



Residential Quick-Start Guide

Welcome to Stallings!

- * We are SO glad you've decided to call Stallings your home... now what?
- * The **Stallings Development Ordinance** regulates all development, land use, and signage within Town Limits.
- * This guide provides a quick overview of permitting basics, answers common questions, and walks you through your next steps.

This brochure references the Town of Stallings Development Ordinance. For more information visit www.stallingsnc.org

The Golden Rule...

"If you are building or changing anything bigger than a birdhouse, you probably need a permit"

Please reach out to our Planning & Zoning Department with any questions concerning permitting or land development.

Contacts

Planning & Zoning Department
— **General Permitting Questions**
(704) -821-8557
stallingsnc.org

Planning & Zoning Department
— **New Construction & Zoning Inspections**
(704) -821-0310

Stallings Code Enforcement
— **Code Violation Concerns**
(704)-821-0316

Union County Building Code Enforcement
ucinspections@unioncountync.gov
(704) -283-3816

START HERE: Are You Building?

YES - You ARE Building
(New Construction, Additions to an Existing Home)

You likely need:

- * Principal Structure Permit, which includes approvals for:
 - * New Home Construction
 - * Land Disturbance/Clearing/Grading
 - * Driveway Access
- * Zoning Compliance Inspection (conducted after construction and home is move-in ready)
- * Also see "Potentially Required Permits" —>
~Article 7

NO - You ARE NOT Building
(Purchased a Home Already Constructed, No Renovations or Additions)

- * You do NOT need any permits!

But... you may need:

- * Use Permit (if planning to use the property for a *Home Occupation*)

~Article 7

Permitting Process

- * Submit an Application
 - * Please see the "*Apply for a Permit*" page on our website to fill out an online permit application
 - * Provide any site plans/drawings if required
- * Review
 - * Town Planning staff will review your application for compliance with the Stallings Development Ordinance
 - * This process can take up to two weeks depending on submittal volume
- * Approval & Fees
 - * Once approved, a link for payment will be sent to your email
 - * Following confirmation of payment, you will receive the approved permit

~Article 7

You may also need to apply for concurrent permits with Union County (Building, Electrical, Plumbing, etc.)

Is It A New Construction Home?

- * Certificate of Zoning Compliance
 - * Schedule a Zoning Compliance Inspection following completion of the home
 - * Required before getting a Certificate of Occupancy from Union County

~Article 7



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Frequently Asked Questions (FAQs)

- * Who do I call for water, sewer, and trash services?
 - * Water and Sewer are handled by Union County Water (704-296-4210)
 - * Trash is serviced through Waste Connections (Stallings Hotline: 704-776-9724)
- * Who provides electricity and natural gas?
 - * Power is supplied by one of two providers (check our *Energy Provider Map* on our website):
 - * Duke Energy
 - * Union Power Cooperative
 - * Natural Gas is provided by Piedmont Natural Gas
- * Who maintains the roads?
 - * State owned roads (mostly main thoroughfares) are maintained by NCDOT
 - * Town roads are maintained by the Town's Public Works department
- * Where do I pay my taxes?
 - * Union County Tax Office collects all taxes for the County and for the Town of Stallings
- * Can I remove a few trees from my yard?
 - * Yes, but depending on the amount, you may need a Land/Tree Disturbance Permit (please contact the Planning Department before removal)

*When in doubt, check the Town's Ordinance at...
www.stallingsnc.org*

Do I Need A Permit?

Permits That May Be Required

- * **Principal Structure Upfit:** Interior renovations
- * **Principal Structure Addition:** Structures attached to the principal/primary structure, including decks, attached garages, etc.
- * **New Accessory Structure:** New structure separate from the principal structure, including fences, pools, detached garages, sheds, etc.
- * **Accessory Structure Upfit:** Accessory structure renovation
- * **Accessory Structure Addition:** Structure attached to an existing accessory structure
- * **Use Permit:** Any change in use, including home occupations
- * **Sign Permit:** All permanent/temporary signs
- * **Demolition Permit:** The removal of a structure
- * **Chicken Permit:** Chickens contained in a coop; NO ROOSTERS allowed in Town limits

~Article 7 & Code of Ordinances Section 91.15(C)

You Do NOT Need A Permit For:

- * Cosmetic Interior Updates
 - * Painting, Flooring, New Countertops, Etc.
- * Small Playsets
- * Minor Landscaping



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