



Town of Stallings Comprehensive Land Use Plan

Section 9: EXISTING CONDITIONS & FUTURE LAND USE

Place Types



Suburban Multifamily Neighborhood

Suburban multifamily residential neighborhoods are generally formed as complexes or communities, with a relatively uniform housing type and density throughout. They support the highest residential density in the suburban landscape, and may support condominiums or apartments. The neighborhoods are found in close proximity to suburban commercial, office and industrial centers, and help provide the consumers needed to support these centers. Buildings are often oriented interior to the site and typically buffered from surrounding development by transitional uses or landscaped areas. Large parking lots and low street connectivity are common in suburban multifamily neighborhoods



Primary Land Uses

- Apartment
- Condominium
- Senior Housing

Secondary Land Uses

- Community Center
- Pool and Amenities
- Natural Areas



FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	30 – 60%
Residential Density	6.0 – 16.0 DU/ac
Prevailing Building Height	1 - 4 Stories
Average Dwelling Unit Size	800 – 1,500 SF
Avg. Non-Resid. Building Size	N/A
Transportation Choices	Auto/Bus
Typical Block Length	600 – 1,200 LF
Open Space Elements	Greenway/Neighborhood Park
Street Pattern Modified	Grid
Street Connectivity	Medium
Parking Provisions	Surface Lot/On-Street Pkg.
Typical Street Cross Section	Suburban/Urban