

8.4-1 Agriculture (AG)

District Description

The Agriculture District (AG) is established to protect lands used for agricultural production, agricultural-based businesses, and related activities. Farmland is a defining element of Stallings' traditional identity, and protecting these lands aids in preserving the character of the Town. Listed uses are limited, with an emphasis on uses that are agricultural in nature.

Development density is very low to encourage the preservation of agricultural lands while discouraging large lot residential development. The agriculture District can also be used to protect open spaces.



(Smith Farm Road)

Dimensional Standards

Lot size	2.5 Acres
Lot Width	150 Feet
Front Yard Setback	90 Feet
Rear Yard Setback	25 Feet
Side Yard Setback	25 Feet
Corner Lot Side Yard Setback	70 Feet

General Requirements

*Building placement, parking placement, building type, and lot arrangement shall be controlled by the lot and building type standards for the lot and building type listed in the Agriculture District.

Primary Use Examples

Listed Use Examples:
 Detached House and Civic Buildings
 Agricultural Production
 Athletic Fields
 Campgrounds
 Event and Wedding Venue
 Farmers Market
 Fire, Ambulance, Rescue Station
 Government Offices
 Retreat Centers

Listed Accessory Uses:
 Swimming Pools
 Signs (Article 7)

Relevant Articles

Article 8 - Zoning Districts
 Article 9 - Lot and Building Types
 Article 10 - Table of Uses
 Article 11 - Landscaping Requirements
 Article 12 - Parking Requirements
 Article 21 - Open Space Requirements



8.4-2 SFR-1 Single-Family Residential

District Description

The (SFR-1) Single-Family Residential District allows for the development of single-family homes at a rate of 1.6 units per acre. This district allows for the largest lot size out of the Single Family Residential and MH districts. Allowed building/lot types in the Single-Family Districts are detached houses.



Dimensional Standards

Zoning	SFR 1
Lot Size	20,000 S.F.
Lot Width	100 Feet
Front Yard Setback	40 Feet
Rear Yard Setback	40 Feet
Side Yard Setback	12 Feet
Corner Lot Side Yard Setback	22 Feet

General Requirements

*Building placement, parking placement, building type, access, and lot arrangement shall be controlled by the lot and building type standards listed in Article 9 for the lot and business types listed.

Primary Uses

Listed Uses Examples:
 Agricultural Production (Crops only)
 Athletic Fields
 Family Care Facilities
 Dwelling, Townhouses (CZ)
 Dwelling, Single Family Detached
 Yard Sales

Listed Accessory Uses:
 Signs (Article 17)
 Swimming Pools
 Fences and Walls (2.13-2)

Relevant Articles

Article 2 & 9 - Accessory Structures
 Article 10 - Gross Residential Density Limit
 Article 10 - Table of Uses
 Article 11 - Parking and Landscaping
 Article 21 - Open Space



8.4-2 SFR-2 Single-Family Residential

District Description

The (SFR-2) Single-Family Residential District allows for the development of single-family homes at a rate of 2.0 units per acre, excluding the Accessory Dwellings. Allowed building/lot types in the Single-Family Districts are Detached houses.



Dimensional Standards

Zoning	SFR-2
Lot Size	13,000 S.F.
Lot Width	90 Feet
Front Yard Setback	30 Feet
Rear Yard Setback	30 Feet
Side Yard Setback	10 Feet
Corner Lot Side Yard Setback	20 Feet

General Requirements

*Building placement, parking placement, building type, access, and lot arrangement shall be controlled by the lot and building type standards listed in Article 9 for the lot and business types listed.

Primary Uses

Listed Uses:
 Agricultural Production (Crops only)
 Athletic Fields
 Family Care Facilities
 Dwelling, Townhouses
 Dwelling, Single Family Detached
 Yard Sales

Listed Accessory Structures:
 Fences and Walls (2.13-2)
 Signs (Article 17)
 Swimming Pools

Relevant Articles

Article 2 & 9 – Accessory Structures
 Article 10 – Gross Residential Density Limit
 Article 10 – Table of Uses
 Article 11 – Parking and Landscaping
 Article 21 – Open Space



8.4-2 SFR-3 Single-Family Residential

District Description

The (SFR-3) Single-Family Residential District allows for the development of single-family homes at a rate of 2.9 units per acre, excluding the Accessory Dwellings. Allowed building/lot types in the Single-Family Districts are detached houses.



