

Sec. 16-16.003. - Permitted principal uses and structures.

A building or premises shall be used only for the following principal purposes:

- (1) Adult businesses as defined in section 16-29.001(3). See section 16-28.016 for locational requirements.
- (2) Conversion of existing industrial buildings which are 50 years of age or older to banks, savings and loan associations, and similar financial institutions.
- (3) Broadcasting towers, line-of-sight relay devices for telephonic, radio or television communications when located 200 feet or more from any off-site residential districts or residential use not located within an industrial district, and when such towers or devices are greater than 200 feet in height, when located a distance which is greater than or equal to the height of the tower or device from a residential district or residential use which is not in an industrial district.
- (4) Business service establishments, including those providing duplicating, printing, maintenance, communications, addressing, mailing, bookkeeping, or guard services.
- (5) Clubs and lodges, union halls, hiring halls.
- (6) Places of worship.
- (7) Conversion of existing industrial buildings which are 50 years of age or older to eating and drinking establishments, including those licensed for the on-premises consumption of malt beverages, wine and/or distilled spirits and those with drive-in service; catering establishments, delicatessens, bakeries.
- (8) Manufacturing, wholesaling, repairing, compounding, assembly, processing, preparation, packaging or treatment of articles, components, products, clothing, machines and appliances and the like, where character of operations, emissions and by-products do not create adverse effects beyond the boundaries of the property. This use does not include the preparation, processing, canning or packaging of food products as contemplated by the definitions of commercial food preparation or delivery-based commercial kitchens. Use of heavy drop hammers, punch presses or other machinery; or processing methods creating excessive noise or vibration is prohibited in this district.
- (9) Offices, clinics (including veterinary), laboratories, studios.
- (10) Parking surface and structures.
- (11) Professional and personal service establishments.
- (12) Conversion of existing industrial buildings which are 50 years of age or older to recreational establishments.
- (13) Repair garages, paint and body shops, welding shops.

- (14) Conversion of existing industrial buildings which are 50 years of age or older to retail establishments, including those with sales or display lots or storage lots.
- (15) Sales and leasing agencies for new and used passenger automobiles, bicycles, mopeds and commercial vehicles.
- (16) Service stations, battery exchange stations and car washes, provided that no service station may be located within 1,500 feet of another service station.
- (17) General advertising signs subject to the limitations contained in section 16-16.006(1) in chapter 28A of this part.
- (18) Structures and uses required for operation of MARTA or a public utility, including uses involving extensive storage and railway rights-of-way and yards.
- (19) Trade schools, colleges and universities.
- (20) Warehousing, self-storage facilities, distribution centers, facilities except when any part of the property is within 500 feet of the beltline corridor as defined in City Code section 16-36.007. An existing self-storage facility within 500 feet of the beltline corridor may be redeveloped at its existing floor area ratio and consistent with the requirements of this part.
- (21) Yards for storage of contractor's equipment; sand and gravel; lumber and the like but specifically excluding junkyards, salvage yards and scrap metal processors.
- (22) Conversion of existing industrial buildings which are 50 years of age or older to hotels.
- (23) Conversion of existing industrial buildings which are 50 years of age or older to one-family, two-family, or multi-family dwellings.
- (24) Conversion of existing industrial buildings which are 50 years of age or older to supportive housing.
- (25) Urban gardens.
- (26) Market gardens.
- (27) The use of a building or premises as a party house is expressly prohibited.
- (28) Short-term rentals, subject to the regulations in Atlanta City Code section 20-1001.
- (29) Commercial food preparation. Provided, however, that use of heavy drop hammers, punch presses or other machinery; or processing methods creating excessive noise or vibration is prohibited in this district.

(Code 1977, § 16-16.003; Ord. No. 1995-69, § 5, 11-13-95; Ord. No. 1996-39, § 1.A, 6-24-96; Ord. No. 2001-96, § XXXVI, 12-12-01; Ord. No. 2005-21, §§ 1, 2, 3-25-05; Ord. No. 2005-41(06-O-0381), § 19, 7-12-05; Ord. No. 2009-24(08-O-1251), § 2I, 6-9-09; Ord. No. 2009-61(09-O-1076), § 1(2), 10-13-09; Ord. No. 2014-53(14-O-1278), § 2(Attach. B), 12-10-14; Ord. No. 2014-22(14-O-1092), § 2-S, 6-11-14; Ord. No. 2017-68(17-O-1159), §

4, 11-29-17; Ord. No. 2019-09(18-O-1581), § 3.A, 1-31-19; Ord. No. 2019-20(18-O-1679), § 6, 3-13-19; Ord. No. 2020-58(19-O-1393), § 22, 10-28-20; Ord. No. 2021-60(21-O-0682), § 20, 12-15-21; Ord. No. 2023-01(22-O-1209), §§ 3a, 3b, 1-26-23; Ord. No. 2023-18(23-O-1058), § 1, 6-14-23)