

Lithonia Downtown Form-Based Code

Permitted, Conditional and Special Use Table by District

Land Use	Districts			Relevant Section
	Core	Downtown	Edge	
Services				
Adult day care facility	P	P	P	
Animal clinic/hospital	C	C	C	Sec. 27-800
Automobile salvage	X	X	X	
Automobile service station	S	X	X	
Banks. Drive in and drive-through uses are not permitted	P	P	P	
Business services	P	P	P	
Car wash	X	X	X	
Check cashing establishment	X	X	X	
Child care centers, preschools and nurseries	P	P	C	Sec 27-795
Clinic	P	P	S	
Convalescent home	P	P	P	
Gasoline Service Station	X	X	X	
Personal Services	P	P	P	
Laundromat, commercial	X	S	P	
Massage establishment	X	X	S	
Medical/dental/optical laboratory	S	S	S	
Office equipment sales and service establishments	P	P	P	
Repair of consumer goods, electronics, household items, clothing and footwear	C	C	C	Sec. 27-801
Vehicle repair, major	S	X	X	
Vehicle repair, minor	S	X	X	
Retail				
Automobile sales establishment and lot	X	X	X	
Beer, wine and package liquor stores	P	P	S	
Convenience stores	P	P	X	
Greenhouse/nursery	X	C	C	Sec. 27-801
Grocery store, not exceeding 10,000	P	P	P	
Grocery store, not exceeding 50,000	X	S	S	
Major shopping center	X	S	X	
Mass retailer	X	X	X	
Pawn store	S	S	X	Sec 27-796
Photography/art studios	P	P	P	
Retail, not exceeding 10,000 square feet of floor area	P	P	P	
Secondhand store	C	C	C	Sec. 27-801
Shopping center	X	S	S	
Office				
General and professional offices	P	P	P	

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	Core	Downtown	Edge	
Medical or dental laboratories	P	P	P	
Medical or dental offices, including clinics	P	P	P	
Radio, television and recording studios	P	P	P	
Public Assembly				
Child caring institutions, congregate	S	S	S	Sec 27-795
Child caring institutions, group	S	S	S	Sec 27-795
Churches and other places of worship	S	S	S	
Club, neighborhood recreation	X	P	X	
Clubs, private	X	P	X	
Government buildings	P	P	P	
Hospitals	X	S	X	
Nursing care facility	P	P	P	
Parks/playgrounds	P	P	P	
Personal care homes, congregate	S	S	S	Sec. 27-799
Personal care homes, group	S	S	S	Sec. 27-799
Public buildings, recreation centers or other similar not-for-profit institutions	P	P	P	
Schools, private	S	S	S	
Entertainment and Hospitality				
Adult entertainment establishment	X	X	X	
Drinking establishments	S	S	X	
Gyms or fitness clubs, indoor	X	P	X	
Hotel	X	S	X	
Outdoor commercial recreation	X	X	X	
Performing arts or martial arts schools or studios	X	P	X	
Recreation, indoor (bowling alleys, ice arenas, billiard parlors, arcades and similar uses)	X	P	X	
Restaurants (alcohol and/or entertainment)	S	S	X	
Restaurants (outdoor seating area)	S	C	X	Sec. 27-797
Restaurants (standard)	P	P	X	
Restaurant, drive in or drive through	X	X	X	
Special events facility	P	P	P	
Theaters or concert halls	X	S	X	
Residential				
Accessory dwelling units or garage apartment	X	X	S	
Assisted living facility	C	C	C	Sec. 27-799
Bed and breakfast inn	S	S	S	

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	Core	Downtown	Edge	
Boardinghouse	X	X	S	
Cluster housing development	P	P	P	
Day care, family	C	C	C	Sec. 27-795
Day care, group	S	S	S	
Dwelling single family	X	X	P	
Dwelling two family or duplex	X	P	P	
Dwelling, three family or triplex	X	P	P	
Dwelling, townhouse	S	P	P	
Group care facility	S	S	S	Sec. 27-799
Group residence	S	S	S	Sec. 27-799
Guest house	X	X	S	
Halfway house	X	X	S	
Home occupations	P	P	C	Sec. 27-751
Live-work dwelling unit	P	P	P	
Manufactured home park	X	X	X	
Mobile home lot	X	X	X	
Mobile home park	X	X	X	
Multi-family dwellings	P	P	S	
Mixed use residential	P	P	X	
Multi-family dwellings, supportive living	P	P	S	
Personal care homes, family	S	S	S	Sec. 27-799
Shelter for homeless persons	X	X	S	
Transient lodging accommodations	X	X	S	
Transitional housing facility	X	X	S	
Other Uses				
Accessory uses and structures	C	C	C	Sec. 27-798
Agriculture	S	S	S	
Junkyard	X	X	X	
Kennel	X	X	X	
Light manufacturing establishment	X	X	X	
Machine shop	X	X	X	
Major automobile repair	X	X	X	
Mine	X	X	X	
Public utility structures and lands	P	P	P	
Parking garages, structures or lots as principal use	X	S	X	
Sanitary landfill	X	X	X	
Self storage warehouse	X	X	X	

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	Core	Downtown	Edge	
Scientific or research laboratories/ research facility	P	P	P	Sec. 27-801
Solid waste disposal facility	X	X	X	
Solid waste landfill	X	X	X	
Telecommunications tower	C	C	C	
Transfer station	X	X	X	
Truck stop	X	X	X	
Warehouse	X	X	X	
1. Drive in and drive-through uses are not permitted				