

Allatoona Overlay District

Following uses are permitted as of right in C-1 District:

- Retail/Restaurants
- Offices, Banks, Theaters
- Loft Condos/Apts.
- Institutional Residential
- Hotel/Motel
- Places of Worship
- Public Buildings/Land
- Public Utility and Service Structures
- Tennis/racquetball courts/clubs

Following uses are conditional uses in C-1 District (Cond. Use Permit approval required)

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| • Funeral Parlor | Outdoor Paintball | Mini-Warehouses |
| • Vet Clinic/kennel/animal hospital | Theme/Amusement Park | Auto Service Station |
| • Nursery/Day Care Center | Welding/Forging Shop | Car Wash |
| • Private Schools | Machine Shop | Auto Parking Lots/Garages |
| • Newspaper Offices/Printing establishments | Storage Yard/Self-Service | Auto Sales & Service; Auctions |
| • Bicycling Course | Propane Storage | Truck Stop |
| • Indoor Paintball/Laser Tag/Game Center | Wholesale/Distribution | Bus Terminal |

Other development guidelines

- Undeveloped C-1 lots shall be developed with sidewalks
- New development (commercial, industrial) to have 20 ft. landscaped buffer paralleling road frontage. Min. 1 tree and four shrubs per 40 ft. of road frontage.
- Parking areas to be to the rear of primary structure and screen from ROW

Residential guidelines

- Non-conforming A-1 lots on Glade Rd., Red Top Mtn. Rd., New Hope Church Rd., Kings Camp Rd. must put up masonry or ornamental steel fence with post lighting to place or replace a manufactured home, whether on an individual lot or existing non-conforming mobile home park.
- This requirement can be satisfied by a 20 ft. landscaped buffer, designed to be opaque year-round.
- Non-conforming lots rezoned to R-1 exempt from requirement, if home is built to architectural requirements of 7.4.9
- R-1 zoning district and frontage requirements shall not apply for non-conforming lots seeking to apply to R-1.
- Vinyl siding, unfinished cinder blocks, metal siding, aluminum siding prohibited for new residential structures and accessory buildings. For all single family homes, multi-family homes, modular homes and manufactured homes.