for the residential component of the live work unit, as specified in Chapter 19.580 of the Zoning Code. (Ord. 7331 §45, 2016; Ord. 6966 §1, 2007)

19.335.040 Modifications.

Modifications to the above Site Location, Operation and Development Standards require consideration of a Minor Conditional Use Permit or will be considered in conjunction with the required Minor Conditional Use Permit, as applicable. (Ord. 7331 §45, 2016)