

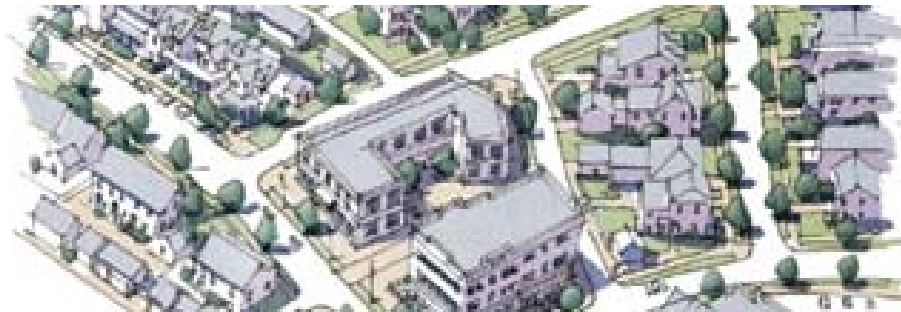
Town of Stallings Comprehensive Land Use Plan

Section 9: EXISTING CONDITIONS & FUTURE LAND USE



Walkable Neighborhood

A walkable neighborhood offers residents the ability to live, play, and often shop and work in one connected community. These neighborhoods include a mixture of housing types and residential densities integrated with goods and services in a walkable community. Goods and services can be within or adjacent to the neighborhood, but connectivity is the key. The design and scale of the development encourages active living through a comprehensive and interconnected network of walkable streets. Walkable neighborhoods support multiple modes of transportation.



Primary Land Uses

- Single-Family Detached Home
- Multi-family Housing

Secondary Land Uses

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



FORM & PARAMETERS

General Development Pattern	Mix of Uses/Primarily Residential
Typical Lot Coverage	50 - 75%
Residential Density	6 - 30 DU/ac
Non-Residential Intensity	0.50 - 2.00 FAR
Prevailing Building Height	1 - 5 Stories
Average Dwelling Unit Size	800 - 1,500 SF
Avg. Non-Resid. Building Size	10,000 - 50,000 SF
Transportation Choices	Walking/Bicycle/Auto/Transit
Typical Block Length	250 - 500 LF
Open Space Elements	Neighborhood Parks/Plazas/Pocket Parks
Street Pattern	Modified Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Parking Deck
Typical Street Cross Section	Urban

