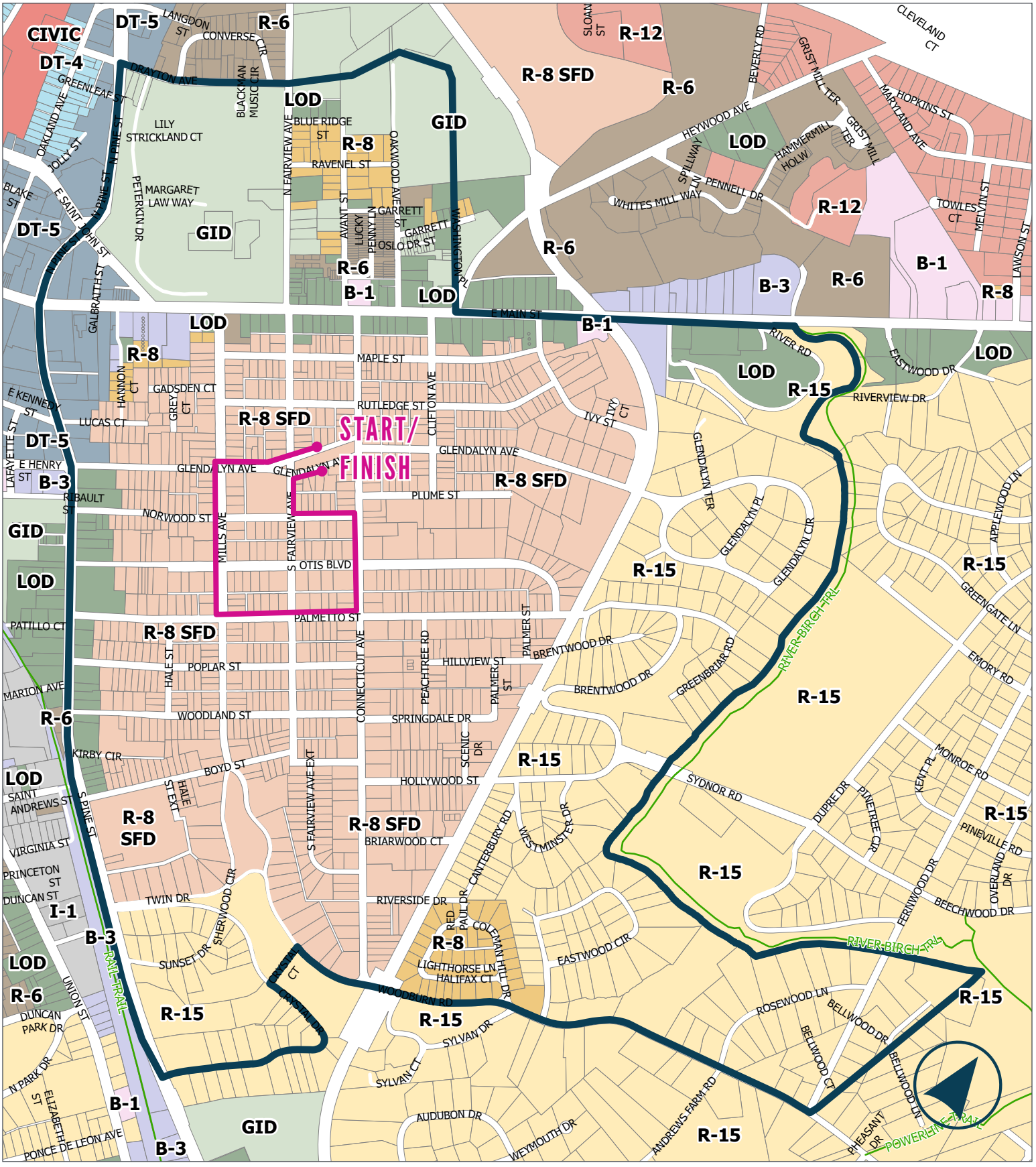
CODE SPARTANBURG EXISTING PATTERN ANALYSIS

Guiding our Vision. Shaping our City.

