

WELCOME!

Help shape the rules that guide Spartanburg's future

The City is updating its zoning ordinance to better reflect our community's vision, support thoughtful growth, and make development regulations easier to understand and use.

Your perspective matters

Whether you live, work, own property, or operate a business in Spartanburg, your experiences can help guide the new code.

Explore the meeting

- **Learn about the project**
Discover what zoning does, why the City is updating its code, and how the process will unfold.
- **Explore the concepts**
Visit the stations to learn about ideas for housing, neighborhood character, business opportunities, and more.
- **Share your thoughts**
Complete the activities and talk with the project team about what matters to you.

Stay Involved

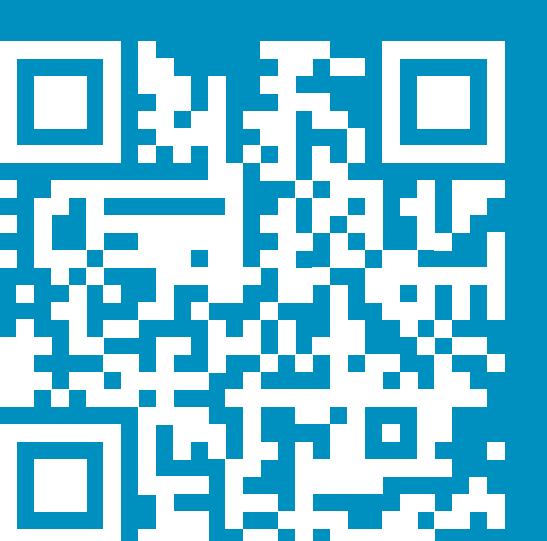
Scan the QR code to explore project materials, sign up for updates, and find future opportunities to participate.

Learn more and see how you can get involved.

CODESPARTANBURG.COM



SCAN HERE



09/29/2026

What is Code Spartanburg?

Code Spartanburg is a comprehensive update of the City's zoning regulations. It will create a clearer, more coordinated framework for how land and buildings are used and developed.

Throughout the process, residents, businesses, property owners, developers, and community members will have opportunities to help shape the new code.

Why update the code?

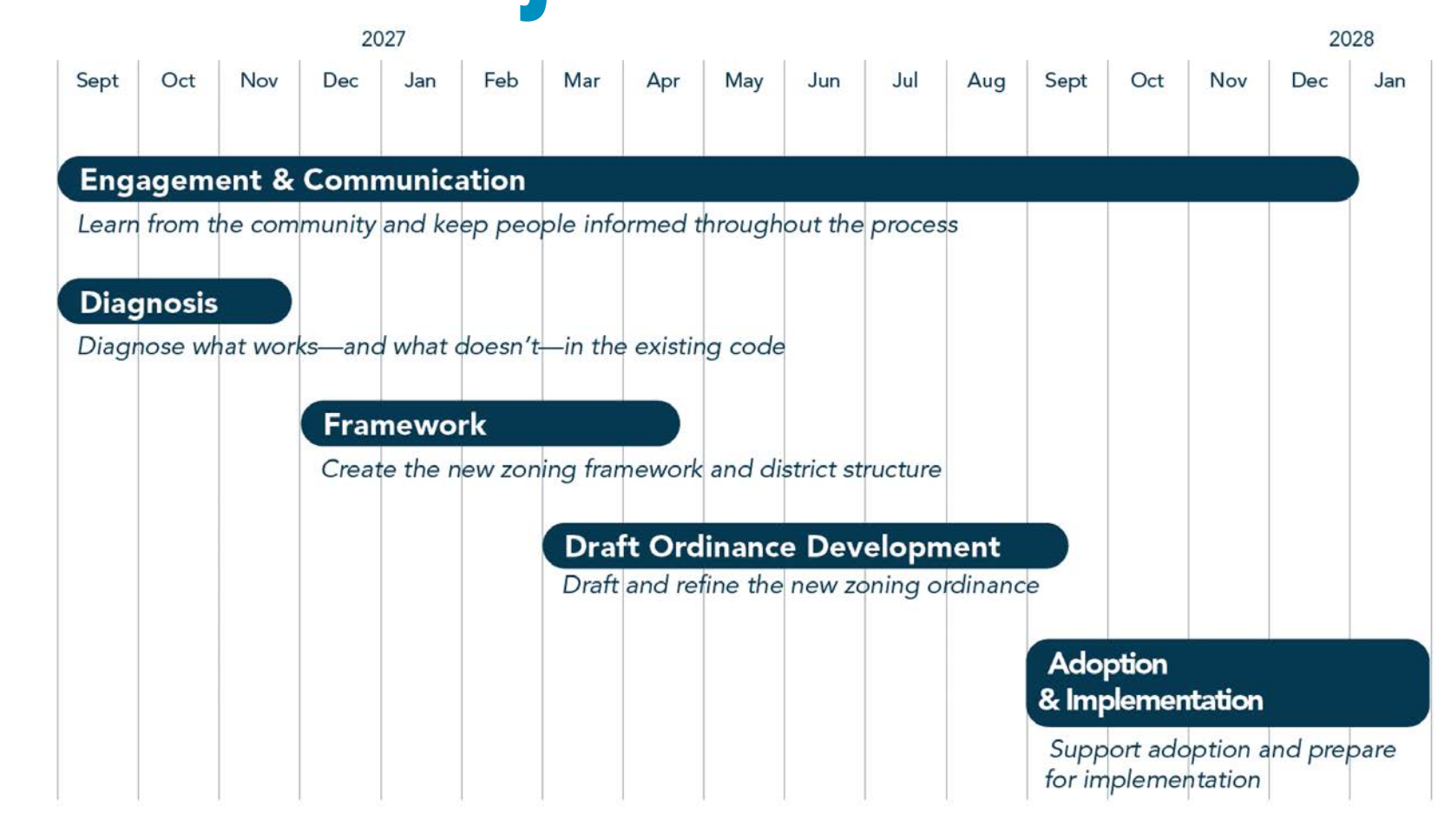
Years of amendments have made the existing regulations more complicated. Some standards no longer reflect today's needs or the development patterns envisioned in Plan Spartanburg, the City's Comprehensive Plan.