(Stallings Park)

Dimensional Standards

Zoning	SFR-3
Lot Size	10,000 S.F.
Lot Width	80 Feet
Front Yard Setback	30 Feet
Rear Yard Setback	30 Feet
Side Yard Setback	10 Feet
Corner Lot Side Yard Setback	20 Feet

General Requirements

*Building placement, parking placement, building type, access, and lot arrangement shall be controlled by the lot and building type standards listed in Article 9 for the lot and business types listed.

Primary Uses

Listed Uses:
 Agricultural Production (Crops only)
 Athletic Fields
 Family Care Facilities
 Fences and Walls (2.13-2)
 Dwelling, Townhouses
 Dwelling, Single Family Detached
 Yard Sales

Listed Accessory Structures:
 Signs (Article 17)
 Swimming Pools

Relevant Articles

Article 2 & 9 - Accessory Structures
 Article 10 - Gross Residential Density Limit
 Article 10 - Table of Uses
 Article 11 - Parking and Landscaping
 Article 21 - Open Space Requirements



8.4-2 SFR-MH Single-Family Residential

District Description		Primary Uses	
The (SFR-MH) Single-Family Residential District is designated to mobile homes. This District allows for the development of single-family homes at a rate of 2.0 units per acre. Allowed building/lot types in the Single-Family Districts are Detached House.		Listed Uses: Agricultural Production (Crops only) Athletic Fields Family Care Facilities Dwelling, Townhouses Dwelling, Single Family Detached Yard Sales Listed Accessory Structures: Fences and Walls (2.13-2) Signs (Article 17) Swimming Pools	
Dimensional Standards		Relevant Articles	
Zoning	SFR-MH	Article 2 & 9 – Accessory Structures Article 10 - Gross Residential Density Limit Article 10 – Table of Uses Article 11 – Parking and Landscaping Article 21 – Open Space	
Lot Size	15,000 S.F.		
Lot Width	85 Feet		
Front Yard Setback	30 Feet		
Rear Yard Setback	30 Feet		
Side Yard Setback	12 Feet		
Corner Lot Side Yard Setback	12 Feet		
General Requirements			
*Building placement, parking placement, building type, access, and lot arrangement shall be controlled by the lot and building type standards listed in Article 9 for the lot and business types listed.			



8.4-3 Multi-Family Transitional (MFT)

District Description

The intent of this district is to recognize the gradual transformation of existing development to high-quality mixed-density residential development, which is needed to support the central cores of the Town. The higher density allows a greater number of households to walk or bike, reducing the parking demand and providing environmental and health benefits.

A range of housing types is encouraged in this district, including Detached houses, Attached houses, and multi-family buildings. Streets in the Multi-Family Residential Transitional District should be interconnected, with streets and sidewalks providing a connection from Stallings's Town Center and other mixed-use districts to the Single-Family Residential districts surrounding these neighborhoods.



(Fairhaven)

Dimensional Standards

Lot Size	5000 SF
Lot Width	42 Feet
Front Yard Setback	12 Feet
Rear Yard Setback	4 Feet
Side Yard Setback	4 Feet
Corner Lot Side Yard Setback	8 Feet or as required by buffering standards and/or building type

Primary Uses

Listed Building and Lot Types:

Detached House
Attached House (CZ)
Multi-Family Building (CZ)

Listed Uses:

Athletic Fields
Family Care Facilities
Fences and Walls (2.13-2)
Yard Sales
Dwellings, Single Family Detached

Listed Accessory Structures:

Signs
Swimming Pools

Additional Notes:

Density Limits:

1. Single Family Detached: 7 units/acres
2. Single Family Attached (CZ): 16 units/acres
3. Multifamily (CZ): Article 10.1-24

*Building placement, parking placement, building type, urban form, access, and lot and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the Multi-Family Residential Transitional District (MFT).

