

18.69.220 Live/work units – Purpose.

The purpose of the live/work unit in the general [business](#) zone is to allow for a property owner, a [business](#) employee, or a [business](#) owner to occupy a residential unit as an [accessory use](#) to the [business](#) for purposes of living and working on the same [site](#), within the same [structure](#). (Ord. 2149 § 1 (Exh. 1), 2020)

18.69.230 Live/work units – Intent.

- A. Live/work units [may](#) be permitted in the GB [zone](#), using the PUD process.
- B. Live/work unit [developments](#) within the GB [zone](#) shall be viewed primarily as a commercial operation and not primarily as a residential environment in which [business](#) can also be conducted.
- C. The residential component of the live/work unit is intended to be a secondary, [accessory use](#) within the PUD.
- D. The commercial component of the live/work unit is intended to be the [primary use](#) within the PUD. Impacts to the residential component will not be alleviated to the detriment of the [business](#) component. The commercial uses in any PUD will be allowed to exist within the [zone](#) without additional regulations because of the residential component of the live/work units on the [site](#). Impacts normally associated with commercial or industrial uses, such as noise levels, vibrations, traffic, light fumes, and the general public visiting the [site](#), are anticipated in these areas.
- E. The PUD [shall](#) be designed to alleviate impacts to the residential portion of the live/work units, where feasible.
- F. Multiple live/work units located on one [site](#) are [encouraged](#). (Ord. 2149 § 1 (Exh. 1), 2020)

18.69.240 Live/work units – Regulations.

- A. The live/work unit [shall](#) be [occupied](#) by the property owner, [business](#) owner or [business](#) employee, and immediate [family](#) members.
- B. The live/work unit [may](#) be permitted as an [accessory use](#) only within the general [business](#) zone through the PUD process.
- C. One live/work unit is allowed per [business](#) on the project [site](#).
- D. The live/work unit must be [occupied](#) by the same tenants(s) identified in subsection (A) of this section, and no portion of the live/work unit [may](#) be rented, leased, or sold separately.
- E. The nonresidential component of live/work units [shall](#) be a permitted principal use in the GB [zone](#) listed in FMC [18.49.025](#), with the following exceptions:
 - 1. Similar uses on [site](#) should be consolidated to the extent practical to separate the intensity of land uses from each other.
- F. The nonresidential component as designated on the floor plan approved through the PUD process [shall](#) remain commercial and cannot be converted to residential use.
- G. The front-facing portion of the ground floor, along the [building](#) frontage, must be designed to accommodate nonresidential uses.
 - 1. The Community [Development](#) Director [may](#) permit alternative ground floor configurations in order to meet the overall design intent of specific [site](#), the GB [zone](#), and the PUD chapter.
- H. Live/work units are subject to parking provisions of FMC [18.69.210](#).

I. The live/work unit is permitted to be not greater than 3,000 square feet in area or as identified in the most recently adopted International [Building](#) Code by the [City](#). (Ord. 2149 § 1 (Exh. 1), 2020)

18.69.245 Live/work units – Review process.

A. Live/work units are processed using the Commercial PUD regulations and are not subject to residential PUD regulations.

B. The live/work units will be reviewed and conditioned through the PUD process on a case-by-case basis, based on each specific proposal. Additional conditions [may](#) apply based on the specific live/work unit scenario and the location of the proposed use in context to surrounding properties. (Ord. 2149 § 1 (Exh. 1), 2020)