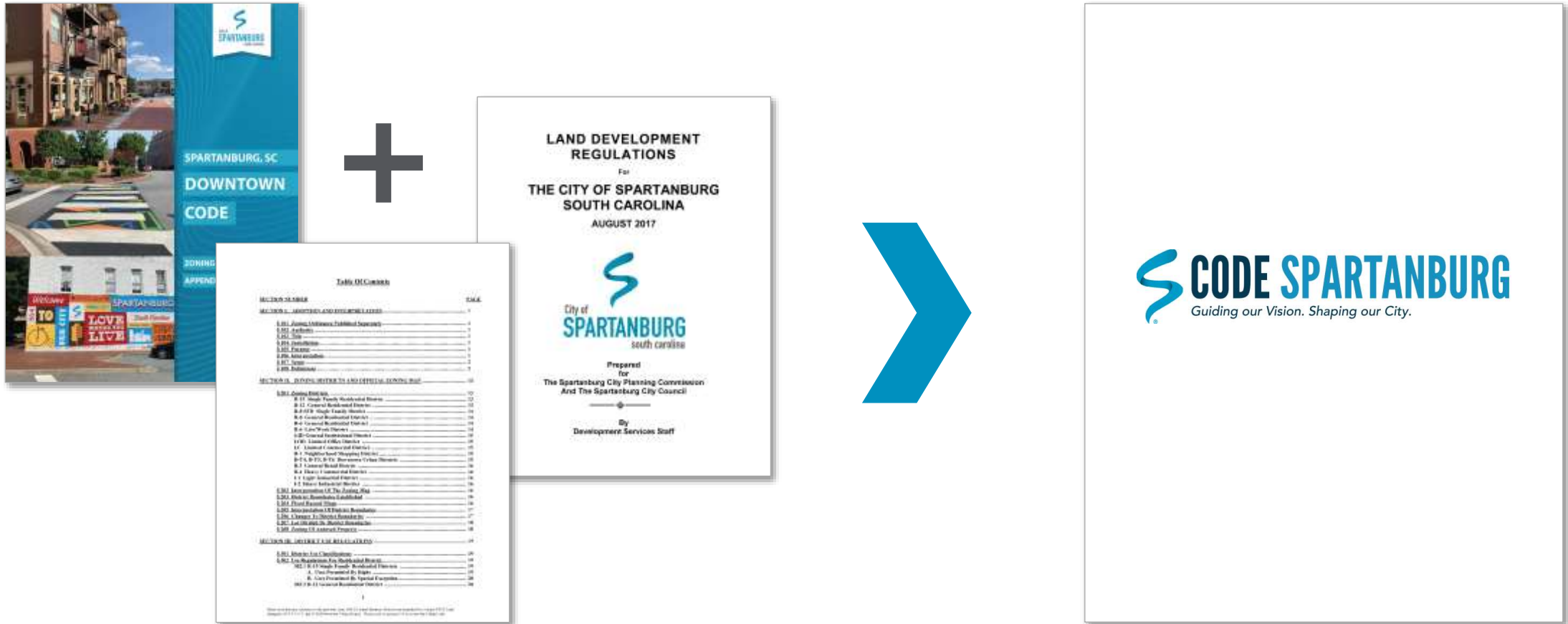


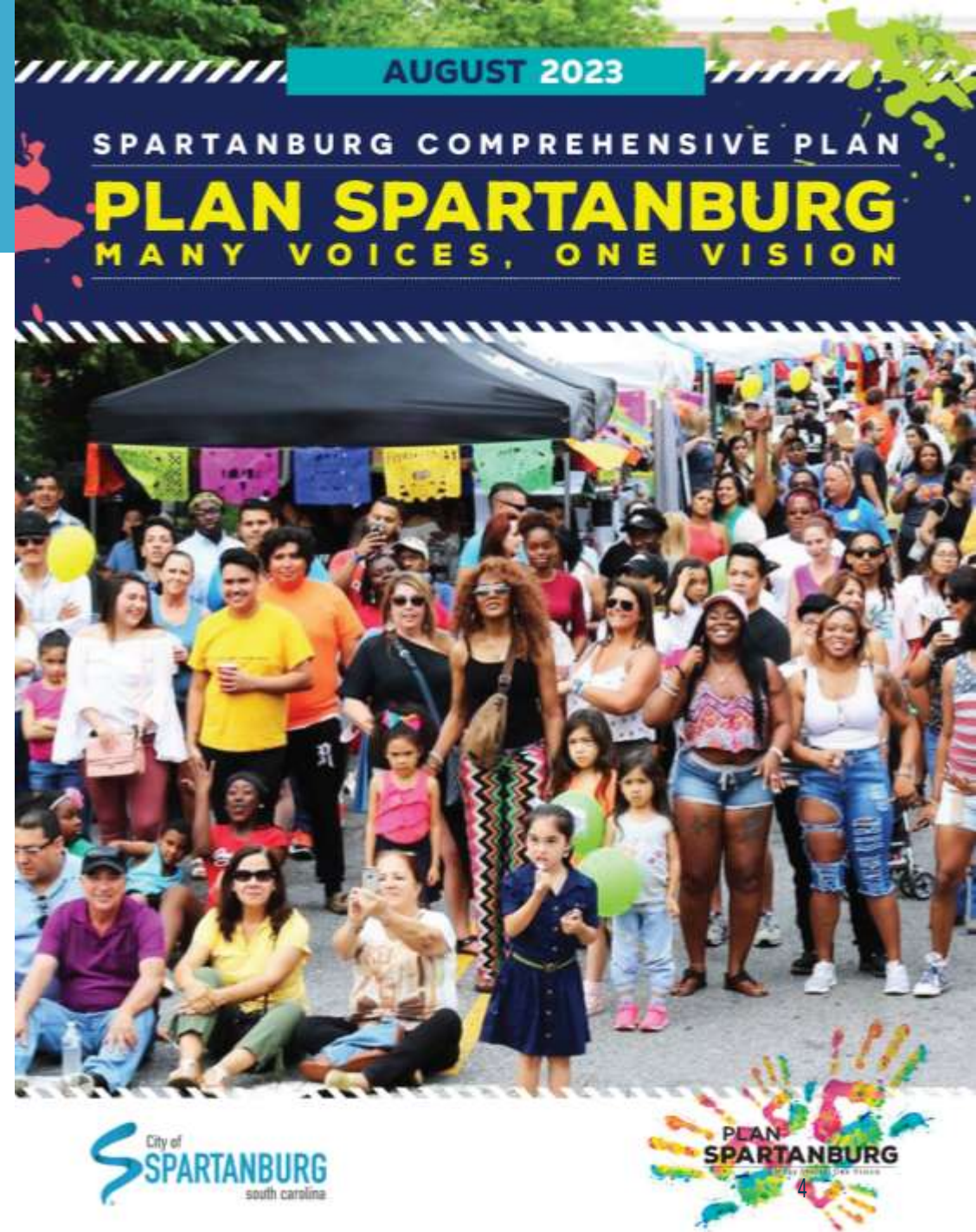
Introduction

Code Spartanburg



Guiding Principles

1. Authenticity to Spartanburg
2. Community Engagement and Transparency
3. Thoughtful Growth and Development
4. Alignment with the Comprehensive Plan