*CZ - Conditional Zoning

Relevant Article Sections

Article 9 - Building Placement/Lot Arrangement
Article 10 - Table of Uses
Article 11 - Landscaping Requirements
Article 12 - Parking Requirements
Article 21 - Open Space Requirements



8.4-4 Town Center District (TC)

District Description

The intent of this district is to provide for new development, revitalization, and reuse in Stallings' core downtown. The development pattern seeks to integrate shops, restaurants, services, workplaces, civic, educational, and religious facilities, and higher-density housing in a compact, pedestrian-oriented environment.

The Town Center District serves as the hub of the surrounding neighborhoods of the broader community. This district may be expanded over time to meet the growing community's needs.



Dimensional Standards

Lot Size	0 SF
Lot Width	0 Feet
Rear Yard Setback	8 Feet
Side Yard Setback	0 Feet
Build-to-Line from any street	0-10 Feet (off the edge of the sidewalk, or the average alignment of existing buildings within the same side of the street, if buildings with over 6' of deviation shall not be considered in this computation)

Additional Notes:

*Residential Density Limit: 24 units/acres

*CZ - Conditional Zoning

Relevant Article Sections

Article 8 - Stallings Development Ordinance
 Article 10 - Table of Uses
 Article 11- Landscaping Requirements
 Article 12 - Parking Requirements
 Article 21 - Open Space Requirements

Primary Uses:

Listed Building and Lot Types:

Urban Workplace
 Shopfront
 Detached House
 Attached House (CZ)
 Multi-family Building (CZ)
 Civic Building

Listed Accessory Uses:

Dwellings
 Drive-thru Window
 Signs

Listed Use Examples:

Apparel Sales
 Bakery
 Dental/Medical Office
 Police Station
 Parking Lots/Structures
 Government Offices



8.4-5 Civic District (CIV)

District Description

The (CIV) Civic District provides a location for educational, medical, and other public uses. Large developments in the Civic District are encouraged to provide a master plan for the Town. Institutional uses are required to provide pedestrian connections on their campuses and, to the extent possible, develop an internal street system with structures fronting the streets.



(Stallings United Methodist Church)

Dimensional Standards

Lot Size	40,000 SF
Lot Width	200 Feet
Front Yard Setback	18 Feet
Rear Yard Setback	12 Feet or as required by buffering standards/building type (whichever is greater)
Side Yard Setback	12 Feet or as required by buffering standards/building type (whichever is greater)
Corner Lot Side Yard Setback	18 Feet as required by buffering standards/building type (whichever is greater)

Additional Notes:

Residential Density Limits:

1. Single Family Detached: 2 units/acre
2. Single Family Attached (CZ): 8 units/acre
3. Dormitory: Unlimited
4. Multi-family (CZ): See Article 10.1-24 (B)

*CZ: Conditional Zoning

Primary Use Examples

Listed Building and Lot Types:

Urban Workplace
Detached House
Attached House
Multi-Family
Civic Building

Listed Uses:

Athletic Fields
Auditorium/Stadium
College or University
Laboratory, Medical/Dental
Library
Museum or Art Gallery
Dental/Medical Related Office
Shopping Center

Listed Accessory Structures:

Swimming Pools

Relevant Articles

Article 9 - Lot and Building Type Standards
Article 10 - Table of Uses
Article 11 - Landscaping Requirements
Article 12 - Parking Requirements
Article 21 - Open Space Requirements



8.4-6 Mixed Use District (MU-1)

District Description

The (MU-1) Mixed Use District is intended to provide compatible and sustainable redevelopment opportunities. This district is primarily used for residential purposes as well as commercial retail purposes to a lesser extent.

Development standards for this district promote the creation of a pleasant, pedestrian-friendly, auto-oriented environment while enabling compatible connectivity to adjacent districts.



Dimensional Standards

Use	Single Family Detached
Lot Size	6,000 SF
Lot Width	40 Feet
Front Yard Setback	16 Feet
Rear Yard Setback	12 Feet
Side Yard Setback	5 Feet

Additional Notes:

Residential Density Limits:

1. Single Family Detached: 4 units/acre
2. Single Family Attached: 6 units/acre
3. Multifamily: 10 units/acre

*CZ: Conditional Zoning

Relevant Articles

Article 9 - Lot and Building Type Standards
 Article 10 - Table of Uses
 Article 11 - Landscaping and Buffer Requirements
 Article 12 - Parking Requirements
 Article 21 - Open Space Requirements

