



November 19, 2025

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Subject: Zoning Verification Letter
3351 Delta St - Parcel ID # 14 013000011019 and
3357 Delta St- Parcel ID # 14 013000011027

To whom it may concern,

This letter serves as certification of the zoning and permitted uses for the above subject properties. Please, note that the zoning certification is valid as of the time of this writing. Land Use designations and zoning district regulations are subject to change via adoption of ordinance by the East Point City Council.

The current zoning of the property is C-LC (Commercial Limited) with conditions a current land use designation of Traditional Urban Neighborhood. The subject site is not located within an Overlay District. Please see the attached document identifying all permitted uses within the C-L Zoning District.

No application for rezoning, special or conditional use permit or variance is now pending. To date, there are no zoning code violations and no building code violations on file. Enforcement proceedings are under the purview of the East Point Police Department-Code Enforcement Division.

It is required for a new purchaser and user to obtain a new certificate of occupancy and business license before commencing operations.

Thank you for your attention. You may call me at (404) 270-7068 or send an e-mail to zoning@eastpointcity.org if you have additional questions.

Sincerely,

Britney Gatewood
Associate Planner

Attachment: Section 10-2074



Sec. 10-2074. - C-L Commercial Limited District.

C-L District scope and intent. Regulations set forth in this section are the C-L District regulations. Article D should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The C-L District is intended to provide an area for the establishment of high quality commercial and professional service enterprises free of conflicting and distracting uses.

Use Regulations. Within the C-L District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

- (a) *Permitted uses.* Structures and land may be used for only the following purposes:
- (1) Amusement, indoor commercial.
 - (2) Amusement, outdoor commercial.
 - (3) Art galleries.
 - (4) Banks and other financial institutions, including loan and finance companies.
 - (5) Brewpubs (Chapter 1, Alcoholic Beverages 11-1000).
 - (6) Country inn.
 - a. Lot area shall be a minimum of five acres..
 - b. A minimum of 6 guest rooms and a maximum of 30 rooms are permitted. (See Section 10-2123, Bed and breakfast, for less than six guest rooms).
 - c. The country inn shall be owner occupied.
 - d. Permitted curb cut access shall be from a local road or higher road classification.
 - e. The establishment may provide meal services to guests.
 - f. Parking shall not be permitted within the minimum front yard setback.
 - g. The minimum landscape strip and buffer requirements for the MIX District as specified in Chapter 6 shall be required.
 - h. Parking requirements shall be the same as hotel/motel as specified in Article E.
 - (7) Food stores.
 - (8) Hotel/motel.
 - (9) Hotel, apartment.
 - (10) Libraries.
 - (11) Movie theater.
 - (12) Museums.
 - (13) Nightclub.
 - (14) Office, business.
 - a. Automobile/truck rental, lease, and equipment sales office is prohibited.
 - (15) Office, professional.
 - (16) Pawn shop/title pawn and same or similar uses.
 - a. Prohibited.
 - (17) Retail sales establishment, general merchandise.
 - (18) Retail sales, specialty.
 - (19) Restaurants, bars, grills, taverns, cafes, drive-ins, fast-food facilities and similar eating and drinking establishments.
 - a. Drive-thru restaurants shall not locate closer than 1,520 feet from another drive-thru restaurant or similar eating or drinking establishment.