Guiding Principles

- 5. Flexibility and Housing Diversity
- 6. Targeted Form-Based Application
- 7. Practical, Implementable Tools
- 8. Practical and Phased Implementation



Engagement

- Website
- Social media
- Newsletters
- Stakeholder interviews
- Walking tour
- Public Meetings
- Pop-ups
- And more

Stay in Touch



Visit our website

codespartanburg.com



Email us

code@cityofspartanburg.org



Follow us on Instagram

[@cityofspartanburg](https://www.instagram.com/cityofspartanburg)



Stay updated on Facebook

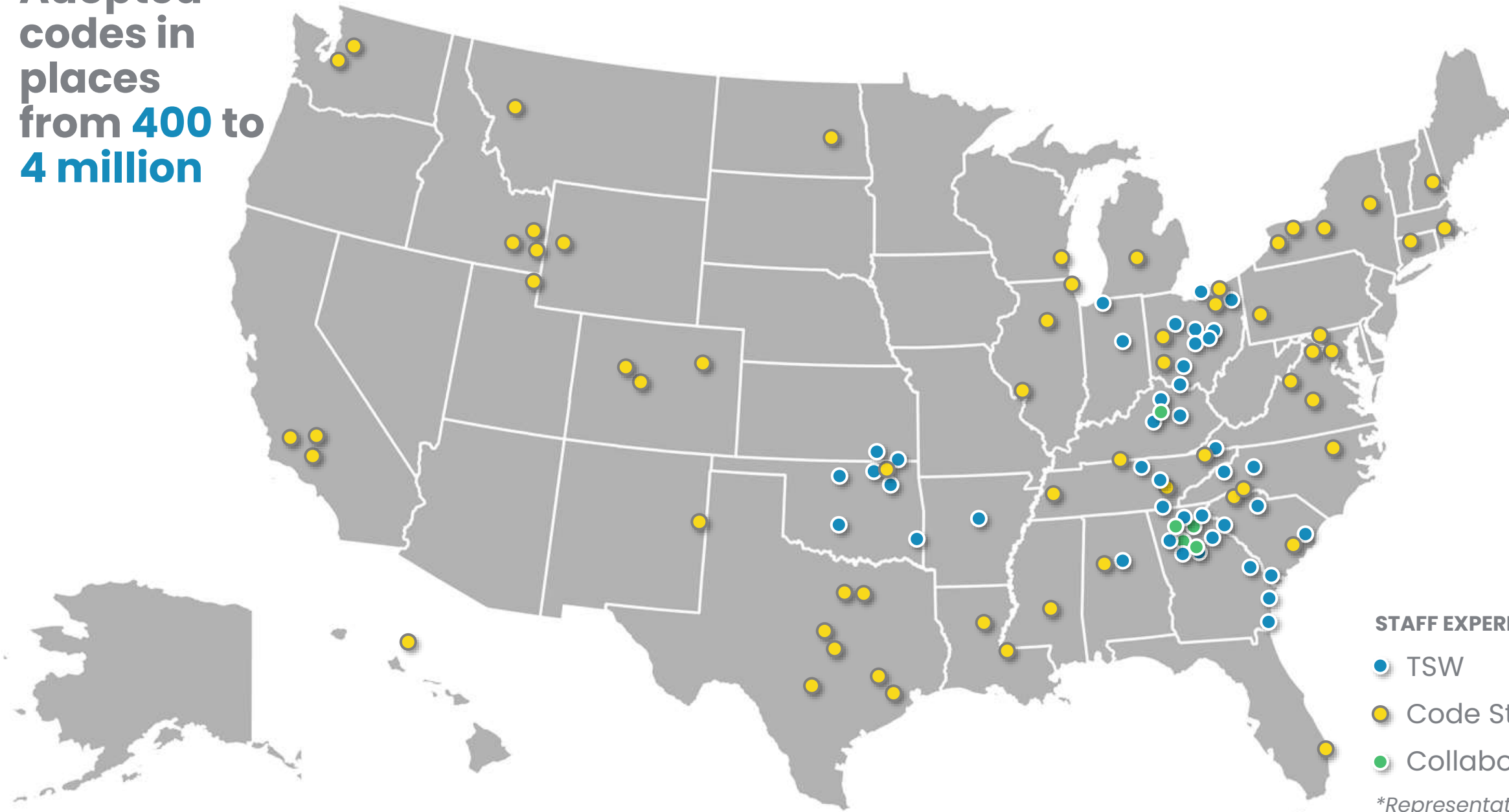
facebook.com/spartanburg.sc

Consultant Team

- Code writers
- Planners & designers
- Attorneys
- Engagement specialists
- Economists