Primary Uses

Listed Building and Lot Types:

Highway Commercial
 Urban Workplace
 Shopfront
 Detached House
 Attached House (CZ)
 Multi-family (CZ)

Listed Accessory Structures:

Swimming Pools
 Signs

Listed Use Examples:

Dwelling, Single Family Detached
 Bakery
 Farmer's Market
 Museum/Art Gallery
 Physical Fitness Center
 Dental, Medical, or Related Office
 Real Estate Office
 Government Office
 Post Office



8.4-6 Mixed-Use District (MU-2)

District Description

The (MU-2) Mixed Use District is intended to provide compatible and sustainable redevelopment opportunities. This district is primarily used for commercial purposes as well as residential purposes to a lesser extent. This district allows for more variety within its listed uses compared to the (MU-1) Mixed Use District.

Development standards for this district promote the creation of a pleasant, pedestrian-friendly, auto-oriented environment while enabling compatible connectivity to adjacent districts.



Dimensional Standards

Use	Single Family Detached
Lot Size	6,000 SF
Lot Width	40 Feet
Front Yard Setback	16 Feet
Rear Yard Setback	12 Feet
Side Yard Setback	5 Feet

Additional Notes:

Residential Density Limits:

1. Single Family Detached (CZ): 4 units/acre
2. Single Family Attached (CZ): 6 units/acre
3. Multi-family (CZ): 10 units/acre

*CZ: Conditional Zoning

Relevant Articles

Article 9 – Lot and Building Type Standards
 Article 10 – Table of Uses
 Article 11 – Landscaping and Buffer Requirements
 Article 12 – Parking Requirements
 Article 21 – Open Space Requirements

Primary Uses

Listed Building and Lot Types:

Highway Commercial
 Urban Workplace
 Shopfront
 Detached House (CZ)
 Attached House (CZ)
 Multi-family (CZ)

Listed Accessory Structures:

Swimming Pools
 Signs

Listed Use Examples:

Apparel Sales
 Bars
 Farmer's Market
 Museum/Art Gallery
 Physical Fitness Center
 Finance/Loan Office
 Photography, Commercial
 Dental, Medical, or Related Office
 Real Estate Office
 Post Office



8.4-7 US 74 Commercial District (C-74)

District Description

The (C-74) US Highway 74 Commercial District is intended to provide compatible and sustainable development opportunities along the US 74 Commercial corridor. Development standards encourage pedestrian scale development along the secondary street network serving larger projects. The goal of this district is to provide a safe and pleasant environment for motorists and pedestrians. Uses in this district include commercial goods and services, employment, and some limited industrial.



Dimensional Standards

Minimum Lot Size	10,000 SF
Minimum Lot Width	360 Feet on the Highway or 125 Feet on all other streets
Minimum Setback from Highway	27 Feet
Build-to-Line from any street other than Highway	12 Feet or as required by buffering standards and/or building type (whichever is greater)
Minimum Rear Yard Setback	12 Feet or as required by buffering standards and/or building type (whichever is greater)
Minimum Side Yard Setback	0 Feet or as required by buffering standards and/or building type (whichever is greater)

Primary Uses:

Allowed Building & Lot Types

Highway Commercial
Urban Workplace
Shopfronts

Listed Use Examples:

Vocational, Business, or Secretarial Schools
Apparel Sales
Grocery & Related Product Sales
Sporting & Recreational Goods
Veterinary Services
Theaters

Relevant Article Sections

Article 9 – Lot and Building Types
Article 10 – Table of Uses
Article 11- Landscaping and Buffer Requirements
Article 12 – Parking Requirements
Article 21 – Open Space Requirements

Additional Notes:

*When a building is in between a secondary street and the US Highway 74/Bypass, that building shall front the secondary street.

*Residential dwelling is not allowed in this district



8.4-8 Interstate Highway 485 Corporate Park

District Description

The CP-485 District intends to provide compatible and sustainable development opportunities along the I-485 corridor. In this district, the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along the secondary street networks. The goals of this district include providing a pleasant and safe environment for motorists and pedestrians and a focus on preserving the capacity of the Outer Belt to accommodate high traffic volumes at higher speeds outside the core area. Primary uses in this district include office complexes and limited commercial goods and services.



