

SPI-20 GREENBRIAR - PERMITTED USES

P = Permitted

P(X) = Permitted, up to X square feet

SE = Special Exception

SAP = Special Administrative Permit

SUP = Special Use Permit

X = Not Permitted

Subarea 1: Greenbriar Town Center

Subarea 2: Greenbriar Neighborhood Center

Subarea 3: Campbellton Rd Mixed-Use Corridor

Subarea 4: Greenbriar Residential/Commercial

Subarea 5: Greenbriar Medium Density Residential

Subarea 6: Greenbriar Single-Family

Uses

1

2

3

4

5

6

RESIDENTIAL

Single-family dwellings

P

P

P

P

P

P

Two-family dwellings

P

P

P

P

P

X

Multi-family dwellings

P

P

P

P

P

X

Assisted living facilities

X

X

X

SUP

X

X

Dormitories ¹

X

X

X

X

X

Group homes ²

X

X

X

X

X

X

Rooming houses

X

X

X

X

X

X

Shelter	SUP	SUP	SUP	X	X	X
Short-term rentals, subject to the regulations in Atlanta City Code section 20-1001.	P	P	P	P	P	P
Single room occupancy residences	X	X	X	X	X	X
Supportive housing	X	X	X	X	X	X
TRANSPORTATION & COMMUNICATIONS						
Automobile service stations including locations where gasoline, oil, grease, batteries, tires, and automobile accessories may be supplied, sold, or dispensed at retail in connection therewith or where general automotive servicing is performed	X	X	X	X	X	X
Automotive repair garages, paint tire and body repair shops, auto parts retail stores, or carwashes (handwashing or automated)	X	X	X	X	X	X

Any establishment offering check cashing services pursuant to a license issued pursuant to Article 4A of Title 7 of the Official Code of Georgia or that loans money to the public except for any state or federally chartered bank, trust company, credit union, savings and loan association, or savings bank with deposits that are federally insured	X	X	X	X	X	X
Automatic teller machines	P	P	P	P	P	X
Bakeries and catering establishments	P	P	P	P(2,000)	P(2,000)	X
Banks ⁶	P	P	P	P(8,000)	X	X
Barber shops, beauty shops, beauty supply, manicure shops and similar personal service establishments	X	X	X	X	X	X

Convenience stores meaning a small retail establishment stocked to sell primarily prepackaged food items, but may also sell alcoholic beverages, periodicals, and other household supplies to customers who purchase relatively few items per visit.	X	X	X	X	X	X
Drive-through service windows	X	X	P ⁷	X	X	X
Dry cleaning collection stations	P	P	P	P(2,000)	P(2,000)	X
Dry cleaning facilities	P	P	P	X	X	X
Grocery stores	P	P	P	P(15,000)	X	X
Laundromats	P	P	P	P(2,000)	P(2,000)	X
Package store as defined in Sec. 10-1	P ¹⁸	X	X	X	X	X
Photocopying or blueprint shops	P	P	P	P(2,000)	X	X
Plumbing, air conditioning service and repair	P	P	P	X	X X	X
Retail establishments	P	P	P	P(8,000)	X	X

Sales and repair establishments ⁸	P	P	P	P(4,000)	P(4,000)	X
Small discount variety stores	X	X	X	X	X	X
Tailoring and dressmaking	P	P	P	P(4,000)	P(4,000)	X
OTHER COMMERCIAL						
Hotels	SUP	SUP	SUP	X	X	X
Mortuaries and funeral homes	SUP	SUP	SUP	X	X	X
New and used car sales	X	X	X	X	X	X
Nursing homes and convalescent centers	SUP	SUP	SUP	X	X	X
ENTERTAINMENT						
Adult businesses	X	X	X	X	X	X
Bingo parlors	SUP	SUP	SUP	X	X	X
Bowling alleys	SUP	SUP	SUP	X	X	X
Eating and drinking establishments ¹¹	P	P	P	P(8,000)	P(4,000)	X
Museums, art galleries, libraries ⁹	P	P	P	P(8,000)	P(4,000)	X

Nightclubs	X	X	X	X	X	X
Outdoor enterprises of thirty days duration or less ¹⁰	SAP	SAP	SAP	SAP	X	X
Outdoor enterprises of more than thirty days duration ¹⁰	SUP	SUP	SUP	SUP	X	X
Party houses provided that the use shall be prohibited within 150 feet of a property zoned R-1, R-2, R-2A, R-2B, R-3, R-3A, R-4, R-4A, R-4B, R-5, RG, MR or a property used for residential purposes measured from property line to property line	SAP	SUP	SAP	SAP	X	X
Poolrooms and amusement arcades	SUP	SUP	SUP	X	X	X
Theaters ¹²	P	P	P	X	X	X
OFFICES						
Clinic ¹³	P	P	P	P(8,000)	X	X
Offices, studios	P	P	P	P(8,000)	P(4,000)	X
Professional or service establishments ¹⁴	P	P	P	X	X	X

CIVIC, EDUCATIONAL & RELIGIOUS						
Business or commercial schools	P	P	P	X	X	X
Childcare centers and kindergartens	P	P	P	P	SUP	X
Churches, synagogues, [temples], and mosques having a lot area greater than 1 acre	SUP	SUP	SUP	SUP	SUP	SUP
Churches, synagogues [temples], and mosques having a lot area less than or equal to 1 acre	SE	SE	SE	SE	SE	SE
Clubs and lodges	P	P	P	X	X	X
Colleges and universities ¹⁵	SUP	SUP	SUP	X	X	X
Community centers ¹⁶	SUP	SUP	SUP	X	X	X
Private schools	P	P	P	X	X	X
Public schools	P	P	P	P	P	P
INDUSTRIAL						
Commercial greenhouses	X	X	SUP	X	X	X

Light manufacturing	X	X	X	X	X	X
Security storage centers	X	X	SUP	X	X	X
OTHER						
Farmers' market	SAP	SAP	SAP	SAP ¹⁶	SAP ¹⁶	SAP ¹⁶
Hospitals	SUP	SUP	SUP	X	X	X
Market gardens	P	P	P	P ¹⁷	P ¹⁷	P ¹⁷
Mortuaries, funeral homes, cemeteries, and mausoleums	X	X	X	X	X	X
Urban gardens	P	P	P	SAP	SAP	SAP