Adopted
codes in
places
from **400** to
4 million

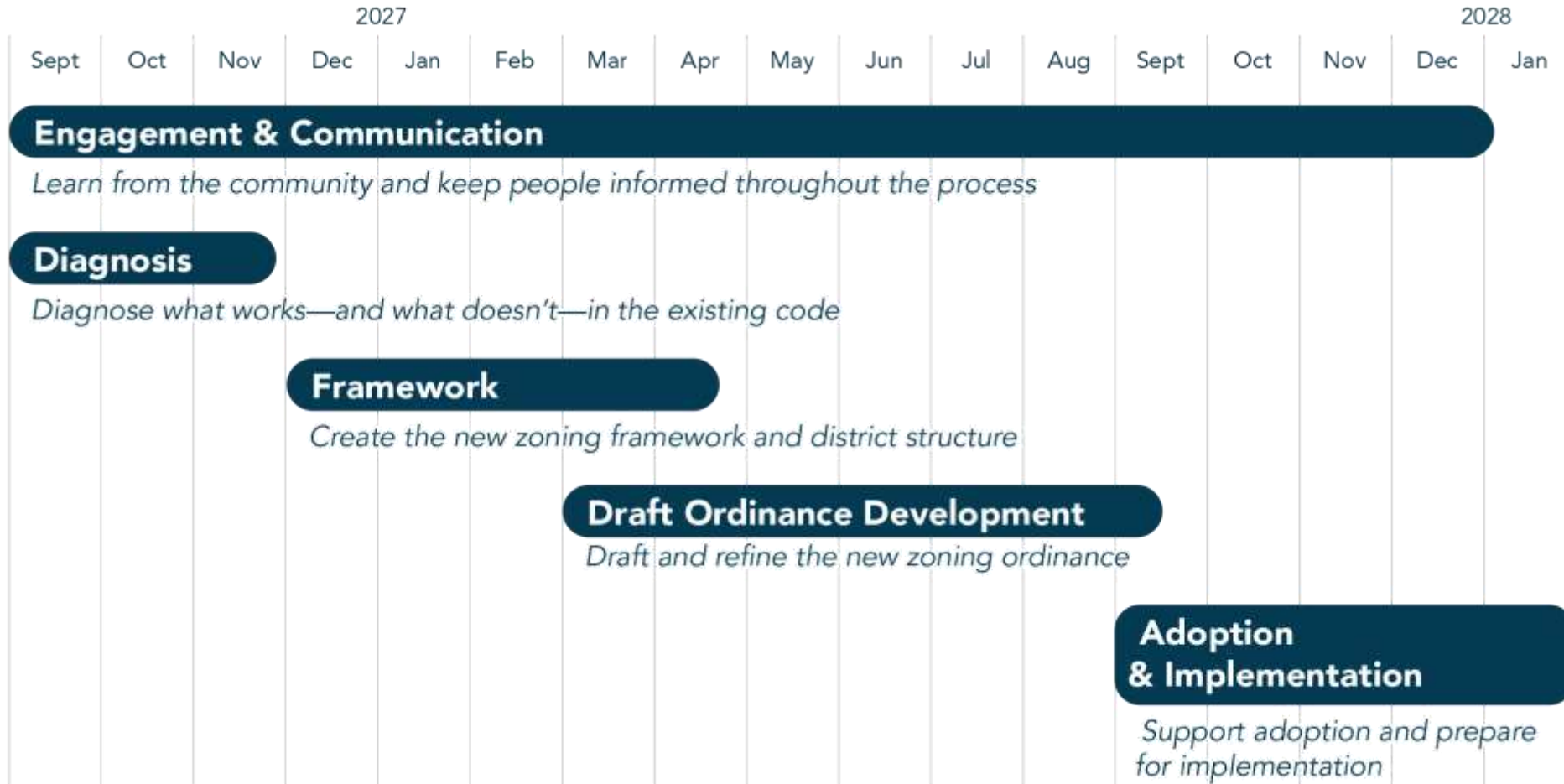


STAFF EXPERIENCE*

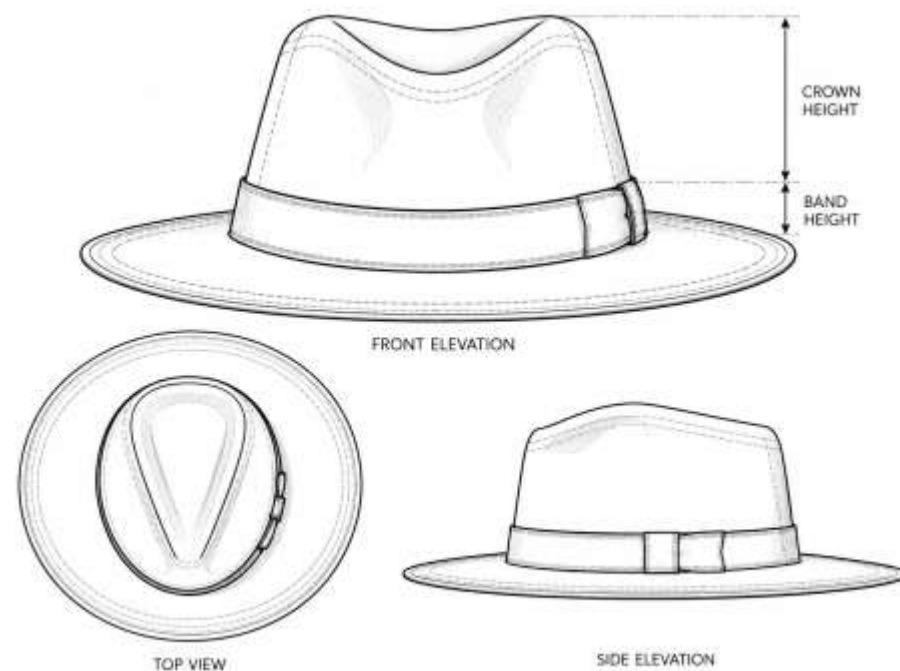
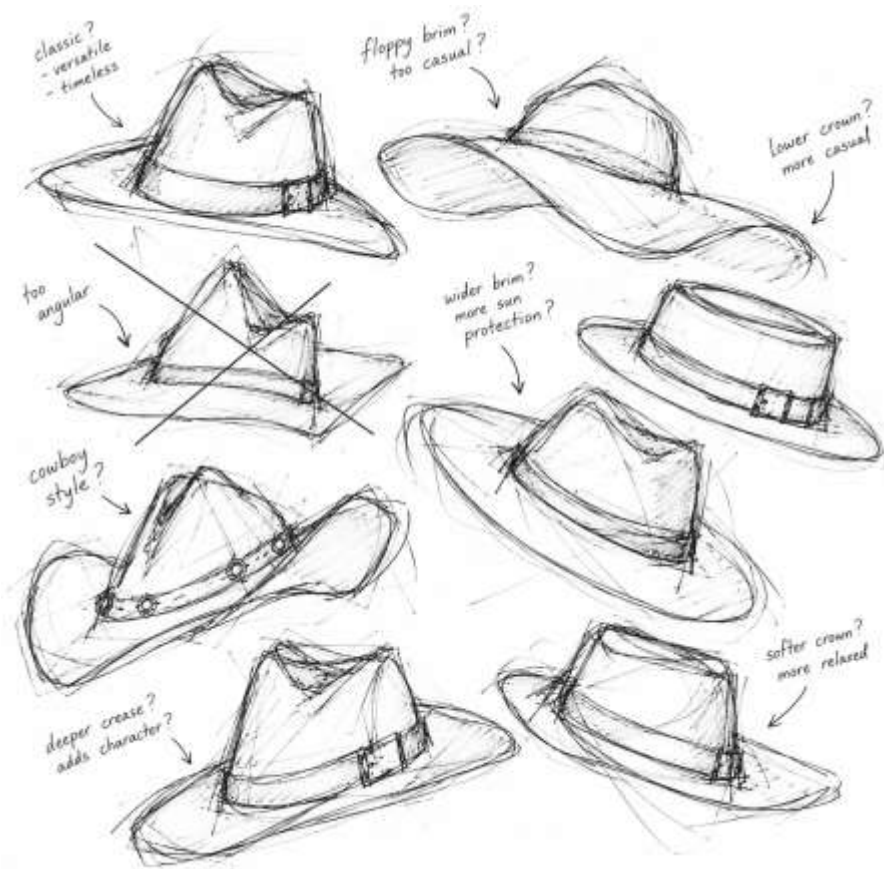
- TSW
- Code Studio
- Collaboration

**Representative only*

The Process



The Process – From General to Specific



The Process – From General to Specific



WITH YOUR HELP!



