



## Developer & New Business Quick-Start Guide

### Welcome to Stallings!

- \* The Stallings Development Ordinance regulates all development (including permitted uses, structures, land use, and signage) within Town Limits.
- \* This guide provides a quick overview of required permits and processes.

*This brochure references the Town of Stallings Development Ordinance. For more information visit [www.stallingsnc.org](http://www.stallingsnc.org) or contact Planning & Zoning*

### Development Standards - An Overview

Ordinance sections that you need for development. Review these before building.

- \* TIA Regulations (*Article 7*)
- \* Building and Site Placement (*Article 9*)
- \* Landscaping & Buffers (*Article 11*)
- \* Parking & Access (*Article 12*)
- \* Lighting (*Article 12*)
- \* Flood Damage Protection (*Article 18*)
- \* Stormwater Management (*Article 19*)

### Contacts

#### Planning & Zoning Department

##### - General & Permitting Questions

(704)-821-8557

[stallingsnc.org](http://stallingsnc.org)

#### Planning & Zoning Department

##### - New Construction & Zoning Inspections

(704)-821-0310

#### Code Enforcement

##### - Code Violation Concerns

(704)-821-0316

#### Union County Building Code Enforcement

##### - Certificate of Occupancy & Additional Permits

(704)-283-3816

[ucinspections@unioncountync.gov](mailto:ucinspections@unioncountync.gov)



### Start Here: Determine Your Zoning

1. Confirm your parcel's zoning district with the current Zoning Map
  - \* AG                      \* CIV                      \* VSR
  - \* SFR-1,2,3           \* MU-1 & MU-2           \* BC
  - \* MFT                      \* C-74                      \* IND
  - \* TC                      \* CP-485
2. Review the Table of Uses to ensure your proposed business/use is permitted.
  - \* Some uses may require additional standards.
  - \* If the use is not permitted, you may need to apply for a Rezoning.

*Article 8*

### Required Permits

- \* **Principal Structure Upfit:** Interior renovations (ex: moving walls, adding interior structures)
- \* **Principal Structure Addition:** Structures attached to the principal/primary structure, including decks, garages, etc.
- \* **New Accessory Structure:** New structure separate from the principal structure
- \* **Accessory Structure Upfit:** Accessory structure renovation
- \* **Accessory Structure Addition:** Structure attached or an addition to an existing accessory structure
- \* **Use Permit:** Any change in use, including new businesses/change in business name
- \* **Sign Permits:** All permanent and temporary sign installations



## **Greenway Master Plan & Town Center**

### **Streetscape Plan**

What is it?

- \* Greenway Master Plan: A long-range plan guiding the creation of a connected trail and greenway network throughout Stallings.
- \* TC Streetscape Plan: Street & sidewalk design standards establishing the look, feel, and character of Stallings Town Center District.

What Developers Need to Know

- \* Projects located along mapped greenway corridors are required to construct greenway segments as part of development.
- \* Trail design must follow the Town's greenway cross-sections, width, and surface standards.
- \* New development within the Town Center zoning district must follow standards for sidewalk widths, street trees, lighting, benches, and other streetscape features.
- \* Materials must match the approved design standards.

Article 21

When in doubt, check the Town's Ordinance at...  
[www.stallingsnc.org](http://www.stallingsnc.org)



## **Rezoning & Variances**

Check with P&Z to see if your use is allowed. If your use is not allowed in your parcel's current zoning district, you may apply for a rezoning. Rezonings are legislative procedures that require Town Council approval.

### **General Rezoning**

- \* A zoning map amendment from one zoning to another.
- \* Requires multiple meetings and Town Council Approval with an average 3-4 month process.

### **Conditional Zoning**

- \* A zoning map amendment providing flexibility in the development of the property.
- \* Requires a site plan prepared by an engineer and a list of conditions.
- \* Additional standards and regulations may be attached to a proposed development.
- \* Requires multiple meetings and Town Council Approval with an average 4-6 month process.

### **Variance**

- \* A decision allowing applicant to vary any provisions of the ordinance upon proving findings of fact and evidence that an unnecessary hardship is present.
- \* NO change in use may be authorized by a variance.
- \* Requires a quasi-judicial Board of Adjustment meeting (comparable to a court case).

Article 5 + Article 6



## **Are You Building?**

### **Yes - You ARE Building** **(New Construction, Additions, Site Work)**

You likely need:

- \* Principal Structure Permit
- \* A Site Development Plan Review (Major or Minor) is required for commercial, multifamily, subdivisions, and major site changes.
  - \* Concept Site Plan
  - \* Construction Plans
  - \* Plat Reviews
  - \* Engineering Reviews
  - \* Zoning Compliance Inspections (Must receive before requesting Certificate of Occupancy through Union County)
  - \* Certificate of Occupancy (Through Union County Building Code)
- \* Land Disturbance Permit: must receive before clearing vegetation, moving/removing soil, placing fill, or clearing trees.

Article 7.7

### **No - You ARE NOT Building** **(Business Opening, Tenant Change, Minor Updates)**

You likely need:

- \* Use Permit
- \* Sign Permit
- \* Any additional permits as needed

Article 7

