

MRC-1. Low density residential and commercial uses intended to serve a single neighborhood or small group of adjacent neighborhoods

This property is being sold as a redevelopment property. The zoning is no longer C2. It has been changed by legislature to MRC-1-C which will allow for multifamily and various other uses listed below

ALLOWED USES:

Banks, savings and loan associations, and similar financial institutions.

3.

Barber shops, beauty shops, manicure shops and similar personal service establishments.

4.

Business or commercial schools.

5.

Childcare centers, kindergartens and special schools.

6.

Clubs and lodges.

7.

Commercial greenhouses.

8.

Commercial recreation establishments, including bowling alleys, theaters, convention halls, places of assembly and similar uses with primary activities conducted within fully enclosed buildings. Pool halls, billiard parlors and amusement arcades allowed only by special use permits.

10.

Restaurants, bars, coffee shops, delicatessens, taverns and other eating and drinking establishments including those licensed for the on-premises consumption of malt beverages, wine and/or distilled spirits.

11.

Institutions of higher learning, including colleges and universities.

14.

Museums, art galleries, libraries, and similar profit or non-profit cultural facilities.

16.

Nursing homes and convalescent centers.

19.

Plumbing, air conditioning service and repair.

20.

Photocopying or blueprinting shops.

21.

Professional or service establishments, but not hiring halls.

22.

Public schools or private schools having similar academic curricula and special schools for exceptional children.

23.

Repair garages, paint and body shops.

24.

Retail establishments.

25.

Sales and repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar household goods.

26.

Subject to the requirements of [section 16-34.010](#)(7) and not when any part of the property is within 500 feet of the beltline corridor as defined in City Code [Section 16-36.007](#), mixed-use storage facility having less than 100,000 square feet of total floor area of storage use. An existing mixed-use 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.

27.

Single-family, two-family and multi-family dwellings.

28.

Structures and uses required for operation of MARTA or a public utility but not including uses involving storage, train yards, warehousing switching or maintenance shop as the primary use.

29.

Tailoring, custom dressmaking, millinery and similar establishments.

30.

Supportive housing.

31.

Urban gardens.

32.

Market gardens.

33.

Microbrewery and microdistillery (as defined by City of Atlanta Code [Section 10-1](#)).

34.

Small discount variety stores, provided that no small discount variety store may be located within 5,280 feet of another small discount variety store.

35.

Short-term rentals, subject to the regulations in Atlanta City Code [section 20-1001](#).

36.

Vape shop provided that no vape shop may be located within 1,000 feet of another vape shop, nor may a vape shop be located within 1,000 feet of any elementary or secondary schools, child care nurseries, day care centers, prekindergartens, kindergartens, play and other special schools or day care facilities for young children.

Any principal use and structure not specifically listed above is prohibited in this district.

NOT ALLOWED USES:

a. Prohibited primary and accessory uses:

1. Automobile service stations and auto-focused retail establishments. ii. Dry-cleaning stores where any on-site treatment would occur.

iii. Eating and drinking establishments that would receive an alcohol license as a nightclub

establishment.

iv. New and used car sales, including other motorized vehicles such as mopeds and motorcycles.

V. Mortuary and funeral homes. vi. Park-for-hire surface parking lots.

vii. Telecommunication switchboards, power generators and other telecommunications relay equipment and

rooms or floors housing them as a primary use. viii. Tattoo and body piercing establishments. ix. Truck stops.

x. Veterinary clinics (and similar animal care facilities) which are not entirely conducted within enclosed permanent structures.

xi. Any establishment offering check cashing services pursuant to a license issued pursuant to Article 4A of Chapter 7 of the Official Code of Georgia or loan 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.

xii. Any pawnbroker establishment licensed by the City pursuant to City Code Chapter

122,

Article III

.b. Fencing/Wails:

i. Barbed wire, razor wire, and uncoated chain link fencing shall be prohibited

CONTACT:

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Check the zoning of your property. Confirm allowed uses: <https://permits.atlantaga.gov/>

Check the status of your permit here: https://aca-prod.accela.com/ATLANTA_GA/Default.aspx

This response is not an official order, requirement, decision or determination issued.