Zoning 101

A MODERN DEVELOPMENT CODE
FOR A GROWING CITY

What are some words that come to mind when describing goals for the community?

Vibrant

Inclusive

Walkable

Good schools

Welcoming

Affordable

**Close to
amenities**

Safe

Delightful



Ever wonder why main streets with local businesses are less common...



And commercial corridors with larger chains are more common?



Why some types of housing are rarely built...



And why other types are more common?



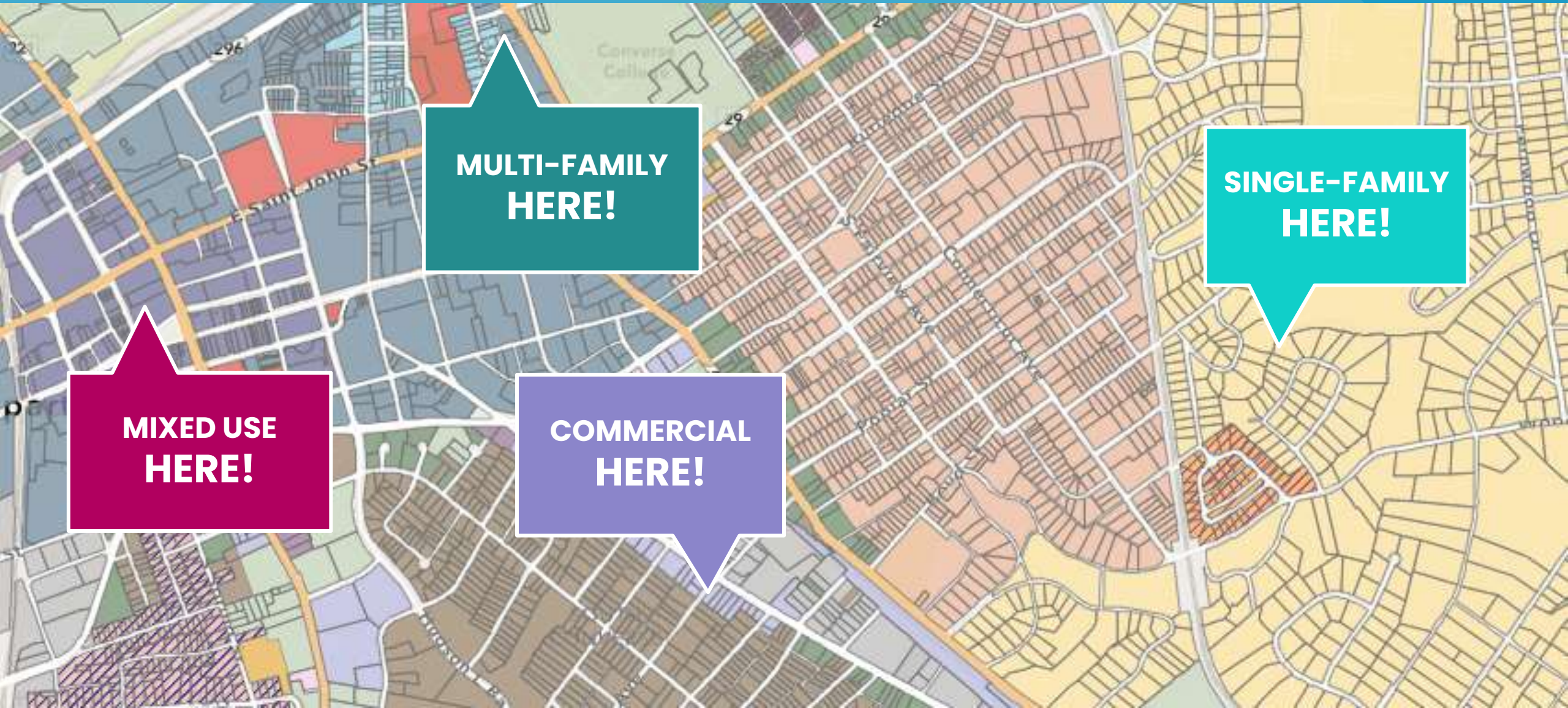
To understand these trends, you first need to understand the rules regulating development.

So, let's talk about zoning!

Zoning is used to turn **VISION** into **LAW**



Zoning is a set of rules for **WHAT** you can build and **WHERE** on private property



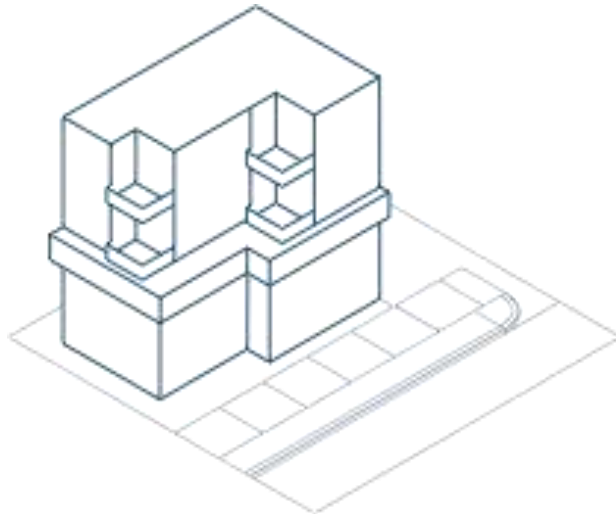
**MULTI-FAMILY
HERE!**

**SINGLE-FAMILY
HERE!**

**MIXED USE
HERE!**

**COMMERCIAL
HERE!**

Zoning controls the **SHAPE** and **SIZE** of buildings...



