

LIVE/WORK FAQ

WHAT ARE LIVE/WORK UNITS?

Live/work townhomes are specialized properties built within mixed-use zoning. They are the next generation of townhome living made possible by recent code changes in Seattle. Live/work is a hybrid - a means of providing both functional living and working spaces within the same unit. They are designed to be flexible with respect to your individual living and working needs. The layout includes:

- A ground-floor “flex space” for office, retail, or hobby use
- A second floor “entertainment” level with an open concept floorplan and kitchen
- A third floor “living” level with bedrooms and bathrooms

ADDITIONAL FEATURES AND BENEFITS:

- There are separate outside entrances to both the living and working spaces in the front of the units making it possible to enter and exit each space independently
- Inside, the ground floor workspace has a door to the upstairs living space. This allows privacy between living and working spaces or privacy between employees and clients
- Separate spaces enable you to rent-out an unused portion for extra income (Confirm with HOA)

WHY DO RESIDENTS WANT LIVE/WORK?

- To avoid the stress of long commutes
- To combat rising office rents
- For an eco-friendly alternative
- To create and to be a part of a professional working community

WHAT TYPES OF BUSINESSES ARE ALLOWED?

Live/work townhomes are built in mixed use zoning, so any business allowed in the specific zone is allowed in the live/work unit. However, we restrict certain types of businesses that are not appropriate for these communities – mainly businesses that would produce too much noise and odor or sell certain types of products and services incompatible with the development. There are no restrictions to the number of employees or hours of operation but businesses are not allowed to produce noise, odors, etc. That would cause a nuisance to the other residents. (Confirm with HOA)