- b. Drive-thru restaurant lanes shall be designed in such a way as to be screened from the public right-of-way through elevation differences, landscaping, arbors, trellises, canopies, walls and other architectural features used to reduce the visual presence of drive-thru operations.
 - c. Drive-thru windows are prohibited on the front of the building directly facing a street frontage.
- (20) Tasting room.
- (21) Theatrical community center.
- (b) *Accessory Uses.*
 - (1) Accessory uses and structures:
 - a. Accessory uses and structures incidental to any permitted use is allowed including but not limited to pools, or patio dining.
 - b. Temporary storage pods are intended for a limited period of time and not for permanent storage.
 - c. For sale, for rent, or for lease signs are allowed in accordance with Chapter 7, Signs.
- (c) *Uses permitted through administrative permit.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2081 et seq. in the C-L District:
 - (1) 10-2092. Club.
 - (2) 10-2094. Driving range (not associated with a golf course).
 - (3) 10-2096. Film production.
 - (4) 10-2097. Food trucks.
 - (5) 10-2098. Golf course.
 - (6) 10-2099. Outdoor event, small.
 - (7) 10-2105. Roadside produce stands.
 - (8) 10-2106. Roadside vending.
 - (9) 10-2107. Seasonal business use.
 - (10) 10-2112. Temporary structures.
 - (11) 10-2113. Utility substations (telephone, electric, or gas, etc.).
- (d) *Uses permitted through use permit only.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2115 et seq. in the C-L District:
 - (1) 10-2119. Amateur radio antenna to exceed the Administrative Permit Height.
 - (2) 10-2123. Bed and breakfast.
 - (3) 10-2134. Outdoor event, large.
 - (4) 10-2136. Recreational fields.
- (e) *Design standards.* To provide a guide to development proposals in the design and implementation of pedestrian circulation, streetscapes, landscape and site lighting.
 - (1) *Streetscape:* Street types, relationship of building to street; street furniture zone; tree planting; sidewalk requirements.
 - a. Sidewalks shall be located along all public streets and shall be a minimum of 15 feet in width which shall include a clear zone with a minimum width of ten feet and a street furniture zone located adjacent to the curb as described below.
 - b. A street furniture zone shall be located adjacent to the curb and shall be minimum width of five feet. In addition to the planting of trees as required in this section, this zone is also intended for the placement of street furniture including utility poles, waste



receptacles, fire hydrants, bus shelters, bicycle racks and similar elements as approved by the city.

- c. Front yards shall be permitted between the sidewalk and the building facade and shall be a maximum width of ten feet.
- d. Accessory outdoor dining is permitted on or adjacent to the sidewalk only when all other sidewalk requirements are met, and may be separated from the sidewalk only with movable planters or fencing which shall have a maximum height of 36 inches.
- e. A clear zone shall be unobstructed by any permanent or nonpermanent element for a minimum width often ten feet and a minimum height of eight feet.
- f. Awnings and canopies shall encroach a maximum of five feet over the public sidewalk.
- g. Balconies, bay windows, and overhangs shall encroach a maximum of five feet over the sidewalk.
- h. Trees shall be planted a maximum of 35 feet on center within the street furniture zone and shall have either a minimum planting area of 16 square feet which shall be planted with evergreen ground cover such as mondo liriopie or ivy or a decorative metal grate as approved by the City of East Point. All plantings, planting replacement and planting removal shall be approved by the Department of Planning and Community Development.
- i. Street trees and other plants taller than 12 inches in height shall not be planted within the sight triangle and shall be arranged and maintained at intersections to provide reasonable visibility for warranted traffic control devices.
- j. Where property within the district abuts a residential district without an intervening street, the sidewalk areas within 20 feet of the R district shall taper when necessary to provide a smooth transition to the exiting R district sidewalk.
- k. A building may have zero lot lines; except if a building is not constructed to the lot line it shall be set back a minimum distance of five feet from the lot line, and except as required for a transitional yard.

(2) *Design elements and street furniture:*

- a. Sidewalks: 15'-0" sidewalk (10'-0" clear zone with 5'-0" street furniture zone).
- b. Tree: Legacy Sugar Maple 35'-0" on center.
- c. Street furnishings: Wood bench and cast iron frame.
 - Type: C-97 by Victor Stanley, Inc. or equal
 - Litter receptacle: Ironsites style, 3-35, 24-gallon, black by Victor Stanley, Inc. or equal
- d. Pedestrian street lamp: Aluminum post, ALN 414 by Architectural Area Lighting or equal. To be installed 35'-0" on center minimum 12'-0" high.
- e. Landscape buffer: Evergreen shrubs to provide visual screens.
- f. Pedestrian connections: Clear and direct sidewalk connections to be provided from all public rights-of-way onto which any development property has a building.
- g. Fence: Maximum 5'-0" ornamentally detailed, black metal fence. Where fences are required in lieu of landscaped buffer. Chain link fence not permitted.
- h. Siting building: Building footprints and orientations will be determined to compliment and promote pedestrian circulation.
- i. Cross walk paver/street furniture zone: Must be constructed with brick paver or stamped concrete to be approved by the city.