(Marshall Hooks Rd)

Dimensional Standards

Minimum Lot Size	10,000 SF
Minimum Lot Width	360 Feet on the Highway 125 Feet on all other streets
Minimum Setback from Highway	27 Feet
Build-to-Line from any street other than the Highway	12 Feet or as required by buffering standards and/or building types (whichever is greater)
Minimum Rear Yard Setback	
Minimum Side Yard Setback	0 Feet or as required by buffering standards and/or building types (whichever is greater)

Primary Uses

Allowed Building & Lot Types
 Highway Commercial
 Urban Workplace
 Shopfront

Listed Use Examples:
 Automobile Rental/Leasing
 Beauty Shop
 Hotel or Motel
 Laboratory, Medical or Dental
 Finance/Loan Office
 Pharmacy/Drugstore

Listed Accessory Structures:
 Signs

Additional Notes:

*Residential dwelling is not allowed in this district

Relevant Articles

Article 9 - Lot and Building Types
 Article 10 - Table of Uses
 Article 11 - Landscaping and Buffer Requirements
 Article 12 - Parking Requirements
 Article 21 - Open Space Requirements



8.4-9 Vehicle Service and Repair (VSR)

District Description

The Vehicle Service and Repair District (VSR) is intended to provide locations for specific uses that require different criteria and specifications than typical commercial development. The dominant use in this district is the vehicle repair shop and disabled vehicle storage area. This district is reserved for uses that require broad maneuvering spaces and avoid pedestrian interaction with potentially hazardous conditions. Uses in this district include heavy commercial goods and services for motor vehicles and some limited industrial purposes.



Dimensional Standards

Minimum Lot Size	12,000 SF
Minimum Lot Width	120 Feet on Highway or 80 Feet on any other street
Minimum Setback from Highway r/w	16 Feet
Build-to-Line from any other Street	12 Feet or as required by buffering standards and/or building type whatever is greater
Minimum Rear Yard Setback	8 Feet or as required by buffering standards and/or building type, whatever is greater
Minimum Side Yard Setback	4 Feet or as required by buffering standards and/or building type, whatever is greater

Primary Uses

Allowed Building & Lot Type:
Highway Commercial

Listed Uses:

Automobile Renting/Leasing
Hardware, Wholesale Dealer
Yard Sale (15.3)
Vending Machine
Service Contractors Offices
General Contractors Offices

Listed Accessory Structures:

Fences & Walls (2.13)
Sign

Additional Notes:

*Uses within this district are buffered from adjacent uses

*Residential dwelling is not allowed in this district

Relevant Articles

Article 10 – Table of Uses
Article 11 – Landscaping & Buffer Requirements
Article 12 – Parking Requirements
Article 21 – Open Space Requirements



8.4-10 Business Center (BC)

District Description

The Business Center (BC) is intended to provide locations for employment-centered uses. The dominant uses in this district are light industrial and office. Ancillary retail and other supportive uses are permitted.

Hospitality like hotels or restaurants and necessary supportive uses like banks may also be allowed.



(Bleinheim Ln)

Dimensional Standards

Lot Size	32,400 SF
Lot Width	180 Feet
Front Yard Setback	80 Feet
Rear Yard Setback	16 Feet
Side Yard Setback	16 Feet
Corner Lot Side Yard Setback	80 Feet

Relevant Articles

Article 9 - Lot & Building Type Standards
 Article 10 - Table of Uses
 Article 11 - Landscaping & Buffer Requirements
 Article 12 - Parking Requirements
 Article 21 - Open Space Requirements

Primary Uses

Listed Building & Lot Types:
 Highway Commercial

Listed Use Examples:
 Arts & Crafts Store
 Barber Shop
 Convenience Store
 Hotel/Motel
 Advertising Agency
 Law Office
 Parking Lots or Structures
 Shopping Center
 Veterinary Services
 Warehouse

Additional Notes:

*Residential dwelling is not allowed in this district



8.4-10 Industrial (IND)

District Description

The intent of the Industrial District (IND) is to provide locations for industrial uses that, due to the scale/use of the buildings, cannot be integrated into the community. The dominant uses in this district are manufacturing and warehouse storage, which is buffered from adjacent uses. The Industrial District is reserved for uses that require large buildings and/or parking and loading facilities.