FOR SIDEWALK CONVERSATIONS



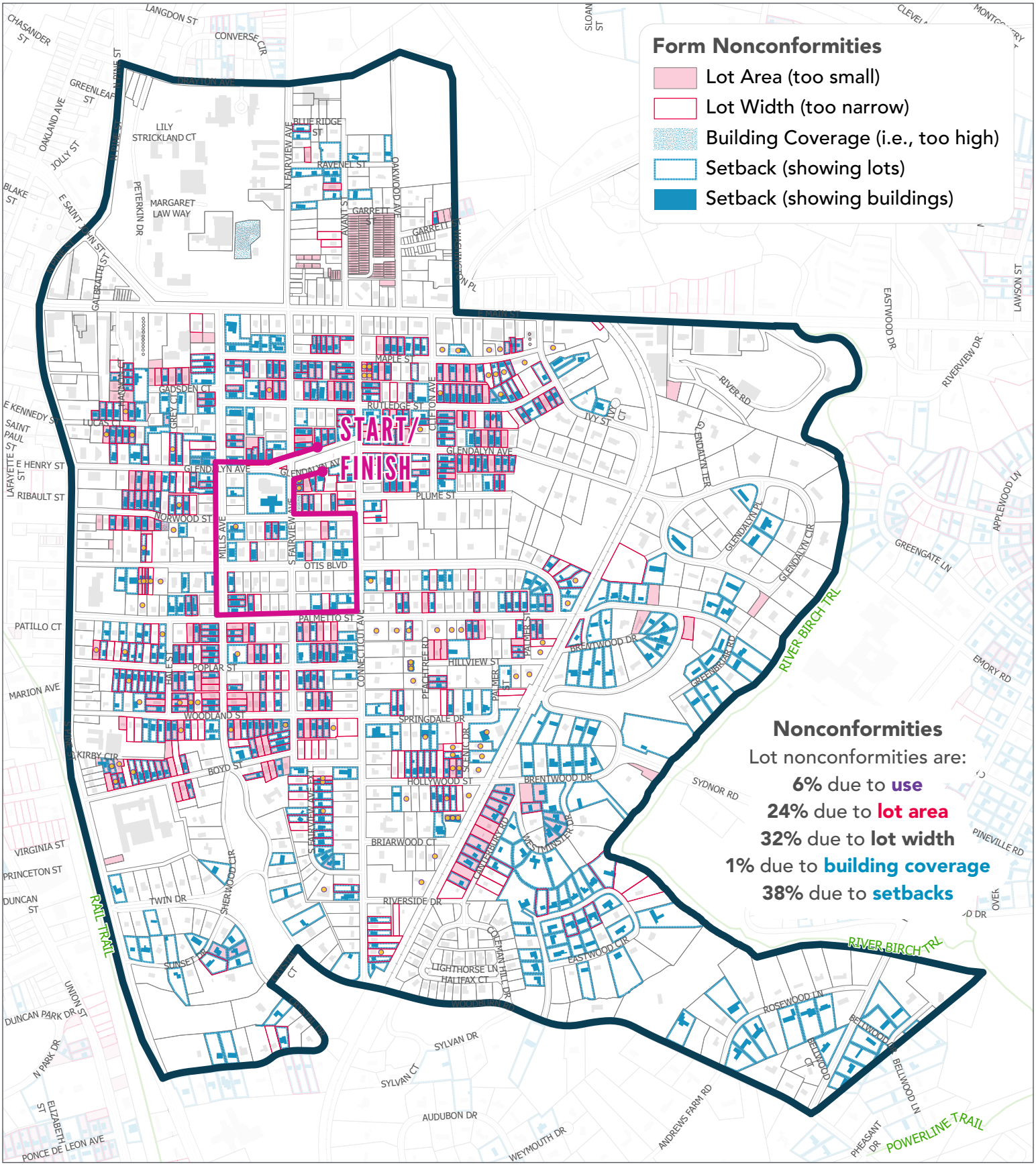
Converse Heights: Existing Zoning

11/5/2026 by TSW. Data not guaranteed.

CODE SPARTANBURG EXISTING PATTERN ANALYSIS

Guiding our Vision. Shaping our City.

FOR SIDEWALK CONVERSATIONS



Converse Heights: Nonconformities

11/7/2026 by TSW. Data not guaranteed.

CODE SPARTANBURG
Guiding our Vision. Shaping our City.