The update will retain effective protections while addressing outdated standards and unnecessary barriers.

What does zoning shape?

- Where homes, businesses, and other uses can locate.
- Building height, size, and placement.
- Parking, landscaping, and connections to streets and sidewalks.
- How the City reviews and approves development.

Project Timeline



Plan Spartanburg Guiding Principles



Character & Authenticity



Enhanced Connections



Dignity & Belonging



Improved Health & Wellness

What will the new code achieve?

Authenticity to Spartanburg

Preserve Spartanburg's unique character while accommodating growth.

Community Engagement and Transparency

Provide meaningful opportunities for public involvement throughout the process.

Thoughtful Growth and Development

Support quality growth that strengthens the community.

Alignment with the Comprehensive Plan

Implement the vision and recommendations of the Comp Plan.

Flexibility and Housing Diversity

Expand housing choices while maintaining compatibility.

Targeted Form-Based Application

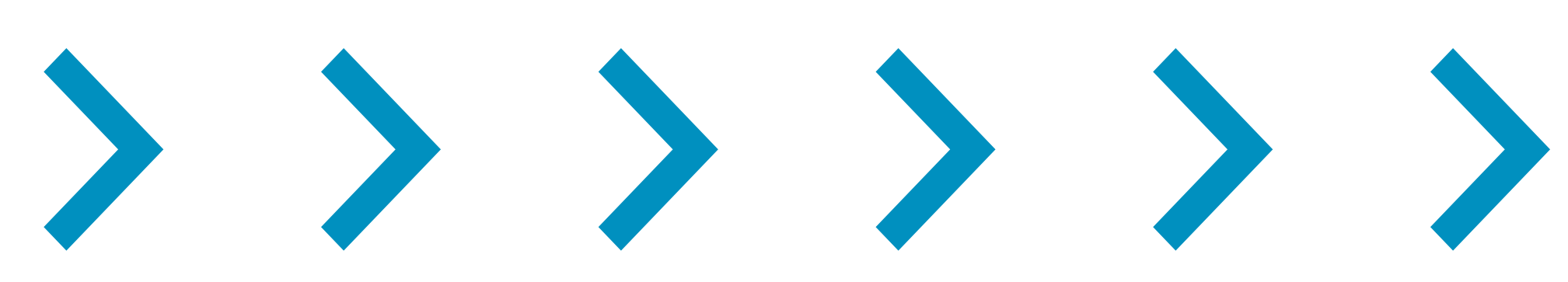
Use form-based standards in key growth areas where appropriate.

Practical, Implementable Tools

Create clear, user-friendly regulations that are easy to administer.

Practical and Phased Implementation

Address immediate needs while advancing long-term goals.



SCAN HERE



What is a code diagnostic?

The Diagnostic Report will evaluate what works well in Spartanburg's existing regulations, where improvements are needed, and which topics warrant further community discussion. It provides a starting point for the new code.