(Berry Global, 303 Seaboard Dr)



Dimensional Standards

Lot Size	32,4000 SF
Lot Width	180 Feet
Front Yard Setback	80 Feet
Rear Yard Setback	16 Feet
Side Yard Setback	16 Feet
Corner Lot Side Yard Setback	80 Feet

Relevant Articles

Article 9 - Lot and Building Types
Article 10 - Table of Uses
Article 11- Landscaping and Buffer Requirements
Article 12 - Parking Requirements
Article 21 - Open Space Requirements

Primary Uses

Building & Lot Types:
Highway Commercial

Listed Use Examples:
Agricultural Production
Convenience Store
General Contractors Offices
Fire, Ambulance, Rescue Station
Parking Lots/Structures
Personal Training Facility
Warehouse

Listed Accessory Structures:
Signs

Additional Notes:

*Residential dwelling is not allowed in this district



8.5 Overlay Districts

District Description	Primary Uses
<p>The following Overlay Districts supersede the underlying primary general use zoning districts where listed uses and/or requirements and/or standards and/or conditions are established by the Overlay District. All other provisions of the Primary General-Use District shall apply where no superseding provisions of the Overlay Districts are established.</p>	<p>Listed Use: Where a use is listed in a given district, the symbol “L” is entered in the corresponding district column for the specific use.</p> <p>Use Listed with Additional Standards: Where a use requiring supplemental standards and specifications in accordance with Section 10.1 of this Ordinance is listed in a district, the symbol “S” is entered in the corresponding district column for the specific use along with the reference number for the applicable supplemental standard(s).</p> <p>Special Use: Where a use is listed in a given district, upon satisfaction of the requirements established in Section 10.2 of this Ordinance, the symbol “SUP” is entered in the corresponding district column for the specific use.</p>
Relevant Articles	
<p>Article 10 – Table of Uses</p>	
Additional Notes:	
<p>*Where a use is not listed within a given Overlay District or underlying Primary General-Use District, such use shall not be permitted</p>	



8.5 Conditional Zoning (CZ)



(Southstone)



(Courtyards at Lawyers Rd)

District Description

Except for the overlay zones, the Conditional Zoning Districts (CZ) are established as companion districts to the general use districts. The purpose is to provide flexibility in the development of property while ensuring that development is compatible with the neighboring uses. These districts allow a degree of certainty in land use decisions that isn't attainable when rezoning to a Primary General Use District.

General Requirements

- *An application will only be considered upon the request of the owner of the affected property or duly authorized representative of the property owner.
- *Before a public hearing on a petition for a conditional zoning request, the petitioner must file in the planning office at least 10 days before the planning board meeting a written report of at least one community meeting held by the petitioner.
- *All standards and requirements of the corresponding Primary General Use District shall be met, except that the conditions imposed by the conditional zoning modify the general use standards.
- *No uses shall be permitted except those enumerated in the ordinance adopting conditional zoning.
- *The conditions agreed upon pursuant to the Conditional Zoning approval shall be stated in the adopting ordinance and may limit the uses which are permitted on the property.
- *The Development Administrator may approve minor modifications to the approved Conditional Zoning ordinance.

Violations & Regulations

- *Any violation of a provision of a Conditional Zoning ordinance shall be treated the same as any other violation of this Ordinance and shall be subject to the same remedies and penalties as any other such violation.
- *If any provision of a Conditional Zoning ordinance is found to be illegal or invalid, or if the applicant should fail to accept any condition, the entire Conditional Zoning ordinance shall be null and void, and the property shall revert to its previous zoning classification.
- *If no formal action has been taken to begin the development of the property in accordance with the Conditional Zoning ordinance within 24 months of its approval by the Town Council, or no vested right has been obtained, then the property shall revert to its previous zoning Stallings Development Ordinance - Article 5 - Page 11 classification, or the Development Administrator may initiate appropriate action to rezone the affected property to any other classification.
- *If the use or uses commenced pursuant to a Conditional Zoning ordinance adopted pursuant to this section is abandoned or discontinued or no vested right has been obtained, then the property shall revert to its previous zoning classification.
- *No variances or special use permits may be issued for developments on property subject to a Conditional Zoning ordinance.