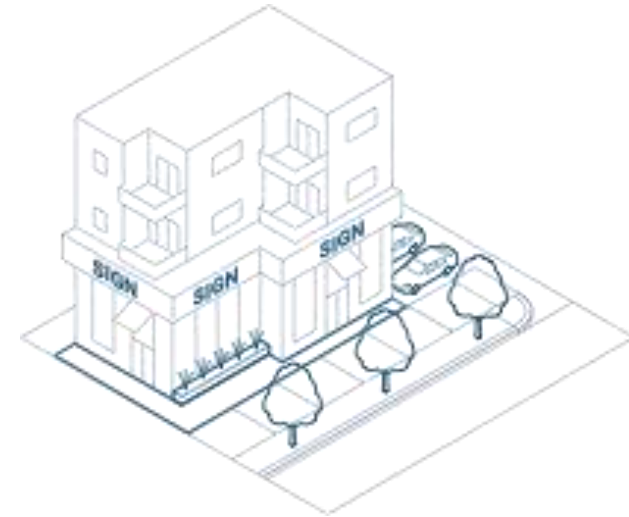
MASS

Building bulk, height, & placement on a lot



FRONTAGE

Relationship to the sidewalk and street



SITE

Design of parking, landscaping, & signs

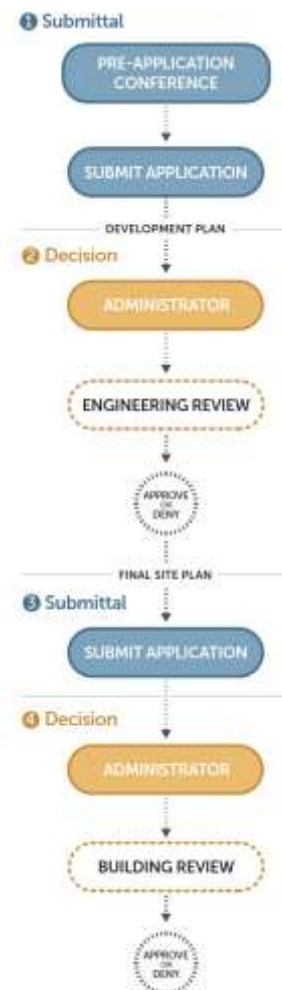
And what USES are allowed...

3.2.2. Permitted Use Table

Use Category Specific Use	R-A	RN-A	R-B	R-C	RX-3	RX-5	CX-3	CX-5	CX-8	NX-3	NX-5	NX-8	NX-10	DX	IX-5	IX-8	CV	CM	Use Standards
RESIDENTIAL USES																			
Household Living																			
General household living	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
Manufactured home park	-	-	S*	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	3.4.2
Group Living																			
General group living (up to 8 residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
General group living (8+ residents)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
Adult assisted living (up to 8 residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
Adult assisted living (8+ residents)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
Residential treatment facility (up to 8 residents)	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	-	P	3.4.2
Residential treatment facility (8+ residents)	S*	S*	S*	S*	P*	P*	P	P	P	P	P	P	P	P	P	P	-	P	3.4.2
PUBLIC AND INSTITUTIONAL USES																			
Civic																			
General civic	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	
Religious assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Shelter	-	-	-	-	S	S	P	P	P	P	P	P	P	P	S	S	P	P	

Use Category Specific Use	R-A	RN-A	R-B	R-C	RX-3	RX-5	CX-3	CX-5	CX-8	NX-3	NX-5	NX-8	NX-10	DX	IX-5	IX-8	CV	CM	Use Standards
Utilities																			
Utility, major	-	-	-	-	-	-	S	S	S	S	S	S	S	S	P	P	P	P	
Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Communication facility, attached (utility pole or not visible)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	3.4.3
Communication facility, attached (visible)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	3.4.3
Communication facility, tower	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	-	-	3.4.3
COMMERCIAL USES																			
Entertainment & Recreation																			
General indoor entertainment and recreation (up to 4,000 SF)	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	S	P	
General indoor entertainment and recreation (4,000+ SF)	-	-	-	-	-	-	P	P	S	P	P	P	P	P	P	P	S	P	
General outdoor entertainment and recreation	S	S	S	S	-	-	S	S	S	S	P	P	P	P	P	P	P	P	
Club, private	-	-	S*	S*	S*	S*	P	P	P	P	P	P	P	P	P	P	P	P	3.4.4
Electronic gaming café	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	
Golf course	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Golf driving range	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	
Food & Beverage																			

And the PROCESSES for approving development.



Why Zoning Matters

Zoning shapes Spartanburg's physical character—and the quality of everyday life.

- Housing choices
- Business investment
- Neighborhood character
- Walkability
- Transportation options
- Quality of the public realm

Successful Spartanburg neighborhoods and commercial districts



When zoning is misaligned with the vision...

Older zoning can create friction for residents, applicants, staff, and long-term community goals.



Administrative complexity



Outdated zoning categories



Inconsistent implementation of city goals



Limited flexibility



Housing production barriers



Development uncertainty



Equity concerns



Resilience and sustainability gaps

Unintended outcomes are created.

Regulations directly influence the form and function of development.



01 Auto-oriented commercial corridors



02 Large surface parking lots



03 Limited street-facing building frontage



04 Separation of complementary uses



05 Inconsistent transitions between neighborhoods

The Path Forward: Connect to the Vision

Community plans establish the vision. Code Spartanburg turns that vision into implementable rules.

- Future land-use goals
- Economic-development priorities
- Housing strategy
- Transportation objectives
- Sustainability targets



A Code to Address Challenges and Opportunities

The code update can help Spartanburg respond to connected community priorities.

- Housing affordability
- Neighborhood investment
- Economic competitiveness
- Transportation choice
- Environmental resilience
- Redevelopment of underutilized properties



Better Zoning can create Better Outcomes!

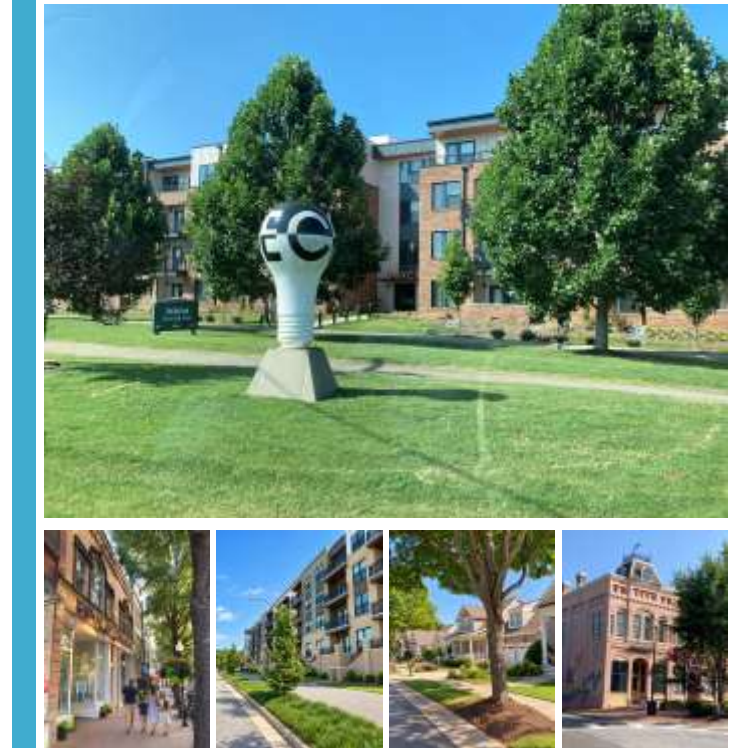
Future standards can support walkable, mixed-use places while improving streets and public spaces.

