

## Live/Work District

### Purpose

A live/work is a business conducted within a dwelling unit by occupants of the dwelling unit. A live/work is distinguished from a home occupation primarily in that a live/work use can include employees who are not residents of the home and involve a greater number of customers.

### Live/Work Standards

Development within this district shall comply with the Live/Work Unit provisions of the International Building Code.

**Live/Work Unit:** A dwelling unit or sleeping unit in which a significant portion of the space includes a nonresidential use that is operated by the tenant.

**Commercial Vehicles:** Commercial vehicles accessory to the business activity may be kept at the dwelling site provided off-street parking for the vehicles can be accommodated on site.

**Offsite Effects:** No live/work use activity shall result in offsite dust, electrical Interference, fumes, gas, glare, light, noise, odor, smoke, toxic/hazardous materials, vibration, or other hazardous or nuisances as determined by the Director of Building Development Services.

**Signage:** Signage shall be in accordance with *Section 5-1400, Signs*.

### Permitted Uses

- A. Art and craft work such as ceramics, painting, photography, sculpture, woodwork, and similar cottage industries that may involve minor use of hazardous or flammable substances as regulated by the International Building Code and the International Fire Code; or operations which generate noise, dust, or odors provided they are determined to be compatible with the surrounding land uses.

- B. Office uses by architects, attorneys, consultants, engineers, writers and owners of electronic commerce businesses, computer programming and data processing, and similar uses.
- C. One-on-one and group services such as music, art, and dance lessons, tutors, licensed counseling and massage therapy, etc.
- D. Tailoring, sewing, washing and ironing
- E. Churches and other places of worship, including parish houses and Sunday Schools, but excluding overnight shelters.
- F. Direct sale product distribution (Amway, Avon, Tupperware, etc.)
- G. Furniture refinishing/antique restoration
- H. Hair salons and day spas
- I. Mail order, not including retail sales from site.
- J. Renting sleeping rooms and serving meals to not more than two (2) persons not members of the family occupying the dwelling unit provided one (1) off-street parking space is provided for each person.
- K. Telephone answering services
- L. "Work at home" activities where employees of a business, located at another location, perform work for the business in their own residence, provided all physical contact between the business and the employee occurs at the place of business and not the residence, other than the initial installation of any equipment or other work facilities. The work activities of the employee shall conform with all other requirements of this District.
- M. Other live/work uses determined by the Administrative Review Committee to be of a similar and compatible nature to those uses described herein.
- N. Single family detached dwellings

- O. Single family semi-detached dwellings, such as patio court homes and twin houses
- P. Accessory apartments in owner-occupied single family detached dwellings, in accordance with *Section 5-2400, Accessory Apartments*.
- Q. Accessory Uses, as permitted by *Section 5-1000, Accessory Structures and Uses*.
- R. Noncommercial, not-for-profit residential neighborhood facilities, including indoor and outdoor recreational facilities, community centers, offices of property owners associations and maintenance facilities operated by a neighborhood or community organization or property owners association in accordance with the provisions of *Section 5-2700, Noncommercial Not-for-Profit Neighborhood Facilities*. (G.O. 4759, 11/10/97)
- S. Townhouses.
- T. Zero-lot-line construction, in accordance with *Section 3-3200, Zero-Lot-Line Construction*.
- U. Any use that is existing at the time this ordinance is adopted and is a permitted use within the Live/Work District can continue as a stand-alone use on the lot provided that a Conditional Use Permit is obtained for any expansion of said use.

### Conditional Uses

- A. Adaptive use of non-residential structures in accordance with *Subsection 3-3310.B.4*.
- B. Bed and breakfasts in accordance with *Subsection 3-3310.B.2*.
- C. Stand- alone non-residential use. Any of the permitted uses within this district may be permitted as a stand-alone use provided a Conditional Use Permit is approved in conformance with *Section 3-3310*.

## Use Limitations

- A. There shall be a separate platted lot of record for each single family semi-detached or townhouse dwelling unit.
- B. All uses shall operate in accordance with the noise standards contained in *Section 6-1500, Noise Standards*.
- C. No use shall emit an odor that creates a nuisance as determined by *Chapter 2A, Article X, Springfield City Code*.
- D. Refuse storage areas shall be screened from view in accordance with *Section 6-1000, Screening and Fencing*.
- E. All activities and permitted uses except for the following shall be conducted entirely within a completely enclosed building:
  - 1. Occasional outdoor sales on private property.
  - 2. Off-street parking and loading facilities.
  - 3. Outdoor eating and drinking facilities.

