



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 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

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

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

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