(3) *Standards of development:*

- a. In the CL district, buildings shall have a minimum height of 20 feet and shall appear at a minimum as a two-story building along each facade visible from any public right-of-



way. This does not apply to existing one-story building renovations or infill projects between two existing one-story buildings.

- b. Materials and colors used both, in new building construction, additions, and renovations should be of the highest quality and be compatible with surrounding architecture. Cementitious Stucco may be used as an accent only and may not be used on ground level. The principal material shall be either stone or brick and may include accents or details in precast concrete, or stucco.
 - c. A street address number shall be located above the primary building entrance, shall be clearly visible from the sidewalk and shall be a minimum of six inches in height.
 - d. All street fronting, ground level development shall provide clear, unpainted or otherwise treated fenestration for a minimum of 85 percent of the length of the frontage, beginning at a point not more than three feet above the public sidewalk, for a height no less than ten feet above the sidewalk.
 - e. All front facades of the principal building shall face and be parallel to the street.
 - f. The placement of mechanical equipment, utility meters, transformers, and storage tanks, window air-conditioners, and satellite dishes shall be located and/or screened so as to minimize their visual impact.
 - g. The primary pedestrian entrance to all uses with street frontage shall face and be visible from the street, shall be directly accessible from the public sidewalk adjacent to such street and shall open directly onto the adjacent public sidewalk, or an outdoor dining area or plaza adjacent to the public sidewalk.
 - h. Provisions for separate vehicular and pedestrian traffic on individual sites is required. This includes parking areas. At a minimum, striping that identifies pedestrian paths is required.
 - i. Dumpsters and loading areas shall be screened so as not to be visible from any public plaza, outdoor dining area, public right-of-way or residential area.
 - j. Parking deck facades shall conceal automobiles from visibility and shall have the appearance of a horizontal storied building.
 - k. Above ground parking structures shall provide continuous street fronting retail or other uses, except at ingress and egress points into the structure.
 - l. A common or joint driveway may be required by the director of public works, when adjacent lots have direct vehicular access to a street. A pedestrian walkway a minimum of four feet in width shall be provided, connecting the public sidewalk to the surface parking area. See Tree Protection and Landscaping Ordinance.
 - m. Curb cut widths shall be 24 feet for two-way entrances and 12 feet for one-way entrances, unless otherwise permitted by the director of public works.
 - n. One curb cut is permitted for each development with the exception of properties with more than one front yard, which may have two curb cuts.
 - o. No chain link fencing shall be visible from any public plaza, outdoor dining area or public right-of-way.
 - p. All outdoor vending machines, telephones, and newsstands shall be located in designated areas as approved by the city.
 - q. Underground utilities shall be used in all new construction in the Commercial Limited (C-L) District and are subject to approval by the public utilities and public works departments.
- (f) *Development standards.*
- a. *Height regulations* - No building shall exceed 40 feet in height.
 - b. *Minimum front yard setback* - 10 feet
 - c. *Minimum side yard setback* - none



- d. *Minimum rear yard setback* - 25 feet
- e. *Minimum lot area* - none
- f. *Minimum width of lot frontage or width at building line* - 30 feet
- g. *Minimum heated floor area per unit* - none
- h. *Minimum accessory structure requirements.* Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

Other regulations. The headings below contain provisions applicable to the C-L District.

Chapter 2 Zoning Regulations

Chapter 3 Building Code Regulations

Chapter 4 Subdivision Regulations

Chapter 5 Flood Damage Prevention

Chapter 6 Tree Protection and Landscape Ordinance

Chapter 7 Signs

Chapter 8 Uniform Roadway Addressing System

Chapter 9 Condition and Use of Commercial and Industrial Buildings

Chapter 10 Soil Erosion and Sedimentation Control

Chapter 11 Stormwater Management

Chapter 12 Stream Buffer Protection

Chapter 13 Enterprise Zones

Chapter 14 Overlay Districts

([Ord. No. 061-016, § 3\(Exh. C\), 9-19-16](#))

