



Place Types



Town of Stallings Comprehensive Land Use Plan

Section 9: EXISTING CONDITIONS & FUTURE LAND USE



Primary Land Uses

- Water/Sewer treatment and other utilities
- Warehouse/Distribution
- Agricultural Storage and Processing
- Light Manufacturing and Assembly
- Warehouse/Distribution
- Laboratory
- Data Handling
- Storage



Industrial Center

Industrial centers support manufacturing and production uses and provide concentrated areas of employment. Heavy industrial centers support large-scale manufacturing and production uses; including assembly and processing, regional warehousing and distribution, bulk storage and utilities. While light industrial areas might include warehousing, light manufacturing, medical research, and assembly operations. These areas are found near major transportation corridors (i.e., highway or rail) and are generally buffered from surrounding development by transitional uses or landscaped areas. Heavy industrial centers may require larger sites because activities are not confined entirely to buildings. Clusters of uses that support or serve one another are often encouraged to locate in the same industrial center.



FORM & PARAMETERS

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

Separate Uses
 20 – 60%
 0.10-0.20 FAR
 1-2 Stories
 5,000 – 200,000 SF
 Auto/Trucks/Rail
 Natural Areas
 Curvilinear
 Low
 Surface Lot
 Suburban