

Chapter 19.335**LIVE/WORK UNITS****19.335.010 Purpose.****19.335.020 Applicability and Permit Requirements.****19.335.030 Site Location, Operation and Development Standards.****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. 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. 6966 §1, 2007)

19.335.030 Site Location, Operation and Development Standards.

- A. The Downtown Specific Plan has special requirements for ground floor frontage on Mission Inn Avenue, Main Street and University Avenue.
- B. 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.
- C. Access to individual units shall be from common access areas, corridor or hallways. In some locations, when 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.
- D. Minimum floor area requirements are established in the Downtown Specific Plan and Article V (Base Zones and Related Use and Development Provisions). In the Mixed Use Zones specifically review Section 19.120.060 (Development Standards of the Mixed Use Zones).
- E. 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)