



FULTONGRACE

THE
PWM
GROUP

Detailed Information for permissible businesses

✓ Key Zoning / Code Rules for B3-3 + Live/Work in Your Area (for 1st-floor unit)

Allowed Use Types (for a Business Live/Work Unit under Section 17-9-0103.1)

If you or a tenant use the unit as a live/work, only the following commercial uses are valid: ([American Legal Publishing](#))

- Artist work or sales space ([American Legal Publishing](#))
- Offices ([American Legal Publishing](#))
- Personal services — but not massage establishments, and not businesses requiring a “Children’s Activities Facility (CAF)” license. ([American Legal Publishing](#))
- Retail sales (general retail) — with important exceptions: no food & beverage retail, no sale of firearms or ammunition, and no sale of tobacco or tobacco products. ([American Legal Publishing](#))

Physical & Use Standards for Live/Work Units ([American Legal Publishing](#))

- The unit must be between 800 and 3,000 gross sq ft. ([American Legal Publishing](#))
- The “work” portion must be at least one-third of total area (or 400 sq ft, whichever is greater), and at most 50% of total. ([American Legal Publishing](#))
- The “residential” portion must be at least 50% of the total area. ([American Legal Publishing](#))
- The unit must be on the ground floor (street-fronting), with the commercial floor area accessible directly from the street, and a clearly designated business entrance. ([American Legal Publishing](#))
- The residential portion must include cooking space, sanitary facilities, sleeping space, per the Municipal Code. ([American Legal Publishing](#))
- The residential and work portions must be integrally connected — direct access between them, and they cannot be separate standalone units. The residential portion may not have a separate street address from the work space. ([American Legal Publishing](#))
- Certain uses are prohibited in the work portion: for example, storage of large amounts of hazardous materials, open-flame work, welding, machining, or any activity that creates dust, noise, odor, vibration, or other impacts harmful to residential use. ([American Legal Publishing](#))

Kat Hall- Fulton Grace Realty 312-270-3907
kat.hall@fultongrace.com