

Comparison between C-1 and NC Commercial/Mixed-Use Zoning Districts

Permitted Uses

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

C-1 = Community Business District NC = Neighborhood Commercial District	Existing District	Proposed District
P = Permitted Principal Use or Structure P* = Permitted Principal Use or Structure limited to a maximum 2,000 square feet P** = Permitted Principal Use or Structure limited to a maximum 8,000 square feet SAP = Special Administrative Permit Required SUP = Special Use Permit Required (public hearing required) SUP** = Special Use Permit Required (facility greater than 8,000 square feet) SE = Special Exception (public hearing required) X = Not Permitted	C-1 District	NC District <i>(Refer to zoning legislation for NC-14 conditions)</i>

Commercial/Retail		
Bakeries, delicatessens and catering establishments	P	P*
Commercial Greenhouses	P	X
Eating and drinking establishments (i.e. restaurants, bars, coffee shops)	P	P**
Farmers' Market	SAP	SAP
Grocery stores less than 8,000 square feet	P	P
Grocery stores greater than 8,000 square feet	P	SUP up to 25,000 sf
Laundry and dry cleaning, collection stations or plants; laundry and dry cleaning establishments where equipment is operated by customers.	P	P*
Offices	P	P**
Photocopying, or printing shops	P	P**
Professional or personal service establishments (i.e. barber /beauty salons), but not hiring halls	P	P**
Retail establishments less than 8,000 square feet	P	P*
Retail establishments greater than 8,000 square feet	P	SUP up to 15,000 sf
Sales/repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar articles.	P	P**
Tailoring, custom dressmaking, millinery and similar establishments	P	P*
Vault-storage facility not exceeding 7,500 square feet of floor area	P	X
Education/Child Care		
Business or commercial schools.	P	X
Child care centers, kindergartens and special schools.	P	P*/SUP**
Institutions of higher learning, including colleges and universities.	P	X
Public or private schools having similar academic curricula & special schools for exceptional children.	X	X
Institutional		
Banks, savings and loan associations, and similar financial institutions.	P	P**
Churches, synagogues, temples, mosques and other religious worship facilities (on properties greater than one acre)	P	SE
Churches, synagogues, temples, mosques and other religious worship facilities (on properties smaller than one acre)	SE	SE
Museums, galleries, auditoriums, libraries and similar cultural facilities.	P	P**

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Medical/Health		
Clinics (including veterinary if animals are kept within soundproof buildings), laboratories, studios, and similar uses, but not blood donor stations except at hospitals.	P	P**
Hospitals	P	X
Mortuaries, funeral homes	SUP	X
Nursing homes, assisted living facilities, rehabilitation centers, personal care homes.	SUP	SUP
Recreation/Entertainment		
Bowling alleys	P	SUP
Clubs and Lodges	P	P*
Commercial recreation establishments, including theaters, convention halls, places of assembly, and similar uses, with primary activities conducted within fully enclosed buildings.	P	P**
Community centers and similar establishments	P	P**
Pool halls, billiard parlors, bingo parlors, amusement arcades and game rooms.	SUP	SUP
Outdoor amusement enterprises, exhibits, entertainments, meetings, displays or sales areas, or outdoor areas for religious ceremonies of <u>more</u> than 90 days' duration.	SUP	SUP
Outdoor amusement enterprises, exhibits, entertainments, meetings, displays or sales areas, or outdoor areas for religious ceremonies of <u>less</u> than 90 days' duration.	SAP	SAP
Residential Dwellings/Lodgings		
Dormitories, fraternity houses and sorority houses	SUP	X
Hotels and motels	SUP	P (limited to 30 rooms)
Rooming houses and boarding houses	X	SUP
Shelter	SUP	X
Single Room Occupancy	SUP	SUP
Single family, Two-family, Multi-family	P	P
Supportive Housing	P	P

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Transportation/Parking		
Automobile service stations	P	P with size limits
Automobile car washes	P	X
Automobile repair garages, paint and body shops.	X	X
Helicopter landing facilities or pickup or delivery stations.	SUP	X
New and used car sales and rental, including mopeds and motorcycles	P	X
Park-for-hire surface lots.	SUP	SUP
Park-for-hire decks.	SUP	SUP
Structures and uses requiring for operation of MARTA or a public utility but not including uses involving storage, train yards, warehousing, switching or maintenance shop as the primary purpose.	P	P
Utilities		
Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications <u>greater than 70 feet in height</u> , etc.	SUP	SUP
Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications <u>70 feet or less in height</u> , or <u>alternative design mounting structures</u> , etc.	SAP	SAP
Other		
Drive-through facilities as part of a principal permitted use (i.e for banks, dry cleaners, eating and drinking establishments, and other principal uses)	P	X