

8.4-4 Town Center District (TC)

District Description

The intent of this district is to provide for new development, revitalization, and reuse in Stallings' 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)



Allowed Uses in Town Center (TC)	
ABC Store (Liquor sales)	CZ
Alteration, Clothing Repair	L
Apparel Sales (Clothing, Shoes, Accessories)	L
Arts and Crafts Store	L
Bakery	L
Bank, Savings and Loan, or Credit Union	S (10.1-6)
Barber Shop	L
Bars (with/without Beverage Production Accessory Use)	L
Batting Cage, Indoor	L
Beauty Shop (Hair, Nails, Massage & Spa)	L
Bed & Breakfast (Tourist Home, Boarding House)	S (10.1-8)
Bicycle Assembly (Bike Shop)	L
Billiard Parlors	L
Bookstore	L
Bowling Lanes (Bowling Alley)	L
Breweries with/without beverage sales	L
Brewpub	L
Bulk Mail and Packaging	L
Bus Terminal	L
Camera Store	L
Candy Store	L
Cigar Lounge	L
Club or Lodge	S (10.1-12)
Coffee Shop/Roastery	L
Communication or Broadcasting Facility, without Tower	L
Computer Sales and Service	L
Convenience Store (Without Gasoline Pumps)	L
Dance School/Academy	L
Day Care Center for Children or Adults (6 or more)	S (10.1-14)
Day Care Center, Home Occupation for less than 6 children	S (10.1-15)
Department, Variety or General Merchandise Store	L
Drive Through Window as Accessory Use	S (10.1-17)
Equipment Rental & Leasing (no outside storage)	L
Event and Wedding Venue	L
Fabric or Piece Goods Store	L
Family Care Facility (Family Care Home)	L
Farmers Market	L
Fences & Walls (see 2.13)	L (2.13-2)
Fire, Ambulance, Rescue Station	L
Floor Covering, Drapery, and/or Upholstery Sales	L
Florist	L
Funeral Home with Crematorium	CZ
Funeral Home without Crematorium	L
Furniture Framing	L
Furniture Sales	L
Game Room, Video Game Room, Coin Operated	SUP (10.2-15)
Gift or Card Shop	L
Grocery Store	L

Group Care Facility	SUP (10.2-8)
Gymnastics/Cheerleading Academy	L
Hardware Store	L
Hobby Shop	L
Home Occupation	S (10.1-21)
Hotel or Motel	L
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	L
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
Law Office	L
Medical, Dental or Related Office	L
Office Uses Not Otherwise Classified	L
Real Estate Office	L
Stock, Security or Commodity Broker	L
Travel Agency	L
Optical Goods Sale	L
Paint and Wallpaper Sales	L
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