



## 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](http://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](http://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](mailto: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



## 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](http://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