FOCUS AREAS

- Walkable neighborhoods
- Mixed-use centers
- Active streets
- Housing diversity
- Transit-supportive development

STANDARDS COULD ENCOURAGE

- Buildings closer to streets
- Active ground-floor uses
- Parking behind structures
- Better pedestrian connections
- Enhanced public spaces



Understand what zoning CAN and CANNOT do

A modern code is a powerful implementation tool—but it is not the only implementation tool.

ZONING CAN

- Guide growth patterns
- Support housing options
- Improve urban design
- Encourage redevelopment
- Promote resilience
- Create predictable processes

ZONING CANNOT

- Fund development projects
- Eliminate market forces
- Build infrastructure on their own
- Solve every housing challenge
- Address every economic issue

What Success Looks Like

Success means more predictable decisions and development outcomes that better reflect community goals.



More predictable approvals



Increased investment



Greater housing choice



Improved walkability



Higher-quality development



Better alignment between
policy and implementation



Stronger neighborhoods

Diagnostic Report

Preliminary Findings

Diagnostic Overview

- A “road map” for the code
- Diagnostic process
 - Step 1 - Kickoff trip
 - Step 2 – Document review
 - Step 3 – Analysis
 - Step 4 – Community Engagement
 - Step 5 – Recommendations



Kickoff Trip

- Intended to familiarize the Consultant Team with
 - The different parts of the city
 - How the existing codes are working
 - Recent development trends
- Toured the entire city
 - Downtown
 - Commercial and industrial districts
 - Corridors
 - Neighborhoods



Document Review

- Policy Documents, Plans, and Studies
- Regulations, Manuals, and Guides



The Vision

Table of Contents	
SECTION NUMBER	PAGE
SECTION I - PURPOSE AND INTRODUCTION	
I.1 Purpose and Vision	1
I.2 Land Use	1
I.3 Transportation	1
I.4 Housing	1
I.5 Economic Development	1
I.6 Environmental	1
I.7 Heritage	1
I.8 Recreation	1
SECTION II - ZONING, DISTRICTS AND SPECIAL DISTRICT MAP	
II.1 Zoning	10
II.2 Districts	10
II.3 Special Districts	10
II.4 Zoning Ordinance	10
II.5 Land Use Regulations	10
II.6 Environmental Regulations	10
II.7 Transportation Regulations	10
II.8 Housing Regulations	10
II.9 Economic Development Regulations	10
II.10 Heritage Regulations	10
II.11 Recreation Regulations	10
II.12 Land Use Regulations	10
II.13 Environmental Regulations	10
II.14 Transportation Regulations	10
II.15 Housing Regulations	10
II.16 Economic Development Regulations	10
II.17 Heritage Regulations	10
II.18 Recreation Regulations	10
II.19 Land Use Regulations	10
II.20 Environmental Regulations	10
II.21 Transportation Regulations	10
II.22 Housing Regulations	10
II.23 Economic Development Regulations	10
II.24 Heritage Regulations	10
II.25 Recreation Regulations	10
II.26 Land Use Regulations	10
II.27 Environmental Regulations	10
II.28 Transportation Regulations	10
II.29 Housing Regulations	10
II.30 Economic Development Regulations	10
II.31 Heritage Regulations	10
II.32 Recreation Regulations	10
II.33 Land Use Regulations	10
II.34 Environmental Regulations	10
II.35 Transportation Regulations	10
II.36 Housing Regulations	10
II.37 Economic Development Regulations	10
II.38 Heritage Regulations	10
II.39 Recreation Regulations	10
II.40 Land Use Regulations	10
II.41 Environmental Regulations	10
II.42 Transportation Regulations	10
II.43 Housing Regulations	10
II.44 Economic Development Regulations	10
II.45 Heritage Regulations	10
II.46 Recreation Regulations	10
II.47 Land Use Regulations	10
II.48 Environmental Regulations	10
II.49 Transportation Regulations	10
II.50 Housing Regulations	10
II.51 Economic Development Regulations	10
II.52 Heritage Regulations	10
II.53 Recreation Regulations	10
II.54 Land Use Regulations	10
II.55 Environmental Regulations	10
II.56 Transportation Regulations	10
II.57 Housing Regulations	10
II.58 Economic Development Regulations	10
II.59 Heritage Regulations	10
II.60 Recreation Regulations	10
II.61 Land Use Regulations	10
II.62 Environmental Regulations	10
II.63 Transportation Regulations	10
II.64 Housing Regulations	10
II.65 Economic Development Regulations	10
II.66 Heritage Regulations	10
II.67 Recreation Regulations	10
II.68 Land Use Regulations	10
II.69 Environmental Regulations	10
II.70 Transportation Regulations	10
II.71 Housing Regulations	10
II.72 Economic Development Regulations	10
II.73 Heritage Regulations	10
II.74 Recreation Regulations	10
II.75 Land Use Regulations	10
II.76 Environmental Regulations	10
II.77 Transportation Regulations	10
II.78 Housing Regulations	10
II.79 Economic Development Regulations	10
II.80 Heritage Regulations	10
II.81 Recreation Regulations	10
II.82 Land Use Regulations	10
II.83 Environmental Regulations	10
II.84 Transportation Regulations	10
II.85 Housing Regulations	10
II.86 Economic Development Regulations	10
II.87 Heritage Regulations	10
II.88 Recreation Regulations	10
II.89 Land Use Regulations	10
II.90 Environmental Regulations	10
II.91 Transportation Regulations	10
II.92 Housing Regulations	10
II.93 Economic Development Regulations	10
II.94 Heritage Regulations	10
II.95 Recreation Regulations	10
II.96 Land Use Regulations	10
II.97 Environmental Regulations	10
II.98 Transportation Regulations	10
II.99 Housing Regulations	10
II.100 Economic Development Regulations	10

The Law

Documents Review

Policy Documents, Plans, and Studies

- Plan Spartanburg
- The State of Housing Report 2026
- Regional Strategic Tree Canopy Plan
- Spartanburg Bicycle & Pedestrian Master Plan
- Spartanburg Trails & Greenways Plan
- Northside Choice N'hood Transformation Plan
- Billboard Inventory

Regulations, Manuals, and Guides

- Chapter 20 - Zoning Ordinance
- Downtown Code
- Land Development Regulations
- Stormwater Design Manual
- Crime Prevention through Environmental Design Guidebook
- Beaumont Village Design Guidelines
- Hampton Heights Design Guidelines

Analysis – Four Parts

1. Policy Analysis
 - How well does the rules implement the city's vision?
2. Technical Analysis
 - Does the code incorporate code writing best practices?
3. Housing Cost Analysis
 - Does the code make housing more expensive?
4. Legal Analysis
 - Does the code incorporate legal best practices?



