

## Multi-family Residential Zoning Districts

### Permitted Uses

#### Comparison by Zoning District

(Refer to each zoning district for detailed information for permitted uses)

	Existing Districts		Proposed Districts
	R-4 District	RG District	MR-2, MR-3, and MR-4B Districts <i>(**For commercial/Retail uses not permitted in MR-2, refer to zoning legislation for conditions)</i>
<b>P =</b> Permitted Principal Use or Structure <b>P* =</b> Permitted in connection with multi-family dwellings containing 50 or more dwelling units and accessible only to residents of the development. Said uses allowed as accessory uses. Limited to 5% of total development. <b>SAP =</b> Special Administrative Permit Required <b>SUP =</b> Special Use Permit Required (public hearing required) <b>SE =</b> Special Exception (public hearing required) <b>X =</b> Not Permitted			
<b>Commercial/Retail**</b>			
Bakeries and catering	X	X	Up to 2,000 sf
Barber shops, beauty salons, manicure shops, and similar personal service	X	P*	Up to 2,000 sf
Eating and drinking establishments	X	P*	Up to 4,000 sf
Laundry, dry cleaning	X	P*	Up to 2,000 sf
Museums, art galleries, libraries, and similar cultural facilities	X	X	Up to 8,000 sf
Offices and studios	X	X	Up to 8,000 sf
Sales and repair of home appliances, bicycles, lawn mowers, shoes, clocks	X	P*	Up to 4,000 sf
Tailoring, custom dressmaking, and similar establishments	X	P*	Up to 4,000 sf
Extraction or removal of sand, gravel, topsoil, clay, dirt or other natural resources.	SUP	SUP	X
Landfills.	SUP	SUP	X
Sale of convenience goods – but not package stores.	X	P*	Up to 2,000 sf
<b>Education/Child Care</b>			
Child care nurseries, day care centers, prekindergartens, kindergartens, play and other special schools or day care facilities for young children.	SUP	SUP	SUP
Colleges and universities, other than trade schools, business colleges, and similar institutions.	SUP	SUP	SUP
Private schools.	SUP	SUP	SUP
Public schools.	P	P	P
<b>Institutional</b>			
Churches, synagogues, temples, mosques and other religious worship facilities, having a <u>minimum lot area of one acre</u> .	SUP	P	SUP
Churches, synagogues, temples, mosques and other religious worship facilities where lot area is <u>less than one acre</u> .	SE	SE	SUP
<b>Medical/Health</b>			
Cemeteries and mausoleums.	SUP	SUP	SUP
Personal care homes, assisted living facilities and rehabilitation centers.	SUP	SUP	SUP
Nursing homes.	SUP	SUP	SUP
<b>Recreation/Entertainment</b>			
Civic, service, garden, neighborhood or private club.	SUP	SUP	SUP
Parks; playgrounds, stadiums, baseball or football fields, golf course, sports arena, and community centers.	SUP	SUP	SUP

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	R-4 District	RG District	MR-2, MR-3, and MR-4B Districts <i>(**Commercial/Retail uses not permitted in MR-2. Refer to zoning legislation for conditions)</i>
<b>Residential Dwellings/Lodgings</b>			
Dormitories, fraternity houses and sorority houses, officially affiliated with an accredited college, university or private school and only for the time period that such affiliation is in effect, such that loss of affiliation shall result in the loss of permission for the use.	X	P	X
Multifamily dwellings.	X	P	P
Single-family detached dwellings and two-family dwellings.	P*	P	P
Supportive housing.	X	P	P
Zero-lot-line development (townhouses)	X	SAP	P
<b>Transportation/Parking</b>			
Structures and uses required for operation of MARTA, but not including uses involving storage, train yards, warehousing, switching or maintenance shops as the primary purpose.	P	P	P
<b>Utilities</b>			
Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications <u>greater than 70 feet in height</u> , except 1) alternative design mounting structures and 2) new or additional uses of existing structures as contemplated by section 16-25.002(3)(i)(iv)(k).	SUP	SUP	SUP
Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications <u>70 feet or less in height</u> , alternative design mounting structures, and new or additional uses of existing structures as contemplated by section 16-25.002(3)(i)(iv)(k).	SAP	SAP	SAP
Structures and uses required for operation of a public utility, except uses involving storage, train yards, warehousing, switching or maintenance shops as the primary purpose.	SE	SE	SE
<b>Accessory Uses</b>			
Greenhouses, garden sheds, private garages and similar structures.	P	P	P
Barns for keeping of horses, provided that no such barn shall be within 50 feet of any lot line.	P	P	P
Guest houses, servant quarters, or lodging facilities for caretakers or watchmen.	P	P	P
Swimming pools, tennis courts and similar facilities.	P	P	P
Home occupation, subject to limitations set forth in section 16-29.001(17).	P	P	P
Devices for the generation of energy, such as solar panels, wind generators and similar devices.	P	P	P
Parking	P	P	P

\*Two-family dwellings are not allowed in the R-4 district