

ZONING: WHAT IS AND IS NOT PERMITTED

C-1 Community Business District, City of Atlanta

The building was previously a mechanic shop. Auto repair is no longer a permitted use under C-1 zoning. Service stations and car washes are permitted, with the conditions noted below. Use this page as a quick guide before you tour.

✓ PERMITTED

Retail and convenience retail, with sales inside the building

Restaurant, cafe, or bar

Service stations, battery exchange stations, and car washes, provided that no service station is within 1,500 feet of another service station

What a service station may do: sell fuel, oil, grease, batteries, tires, and accessories at retail, with general automotive servicing. Repairs are not included.

New vehicle sales and leasing agency, with service of those vehicles on the same site

EV charging as an accessory to a permitted use

Office, clinic, studio, or veterinary clinic

Personal and professional services such as a salon or barber

Small goods repair: appliances, bicycles, lawn mowers

Bank, laundry or dry cleaner, child care center

Parking lot that supports a permitted use on site

✗ NOT PERMITTED

Auto repair garage. Major mechanical work such as engine or transmission repair is a C-2 use.

Paint and body shop

Frame straightening, welding, or steam cleaning

Used car lot or vehicle rental as a stand alone business

Outdoor storage of vehicles that do not run

Outdoor display or storage of merchandise, including stacked tires

Wholesaling or off site storage of merchandise

Towing yard, salvage, warehouse, or truck terminal. Uses not listed in the C-1 code are not allowed.

Any operation that is a nuisance by noise, odor, smoke, or fumes

CONFIRM WITH THE CITY: a service station or auto sales lot may not be allowed on a lot directly beside a residential zoned lot, and a special permit may be required for some uses. Review the [C-1 zoning code](#) and confirm your use with the City of Atlanta.

Source: City of Atlanta Zoning Ordinance, Part 16, Chapter 11, Sec. 16-11.003, 16-11.005, and 16-11.006, and Sec. 16-29.001(14)(c). This is a summary for convenience and not a zoning determination. Prior use of the building does not guarantee approval. Tenant must confirm its specific use with the City of Atlanta Office of Zoning and Development before signing a lease.

2520 DONALD LEE HOLLOWELL PKWY NW, ATLANTA, GA 30318

404.348.4448 ext #9

AtlantaLeasing.com/2520DLH