Preliminary Findings - Themes

- Expand the supply of housing
- Direct where growth occurs
- Create more walkable places
- Preserve character while managing change
- Support economic opportunity
- Promote healthy/resilient development
- Create a user-friendly code

Activity Preview

Each theme includes

potential zoning concepts

Concepts are:

- Not “recommendations”
- Intentionally general
- Intended to determine interest only
- The focus of the activity after the presentation

Expand the Supply of Housing

- Strong protections for single-family housing
- Downtown provides greater flexibility
- Existing standards can affect housing feasibility
- Short-term rentals are not defined
 - Clarify short-term rental standards



Expand the Supply of Housing

- Limited middle-scale housing options
 - Create middle-scale standards?



Accessory Dwelling Units



Image courtesy KUA

Accessory Dwelling Units



Image courtesy City of Atlanta

Duplexes



Cottage Courts



Image courtesy Decatur DDA

Walk-Ups

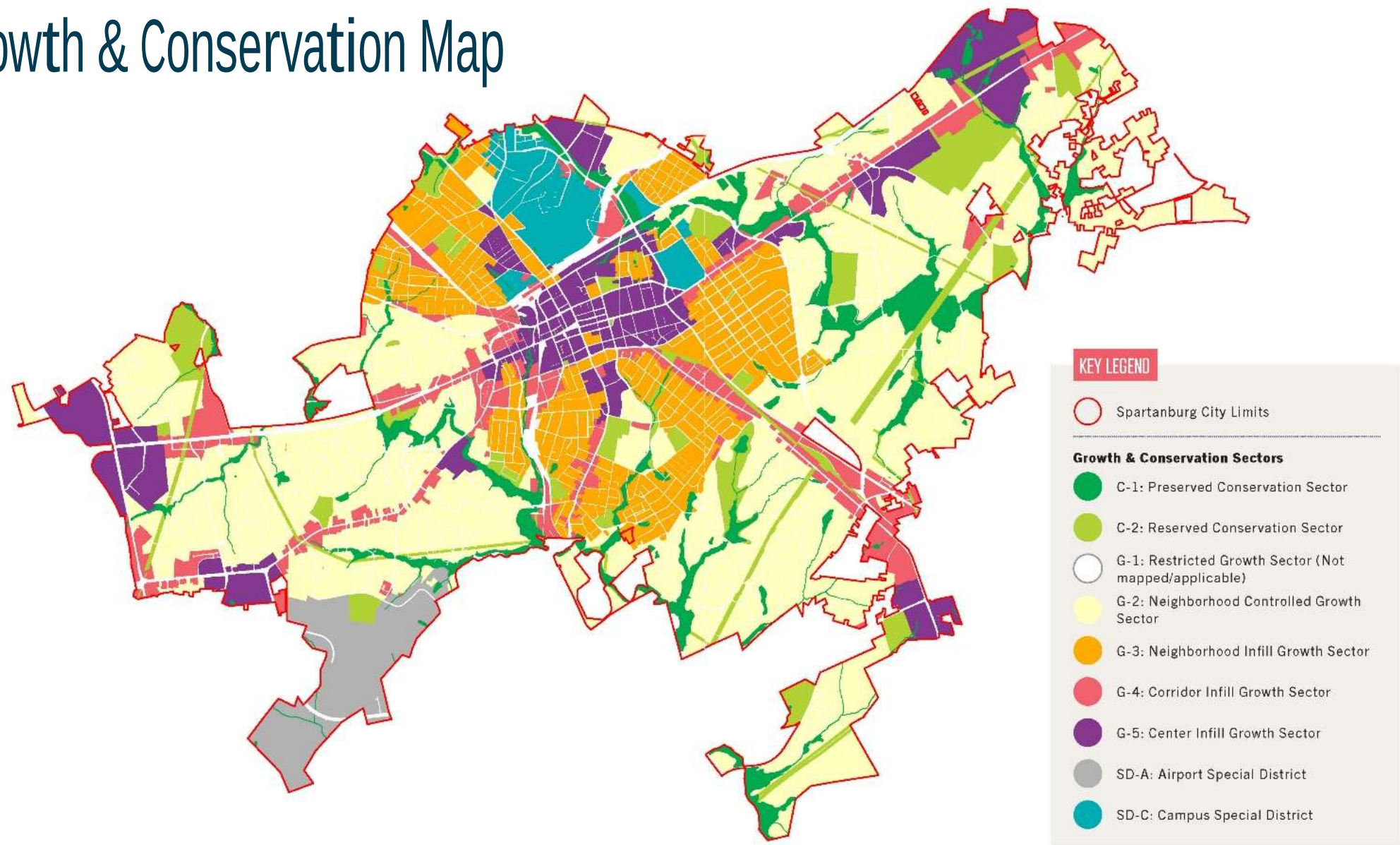


Direct Where Growth Occurs

- **Existing code partially supports the Plan's growth strategy**
 - It doesn't directly reflect the Plan's Growth & Conservation Framework
- Current districts focus more on use and density than place types
- The Downtown Code is a strong model for place-based standards
- Plan Spartanburg calls for mixed-use growth beyond Downtown



Growth & Conservation Map



Industrial Mixed-Use



Form-Based Standards for Corridors & Centers



Create More Walkable Places

- Sidewalk requirements are inconsistent
- Walkability requires more than sidewalks
- The Downtown Code strongly supports walkability
- Mixed-use zoning is limited outside Downtown, where uses are more strongly separated
- **Site standards outside Downtown aren't pedestrian-friendly**
- Parking requirements do not reflect demand
- Parking requirements can work against other Plan goals



Safe Pedestrian Access



Updated Citywide Sidewalk Standards

Improved Screening Standards



Updated Parking Standards



Improved Connectivity Standards

Preserve Character While Managing Change

- Existing code generally supports preservation but provides less guidance for compatible change
- Existing code offers good protection for newer neighborhoods
- Existing code does not always reflect the lot sizes, setbacks, building placement, and housing types found in older neighborhoods
 - **Many could not be built today**
- Historic and Downtown standards protect sensitive areas
- Traditional dimensional standards limit major differences in intensity but do not always define compatible infill form



Place-Based Standards (i.e., match built patterns)



“Light” Neighborhood Form-Based Standards

- Roof shape?
- Height?
- Porch/stoop/garage?
- Blank walls?



