



N. Druid Hills LCI Current Land Use

Mason Mill Park Node

Suburban

- Traditional Suburban Development
- Maximum Density 8 units/acre
- Uses: Single Family Detached Homes/ Townhomes/assisted living facilities / Neighborhood Retail /Schools / Libraries/Public and Civic Facilities/ Park and recreational Facilities/Health Care Facilities / Institutional Uses

Commercial Redevelopment Corridor

- Promote the redevelopment of declining commercial corridor
- Uses: Commercial and Retail /Offices/ Condominiums /Townhomes/Mixed Use/Institutional Uses

Current Zoning : HR-2 ,MR-2

N. Druid Hills LCI Land Use Recommendations

Toco Hill Node

Neighborhood Center Mixed-Use District

- Maximum building height - 4 Stories
- Maximum density - 24 units/acre
- Other - Transitional height plane
- Uses: Residential / Office / Commercial / Institutional / Civic / Boutique Lodging

Mason Mill Park Node

Neighborhood Center Mixed-Use District

- Maximum building height - 4 Stories
- Maximum density - 24 units/acre
- Other - Transitional height plane
- Uses: Residential / Office / Commercial / Institutional / Civic / Lodging

N. Druid Hills LCI Current Land Use

Toco Hill Node

Town Center

- Mixed Use District
- Maximum building height –8 Stories
- Maximum Density 60 units/acre
- Uses: Townhomes/Condominiums/ Apartments/ Health Care Facilities/Retail and Commercial/ Office / Institutional Uses/ Entertainment and Cultural Facilities / Public and Civic Facilities

Current Zoning

MR-1, MR-2, C-1,01

Proposed N. Druid Hills LCI Neighborhood Center Land Use Amendment

Legend

Toco Hills Node

Mason Mill Park Node

Town Center (TC)

Commercial Redevelopment Corridor (CRC)

Conservation Open Space (COS)

Suburban (SUB)

Note: Both nodes shown are to be considered as proposed land use amendments. Both nodes are proposed neighborhood centers.

DeKalb County Planning and Sustainability Department
Long Range Division

