

Comparison between C-1, C-2 and MRC Districts Commercial/Mixed-Use Zoning Districts

Permitted Uses

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

C-1 = Community Business District C-2 = Commercial Service District MRC = Mixed Residential Commercial District	Existing Districts		Proposed Districts
P = Permitted Principal Use or Structure SAP = Special Administrative Permit Required SUP = Special Use Permit Required (public hearing required) SE = Special Exception (public hearing required) X = Not Permitted	C-1 District	C-2 District	MRC District <i>(Refer to zoning legislation for conditions)</i>
Commercial/Retail			
Commercial Greenhouses	P	P	P
Eating and drinking establishments	P	P	P
Laundry and dry cleaning, collection stations or plants; laundry and dry cleaning establishments where equipment is operated by customers.	P	P	P
Mixed-Use storage facility (less than 100,000 square feet)	X	X	P
Offices	P	P	P
Photocopying, or printing shops	P	P	P
Plumbing, tinsmithing, or cabinet shops, general service and repair establishments	X	P	P
Professional or personal service establishments (i.e. barber /beauty salons), but not hiring halls	P	P	P
Retail establishments, including catering establishments, delicatessens and bakeries	P	P	P
Sales/repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar articles.	P	P	P
Tailoring, custom dressmaking, millinery and similar establishments	P	P	P
Vault-storage facility not exceeding 7,500 square feet of floor area	P	P	P
Education/Child Care			
Business or commercial schools.	P	P	P
Child care centers, kindergartens and special schools.	P	P	P
Institutions of higher learning, including colleges and universities.	P	P	P
Public or private schools having similar academic curricula & special schools for exceptional children.	X	X	P
Institutional			
Banks, savings and loan associations, and similar financial institutions.	P	P	P
Churches, synagogues, temples, mosques and other religious worship facilities (on properties greater than one acre)	P	P	SUP
Churches, synagogues, temples, mosques and other religious worship facilities (on properties smaller than one acre)	SE	SE	SE
Museums, galleries, auditoriums, libraries and similar cultural facilities.	P	P	P
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	P
Hospitals	P	P	SUP
Mortuaries, funeral homes	SUP	P	P
Nursing homes, assisted living facilities, rehabilitation centers, personal care homes.	SUP	SUP	SUP

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Recreation/Entertainment			
Clubs and Lodges	P	P	P
Commercial recreation establishments, including bowling alleys, theaters, convention halls, places of assembly, and similar uses, with primary activities conducted within fully enclosed buildings.	P	P	P
Community centers and similar establishments	P	P	SUP
Pool halls, billiard parlors, bingo parlors, amusement arcades and game rooms.	SUP	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	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.	P	P	P
Residential Dwellings/Lodgings			
Dormitories, fraternity houses and sorority houses	SUP	SUP	SUP
Hotels and motels	SUP	SUP	SUP
Rooming houses and boarding houses	X	X	SUP
Shelter	SUP	SUP	SUP
Single Room Occupancy	SUP	SUP	SUP
Single family, Two-family, Multi-family	P	P	P
Supportive Housing	P	P	P
Transportation/Parking			
Automobile service stations, car washes	P	P	P
Helicopter landing facilities or pickup or delivery stations.	SUP	SUP	SUP
New and used car sales and rental, including mopeds and motorcycles	P	P	P
Park-for-hire surface lots.	SUP	SUP	SUP
Park-for-hire decks.	SUP	SUP	P
Repair garages, paint and body shops.	X	P	P
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	P
Truck Stops	X	X	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	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	SAP