

## Section 16.30.030 - Artist Enclave



Existing Artist Live-Work Studios

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### 16.30.030.1 Purpose

This overlay district permits enclaves whereby artists may live, create work and market their art or crafts. These enclaves provide cultural opportunities for the City, and contain a mix of uses with residences, small galleries, receptions, and classes. Regulations are established in order to promote and achieve optimal conditions for artist functions, while maintaining adequate protection from obnoxious pollutants for the adjacent properties.

### 16.30.030.2 Establishment of District

**16.30.030.2.1** The “AE” overlay district may be applied to any Neighborhood, Corridor or Industrial zoning district.

**16.30.030.2.2** The structures and uses in an “AE” overlay district shall comply with this Section and any regulations of the zoning district that are not inconsistent with this Section. Request for adoption of an AE overlay district shall follow the application and procedures for either a zoning or future land use map amendment. In addition to all other requirements, the applicant shall submit a written petition for approval of the district from the owners of at least two-thirds of the properties in the proposed district.

**16.30.030.3 Dimensional Regulations**

New buildings shall be regulated by the dimensional regulations of the underlying zoning district. Buildings that are legally nonconforming may be used for any use allowed in the underlying zoning district or this section.

**16.30.030.4 Permitted Uses****16.30.030.4.1 Permitted Principal Uses**

In addition to the uses permitted in the underlying zoning district, the following uses are permitted:

1. Live/work studios for artists who have a current business tax receipt from the City. At least 400 square feet shall be used exclusively for living purposes.
2. Artist lofts.
3. Artist galleries
4. Retail sales of goods and services related primarily to art and the creation of art, including, but not limited to art galleries, art supply stores, and framing shops.

**16.30.030.4.2 Permitted Accessory Uses**

Additional permitted accessory uses are:

1. An art gallery, within an artist's live/work space or artist loft, for the exhibition and sale of work created by non-resident artists, limited to not more than one-third of the square footage of the building.
2. Art or craft classes. Art or craft classes are permitted, if:
  - a. Classes are held not more than two days a week for a period not to exceed three hours per day.
  - b. Classes are purely incidental to the uses of the property and not more than 15 persons are permitted to attend each class.
  - c. Classes involve only the use of those tools and equipment applicable to production of the art or craft artifacts.
  - d. All classes are held on the first floor of the building.
3. Outdoor sales and display of completed works made on the premises.

**16.30.030.5 Production Techniques**

Production techniques are subject to the following:

1. Kilns. In those production techniques which use a kiln, the total volume of kiln space shall not exceed twenty-four (24) cubic feet and no individual kiln shall exceed eight (8) cubic feet. Kilns may be located outside. Outside kilns shall be set back from the lot line of any abutting property with NT, NS, CRT or CRS zoning by at least ten (10) feet. A solid fence or wall at least five (5) feet in height is required on sides of the property abutting such districts.

2. Power Tools. Power tools shall be limited to electrically operated motors of not more than one horse power.
3. Location of Equipment. The machinery and equipment may be used indoors or outdoors.