Sidewalk Conversations

Scavenger Hunt

Scavenger Hunt app

Once you've completed the Sidewalk Conversations, see how many zoning concepts you can find! Check each one as you spot it.

Getting Started

Sidewalk Conversations attended (check all that apply):

☐ North Church Street / Converse Heights ☐ Union Avenue / South Converse

I am a (check one):

☐ Resident ☐ Non-resident

Land use

✓	Concept	What to Look for
☐	**Accessory dwelling unit (ADU)**	A small, separate home on the same lot as a primary house, such as a backyard cottage or garage apartment.
☐	**Duplex**	Two homes in one building, arranged side by side or one above the other. (Hint: look for houses with two front doors.)
☐	**Townhouse**	A home attached to other homes in a row, each with its own entrance.
☐	**Walk-up**	Small apartment buildings with homes reached by stairs, typically two or three stories tall. (Hint: look for houses with multiple mailboxes.)
☐	**Cottage court**	A group of small homes arranged around a shared courtyard or green space.
☐	**Mixed-use**	A building containing different uses, such as shops on the ground floor and homes above.
☐	**Neighborhood commercial**	A small business providing everyday goods and services near homes.
☐	**Home-based business**	A business operated from someone's home, such as a salon or professional office.
☐	**Civic use**	A public use (e.g., fire station, post office), house of worship, community center, or similar place where people gather.

Access and Parking

✓	Concept	What to Look for
☐	**Alley**	A narrow roadway providing vehicle access or service to the rear or side of multiple lots.
☐	**Shared driveway**	A single driveway providing vehicle access to two or more properties.
☐	**Front parking**	A parking area located between a building and the street.
☐	**Rear parking**	A parking area located behind a building.
☐	**Side parking**	A parking area located to the side of a building.
☐	**Pedestrian access**	A building entrance that faces the street and connects to the sidewalk by a walkway.
☐	**Street trees**	Trees planted along between the sidewalk and the street curb.

Lots and Buildings

✓	Concept	What to Look for
☐	**Porch**	A covered outdoor space attached to the front of a building, typically large enough for sitting and gathering.
☐	**Stoop**	A small landing, often with steps, immediately outside a building entrance, typically too small for sitting or gathering.
☐	**Shopfront**	A building wall with large windows and an doors, typically intended for business use.
☐	**Blank wall**	A building wall with no windows or doors.
☐	**Stormwater management feature**	A rain garden, detention pond, or other feature designed to manage rainwater runoff.

Advanced Zoning Concepts

These concepts are more technical than the above, but they are ultimately very important to understanding if existing zoning requirements match the existing character of Spartanburg's neighborhoods.

✓	Concept	What to Look for
☐	**Nonconforming lot area**	When a lot is smaller than its zoning district allows.
☐	**Nonconforming lot width**	When a lot is narrower than its zoning district allows.
☐	**Nonconforming front setback**	When a building is closer to the street than its zoning district allows.
☐	**Nonconforming side interior setback**	When a building is closer to the side lot line than its zoning district allows.
☐	**Nonconforming side street setback**	When, on a corner lot, the side of the building is closer to the street than its zoning district allows.
☐	**Zoning transition**	When a more intense land use adjoins a less intense land use, transitions provide protection for the less intense land use. Examples include screening, fences, landscaping, etc.

Use the fact sheet below and the attached maps to help!

	R-8 SFD (typ. Converse Heights)	**R-6** (typ. South Converse)
Uses	Single-family, civic	Mixed-residential, civic
Lot Area	8,000 SF min.	4,000 SF min.
Lot Width	60' min.	50' min.
Building Coverage	40% max.	50% max.
Setbacks		
Front	30' min. or average (average of houses within 100' but not less than 15')	15' min. or average (average of houses within 100' but not less than 7.5')
Side Street	15' min.	15' min.
Side Interior	8' min.	5' min.
Rear	30' min.	20' min.

Photos

Photos may be emailed to **code@cityofspartanburg.org.**

By submitting a photo, you grant the City of Spartanburg and TSW permission to use, reproduce, and share your photo for purposes related to the Code Spartanburg project, including public outreach, presentations, reports, and promotional materials, without compensation or attribution.

Comments

Enter the Drawing

If you'd like to be entered into a Code Spartanburg prize drawing, please provide your name, phone number, and email address below.

Name:

Phone:

Email: