

Town of Stallings Comprehensive Land Use Plan

Section 9: EXISTING CONDITIONS & FUTURE LAND USE



Suburban Single-Family Neighborhood

Suburban single-family residential neighborhoods are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large-lot, low-density single-family homes to denser formats of smaller single-family detached homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers.



Primary Land Uses

- Single-Family Detached Home

Secondary Land Uses

- Community Park
- Community Center / Pool and Recreational Facilities
- Natural Areas



FORM & PARAMETERS

General Development Pattern
Typical Lot Coverage
Residential Density
Non-Residential Intensity
Prevailing Building Height
Average Dwelling Unit Size
Avg. Non-Resid. Building Size
Transportation Choices
Typical Block Length
Open Space Elements
Street Pattern
Street Connectivity
Parking Provisions
Typical Street Cross Section

Separate Uses
50 – 75%
1.0 – 6.0 DU/ac
N/A
1 - 2 Stories
1,500 – 5,000 SF
varies
Auto
800 – 1,500 LF
Greenway/Natural Areas
Curvilinear
Low/Medium
Private Driveway
Rural/Suburban/Urban

Place Types

