

8.4-4

Town Center District (TC)

District Description

The intent of this district is to provide for new development, revitalization, and reuse in Stalling's 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.

It serves as the hub of the surrounding neighborhoods of the broader community. This district may be expanded over time to meet the needs of the growing community for downtown facilities and services.





Min. 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 edge of the sidewalk, or the average alignment of existing buildings within the same block and 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

Relevant Articles

Article 8 - Table of Uses

Article 9 - Lot and Building Type Standards

Article 10 – Uses with Additional Standards and Conditional Uses

Article 11- Landscaping Requirements

Article 12 - Parking Requirements

Article 21 - Open Space Requirements

Primary Uses

Listed Building and Lot Types:

Urban Workplace (Article 9.7) Shopfront (Article 9.6) Detached House (Article 9.2) Attached House (Article 9.3) Multi-Family Building (Article 9.4) Civic Building (Article 9.5)

Listed Use Examples:

Apparel Sales
Bakery
Dental/Medical Office
Police Station
Parking Lot Structures
Government Offices
Yard Sales (Article 15.3)

Listed Accessory Uses:

Accessory Dwelling Units (Article 9) Drive-thru Window (Article 10.1-17) Fences & Walls (Article 2.13-2) Signs (Article 17)



L = listed use	S= use listed with additional standards
CZ = conditional zo	ning SUP = special use permit

Alteration, Clothing Repair	Allowed Uses in Town Center (TC)		
Alteration, Clothing Repair	ABC Store (Liquor sales)	CZ	
Apparel Sales (Clothing, Shoes, Accessories) L Arts and Crafts Store Bakery L Bank, Savings and Loan, or Credit Union Barber Shop Barber Shop L Basts (with/without Beverage Production Accessory Use) L Batting Cage, Indoor Beauty Shop (Hair, Nails, Massage & Spa) L Bed & Breakfast (Tourist Home, Boarding House) Bicycle Assembly (Bike Shop) L Billiard Parlors L Bookstore Boowling Lanes (Bowling Alley) L Breweries with/without beverage sales Brewpub Bulk Mail and Packaging L Bus Terminal L Camera Store L Clagar Lounge L Club or Lodge Club or Lodge Club or Lodge Convenience Store (Without Gasoline Pumps) L Computer Sales and Service L Convenience Store (Without Gasoline Pumps) L Day Care Center, Home Occupation for less than 6 children Day Care Center, Home Occupation for less than 6 children Department, Variety or General Merchandise Store L Equipment Rental & Leasing (no outside storage) L Event and Wedding Venue Fabric or Piece Goods Store L Farmers Market L Ferness & Walls (see 2.13) Fire, Ambulance, Rescue Station L Furniture Framing Furniture Framing L L Furniture Framing	Alteration, Clothing Repair	L	
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	Game Room, Video Game Room, Coin Operated		
one of our dates	Gift or Card Shop Grocery Store		

Group Care Facility	SUP (10.2-8)
Gymnastics/Cheerleading Academy	L
Hardware Store	L
Hobby Shop	L
	S (10.1-21)
Home Occupation Hotel or Motel	L
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Jewelry Store	L
Kennels or Pet Grooming, No Outdoor Pens or Runs	L
Laboratory, Medical or Dental	L
Laundromat, Coin-Operated	L
Laundry or Dry Cleaning	L
Library	
Lighting Sales and Service	L
Market Showroom (Furniture, Apparel etc.)	L
Martial Arts Instructional Schools	L
Motion Picture and/or Television Production	L
Multi-Tenant, Retail	L
Museum or Art Gallery	L
Musical Instrument Sales	L
Newsstand	L
Nursing Home, Assisted Living	S (10.1-25)
Office Machine Sales	L
Office Uses,	
Accounting, Auditing or Bookkeeping Services	L
Administrative or Management Services	L
Advertising Agency	L
Architect, Engineer or Surveyor's Office	L
Dental, Medical or Related Office	L
Employment Agency, Personnel Agency	L
Finance or Loan Office	L
Government Office	L
Insurance Agency (w/on-site claims inspections)	L
Insurance Agency (without on-site claims inspections)	L
	L
Law Office	L
Medical, Dental or Related Office	L
Office Uses Not Otherwise Classified	L
Real Estate Office	L
Stock, Security or Commodity Broker	
Travel Agency	L
Optical Goods Sale	L L
Paint and Wallpaper Sales	L (404.00)
Parks and Recreation Facilities, Public	S (10.1-26)
Parking Lot Structures (Paid/Non-Paid)	L
Personal Training Facility, Health Club	L
Pet Store	L
Pharmacy/Drugstore without Drive Thru	CZ
Photofinishing Laboratory	L
Photography, Commercial	L
Photography Studio	L
Police Station	L
Post Office	L
Printing and Publishing Operation	L

Printing, Photocopying and Duplicating Services	L
Recorded Media Sales (Record/Compact Disc/Tape)	L
Religious Institutions (Church, Synagogue, Mosque or Place of Worship)	S (10.1-11)
Residential Uses (Dwellings),	
Dwelling, Accessory Unit	S (10.1-3)
Dwelling, Attached House (incl. term "Townhouse; Townhome")	CZ
Dwelling, Multifamily (Apartments or Condominiums)	CZ (10.1-24)
Dwelling, Single Family Detached, including Modular Construction	L
Live/Work Units	CZ
Restaurant without drive-thru window	L
Restaurant with drive-thru window accessory	CZ
Retail Sales Not Otherwise Listed	L
Retreat Center	L
Secondhand Thrift/Consignment & Antique Shops	L
Shoe Repair or Shoeshine Shop	L
Sign (Accessory Use as permitted by Article 17)	L
Sign fabricating	L
Sporting Goods Store	L
Sports and Recreation Clubs, Indoor	L
Stationery Store	L
Tattoo and/or Body Piercings Studio	L
Television, Radio or Electronics Sales & Repair	L
Temporary Construction Storage and/or Office	S (10.1-30)
Theater, Indoor	L
Towers, Telecommunications and/or Broadcast	CZ (10.2-14)
Tutoring & Mentoring Service	L
Utility Substation	S (10.1-36)
Vending Machine - Outdoor (w/ or w/o advertising copy) as Accessory Use	L
Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs	L
Vocational, Business or Secretarial School	L
Wireless Telecommunication Facilities, Microcell	S (10.1-32)
Wireless Telecommunication Facilities, Concealed	S (10.1-33)
Wireless Telecommunication Facilities, Co-Located	S (10.1-34)
Wireless Telecommunication Facilities, Tower	CZ (10.2-14)
Yard Sale (No more than 3 per year) See Section 15.3	L