Tools for preservation (lower-case 'p')



Support Economic Opportunity

- Existing code provides substantial opportunities for conventional business activity
- The use structure is outdated and overly specific, making contemporary and hybrid businesses harder to classify
- R-6 Live/Work provides a useful model for compatible small-scale economic activity
- Opportunities for neighborhood-serving businesses are limited in many areas
- Businesses can face unnecessary barriers when a they want to reuse an older building or constrained site



Modernized Use Standards



Image courtesy Unsplash

Artisanal Manufacturing Standards



Neighborhood Commercial Standards



Promote Healthy and Resilient Development

- Existing code does a good job protecting the environment
 - Esp. tree and landscaping standards
- Existing code only moderately supports development that makes physical activity a practical part of daily life
- Environmental standards are not always coordinated around a common objective
- **Open space requirements aren't predictable**
- Standards written for large greenfield sites can be hard to apply to small infill and redevelopment sites
- Parking and other site standards can increase impervious area or limit opportunities for tree preservation



Updated Open Space Standards



Stormwater Facility Standards



“Light” Tree Standards for Single-Family Houses



Create a User-Friendly Code

- Existing code is functional but has become more complicated
 - It's not very user-friendly
- Related standards are not always located together, requiring users to follow multiple cross-references
- Graphics exist, but could be improved
- Procedures could be clearer
- Definitions and measurement standards sometimes vary between the Zoning Ordinance and Downtown Code

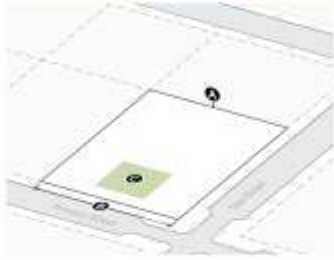
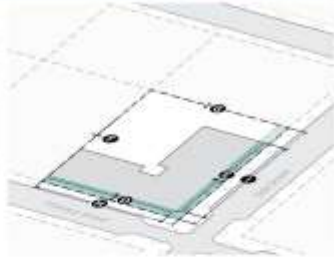


Typical District Page

NODE MIXED USE

2.5.2. NX-3 NODE MIXED USE 3

A LOT

1. LOT SIZE	Sec. 2.10.2
1 Area (min)	None
2 Width (min)	
Front access	60'
Side / rear access	15'
3. DENSITY	Sec. 2.10.3
Dwellings per lot (max)	Unlimited
4. COVERAGE	Sec. 2.10.4
Building coverage (max)	None
6 Outdoor amenity space	10%

4. BUILDING SETBACKS	Sec. 2.10.5
1 Primary street lot line (min/max)	0' / 10'
2 Side street lot line (min/max)	0' / 10'
3 Side lot line (min)	0'
4 Rear lot line (min)	0'
Alley lot line (min)	5'
5. BUILD-TO	Sec. 2.10.6
Build-to width (min)	
1 Primary street	85%
2 Side street	65%
6. TRANSITION	Sec. 2.10.7
Transition type	Type A
7. PARKING LOCATION	Sec. 2.10.8
Front yard	Not allowed
Side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed

NODE MIXED USE

NX-3

B BUILDING




1. HEIGHT	Sec. 2.10.9
Building height (max stories/feet)	
1 Base	3 / 44'
2 Bonus: Affordable Dwelling Unit	5 / 72'
2. MASSING	Sec. 2.10.10
Building width (max)	175'
Active depth (min)	
1 Primary street	50'
2 Side street	15'
3. GROUND STORY	Sec. 2.10.11
1 Ground story height (min)	14'
2 Finished floor elevation (minimum)	-2' / 0'
4. TRANSPARENCY	Sec. 2.10.12
1 Ground story (min)	70% 33%
2 Upper story (min)	20% 20%
3 Blank wall width (max)	10' 30'
5. ENTRANCES	Sec. 2.10.13
Street-facing entry spacing (max)	40' 60'
Entry feature	Yes Yes
6. FENCES AND WALLS	Sec. 2.10.14
Front yard height (max)	0'
Side street yard height (max)	0'

2-32 CHAPTER 34 - DEVELOPMENT CODE | CHARLOTTEVILLE, VA

ADOPTED: DECEMBER 18, 2025

ADOPTED: DECEMBER 18, 2025

CHARLOTTEVILLE, VA | CHAPTER 34 - DEVELOPMENT CODE 2-33

Typical General Standards

RULES FOR ZONING DISTRICTS

c. A side street yard does not include any portion of a lot that may be designated as a front yard.



4. Rear Yard

All portions of a lot between a rear lot line and a primary structure facing the rear lot line for the full width of the lot.

- i. A rear yard does not include any portion of a lot that may be designated as a front yard or side street yard.
- ii. Any portion of a lot that is designated as a rear yard may not be designated as a side yard.

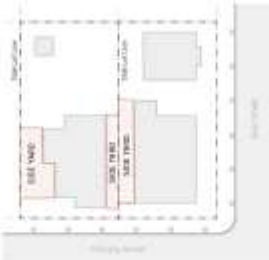


ADOPTED: DECEMBER 15, 2023 CHARLOTTEVILLE, VA | CHAPTER 54 - DEVELOPMENT CODE 2-99

RULES FOR ZONING DISTRICTS

5. Side Yard

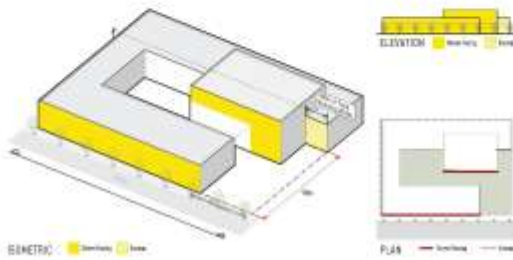
All portions of a lot between a side lot line and a primary structure. Portions of a lot that do not meet the yard designation criteria for any other yard are designated as side yard.



E. Street-Facing Building Facades

The portions of a building facade (when projected parallel to the street) with no permanent structure located between the building facade and the primary or side street lot line.

- 1. Building facades located more than 50 feet behind the primary or side street lot line are exempt from any street-facing requirements, provided the cumulative width of the exempted facade is no wider than 50% of the total building width.



2-100 CHAPTER 54 - DEVELOPMENT CODE | CHARLOTTEVILLE, VA ADOPTED: DECEMBER 15, 2023

Questions & Answers

Share Your Thoughts

Share Your Thoughts

- In-person tonight
- Online through Friday 10/30
- In-person and online exercises are identical

THANK YOU!

Stay in Touch



Visit our website

codespartanburg.com



Email us

code@cityofspartanburg.org



Follow us on Instagram

[@cityofspartanburg](https://www.instagram.com/cityofspartanburg)



Stay updated on Facebook

facebook.com/spartanburg.sc