## Lot Size Requirements

- A. Minimum lot area:
  - 1. Single-family-detached dwelling: Five thousand (5,000) square feet.
  - 2. Each single-family-semi-detached dwelling on a separate platted lot: Three thousand seven hundred fifty (3,750) square feet.
  - 3. Each townhouse on a separate platted lot:
    - a. End lots: Four thousand (4,000) square feet
    - b. Interior lots: Three thousand (3,000) square feet
  - 4. All other uses: Seven thousand five hundred (7,500) square feet.
- B. Minimum lot width:
  - 1. Single-family detached dwellings: Forty-five (45) feet
  - 2. Townhouses:
    - a. End lots: Forty (40) feet
    - b. Interior lots with driveway in front yard: Thirty (30) feet
    - c. Interior lots without driveway in front yard: Twenty-four (24) feet.

3. Single-family-semi-detached dwelling units: Thirty (30) feet.
4. All other uses: Forty-five (45) feet.

C. Minimum lot depth: Eighty (80) feet

### Bulk and Open Space Requirements

A. Maximum structure height:

Thirty-five (35) feet or two-and-one-half (2 ½) stories above the finished street grade.

B. Minimum yard requirements:

1. Front yard: Fifteen (15) feet. The front yard setback maybe reduced below the minimum required if a conditional use permit is approved in accordance with *Section 3-3300, Conditional Use Permits*, or an approved preliminary plat in accordance with the *City's Subdivision Regulations*.
2. Side yard: None.
3. Rear yard: Ten (10) feet

C. Maximum building coverage (including accessory buildings): Ninety (90) percent

D. Minimum Open Space: Not less than ten (10) percent of the total lot area shall be dedicated to open space including required yards and bufferyards unless modified in accordance with *Subsection 6-1215*. Open space shall not include areas covered by buildings, structures, parking areas, driveways and internal streets. Open space shall contain living ground cover and other landscaping materials.

E. Maximum Impervious Area: The combined area occuppies by all main and accessory buildings or structures, parking areas, driveways and any other surfaces which reduce and prevent absorption of storm water shall not exceed ninety (90) percent of the total lot area unless modified in accordance with *Subsection 6-1215*.

## Design Requirements

- A. A site plan meeting the requirements of *Section 3-3000, Site Plan Review*, shall be submitted and approved for three or more townhouse dwelling units, live/work uses and all non-residential uses.
- B. A plot plan meeting the requirements of *Subsection 3-1103* shall be submitted and approved for all single-family-detached and single-family-semi-detached dwellings.
- C. A landscaping plan meeting the requirements of *6-1300, Off-Street Parking and Loading Area Design Standards* shall be submitted and approved for structures containing three or more townhouse dwelling units, live/work uses and all non-residential uses.
- D. Storage of maintenance or other equipment incidental to any permitted or conditional use except a single-family-detached and single-family-semi-detached dwellings shall be screened from view in accordance with the provisions of *Section 6-1000, Screening and Fencing*.
- E. The maximum length of any cluster of townhouse dwelling units shall not exceed six (6) units, or two hundred (200) linear feet.
- F. Facades that face streets or connecting pedestrian frontage that are greater than twenty-five (25) feet in length shall be subdivided and proportioned using at least one or more of the following features: windows, entrances, arcades, arbors, awnings (over windows and doors), changes in color or materials, distributed along the façade at least once every twenty-five (25) feet. Site plan elevations of the building shall be approved by the Administrative Review Committee.
- G. All off-street parking lots for permitted live/work uses and non-residential uses shall be screened from all residential uses in residential districts in accordance with the provisions of *Section 6-1000, Screening and Fencing*.
- H. Required front yards shall be landscaped with grass, ground cover, plants, shrubs, or trees. Decorative landscaping materials such as rock, bark and mulch are also permitted. Impervious surfaces required in front yards shall be minimized and, unless otherwise meeting the provisions of *Subsection 6-1302*, shall be limited to driveways leading to off-street parking areas located outside

the required front yard and walkways necessary for access to structures on the property. Circular driveways are permitted if sufficient frontage is available and if approved by the Traffic Engineer. (G.O.5355, 03/15/04)

- I. Accessory buildings and structures shall meet the requirements of *Section 5-1000, Accessory Structures and Uses*. (G.O. 5425, 11/15/04)

Bufferyard Requirements

None

Parking Requirements

There shall be at least one (1) off-street parking space for each dwelling unit.