

Live-Work Exercise

In the DRMU zone, there is a vacant building that has a kitchen, two-bedroom size rooms, a bathroom, large room with two entry doors from outside, a back porch, a large wrap around front porch and an unfinished concrete floor basement. It is for sale and will need a change of use from manufacturing/retail, to become a live/work use. People who are interested in purchasing the structure, call the City Staff to ask if their work arrangement would be an acceptable change of use. The person who purchases this building will resident and will work in the building.

Use 17.16 Zoning Tables and notes Page 16-10 to 16-18

17.04 has the following definitions that might be useful:

DAY CARE FACILITY: Any facility other than a family child care center that provides day care to children. This term applies to the total day care operation. It includes the physical setting, equipment, staff, provider, program, and care of children. See ORS 657A for certification requirements.

DWELLING UNIT: Any building, or any portion thereof, that contains 1 or more habitable rooms which are occupied or intended to be occupied by 1 family with facilities for living, sleeping, sanitation, cooking, and eating.

FAMILY CHILD CARE CENTER: Facilities that provide care and supervision for not more than 12 children in the operator's home. See ORS 657A for certification requirements.

HOME OCCUPATION: A commercial activity carried on by the resident of a dwelling as a secondary use. This definition may include such occupations or practices which shall be conveniently, unobtrusively, and inoffensively pursued exclusively within a dwelling and/or exclusively within an accessory building.

LIVE-WORK UNIT: a structure or portion of a structure:

1. That combines a commercial or manufacturing activity allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner's employee, and that person's household; and
2. Where the resident owner or employee of the business is responsible for the commercial or manufacturing activity performed. (Added Ord. 998, August 31, 2016)

Point to Ponder 1: If a type of business is permitted in the DRMU, is it therefore permitted to be the work part of a live-work unit? (turn the page when you have answered this as a group)

After reviewing the code, please read the following scenarios. Circle an answer to the question:
Is this an acceptable change of use to a live/work building?

Scenario 1: The resident will use one of the bedrooms as a place to make Etsy products, store them in the basement and sell them online.

YES NO

Would this be allowed in a commercial only building

Scenario 2: The resident will use of one of the bedrooms to tie fishing flies and sell them online.

YES NO NEED MORE INFORMATION _____

Scenario 3: The resident will use of a bedroom as an office for business administration. The public will not come into the building. This is a secondary office; main office is in Seattle.

YES NO NEED MORE INFORMATION _____

Scenario 4: The resident will use the kitchen to make soap, store it in the basement and sell at the farmers market in downtown Stayton.

YES NO NEED MORE INFORMATION _____

Scenario 5: The resident will use of the basement to store a Multi-Level Marketing products (i.e. Avon, Tupperware, Amway, Xyngular,) and have home parties for clients, and manage down-tier sellers.

YES NO NEED MORE INFORMATION _____

Scenario 6: The resident will use the office for a home occupation.

YES NO NEED MORE INFORMATION _____

Scenario 7: The resident will use the second bedroom as an Air-BNB and no one else will reside in the bedroom during vacancies.

YES NO NEED MORE INFORMATION _____

Scenario 8: The resident will reside in the house and put a food truck on the cement pad at the property line.

YES NO NEED MORE INFORMATION _____

Scenario 9: The resident will reside in the house and have a bike rental station on the cement pad. Bike rentals are controlled by a phone app. Business administration will performed online as well.

YES NO NEED MORE INFORMATION _____

Scenario 10: The resident is a licensed massage therapist and will use the second bedroom as a massage therapy room.

YES NO NEED MORE INFORMATION _____

Scenario 11: The resident is a home health care nurse and goes to other people's houses to work, but will do business administration here.

YES NO NEED MORE INFORMATION _____

Scenario 12: A young family with one child, will be certified to take care of two small children in the home for pay.

YES NO NEED MORE INFORMATION _____

Scenario 13: The resident will use the bedroom for an office for accounting on Mon., Wed., and Fri.; the main office is in Stayton.

YES NO NEED MORE INFORMATION _____

Scenario 14: The resident will use the bedroom for satanical rituals and invite anyone and everyone to participate in worship services on all Friday the 13th days and Halloween.

YES NO NEED MORE INFORMATION _____

Scenario 15: The resident is an uber driver and will park their car on the cement pad and use the bedroom as an office for business administration.

YES NO NEED MORE INFORMATION _____