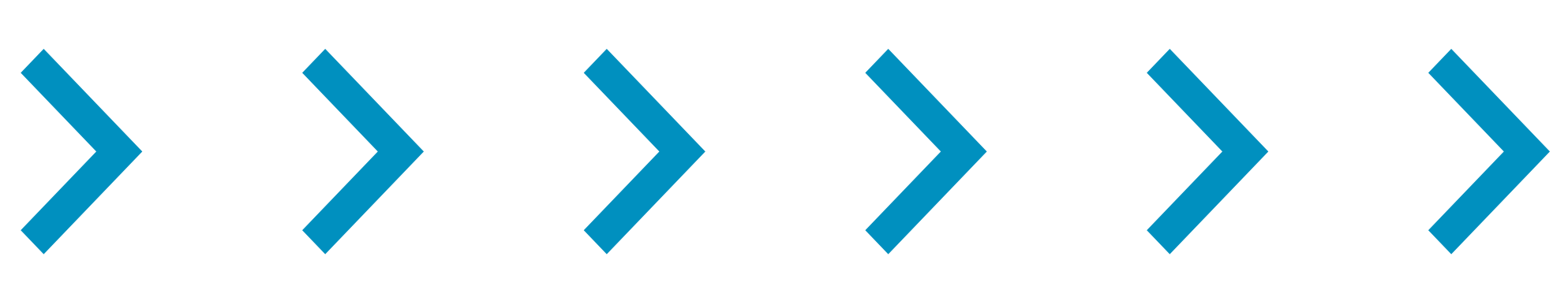
What are we finding?

The diagnostic process identified seven recurring themes that provide the framework for the recommendations that follow. These themes also align closely with the project goals established at the beginning of Code Spartanburg, reinforcing those priorities while translating them into more specific directions for the new code.

We want to hear from you!

Your input helps shape the next step.

- 1 Expand the Supply of Housing.**
Expand housing choices and address unnecessary regulatory barriers to housing production, while preserving single-family zoning districts and allowing accessory dwelling units.
- 2 Direct Where Growth Occurs.**
Better align zoning districts, standards, and the zoning map with Plan Spartanburg's Growth & Conservation Framework and its intended levels of change.
- 3 Create More Walkable Places.**
Build on the successful principles of the Downtown Code by supporting walkability, connectivity, and mixed-use development in appropriate corridors, centers, and other growth areas.
- 4 Preserve Spartanburg's Character While Managing Change.**
Retain effective neighborhood and historic protections while establishing clearer standards for compatible infill, redevelopment, and adaptive reuse.
- 5 Support Economic Opportunity.**
Modernize use regulations and provide greater flexibility for contemporary businesses, neighborhood-serving uses, mixed-use activity, and reuse of existing buildings.
- 6 Promote Healthy & Resilient Development.**
Build on existing environmental protections while better coordinating tree, landscaping, parking, site-design, infill, and resilience standards.
- 7 Create a User-Friendly Code.**
Simplify the code, improve its organization and presentation, clarify procedures, and make the regulations easier to understand and administer.



SCAN HERE





INSTRUCTIONS

> Pick up your ticket.

Collect a resident or commuter ticket at the depot before starting your ride.

> Visit all seven stations.

Explore the ideas each station introduces for the new zoning code.

> Stamp your ticket.

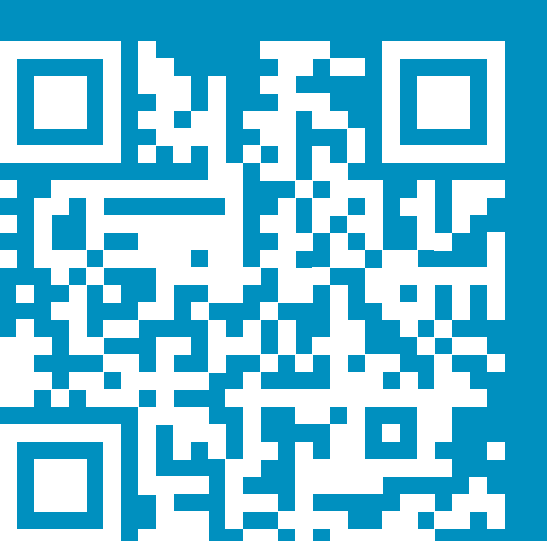
Stamp the matching box on your ticket for each concept you want to see in the new code.

> Return your ticket to the depot.

Your choices will help guide which concepts we explore as we draft the new code.

TRAIN STOPS AHEAD

- 1 Expand the Supply of Housing.
- 2 Direct Where Growth Occurs.
- 3 Create More Walkable Places.
- 4 Preserve Spartanburg's Character While Managing Change.
- 5 Support Economic Opportunity.
- 6 Promote Healthy & Resilient Development.
- 7 Create a User-Friendly Code.



Expand the Supply of Housing.

Expand housing choices and address unnecessary regulatory barriers to housing production, while preserving single-family zoning districts and allowing accessory dwelling units.

Concepts to Explore



1A **Clarify Short-Term Rental Standards**
Rules for renting a home or room for brief stays, including where rentals are allowed and how they are managed.



1B **Accessory Dwelling Units (ADUs)**
A small, separate home on the same lot as a primary house, such as a backyard cottage or garage apartment.



1C **Duplexes**
Two homes in one building, arranged side by side or one above the other, offering more housing choices within a neighborhood setting.



1D **Cottage Courts**
A group of small homes arranged around a shared courtyard or green space.



1E **Walk-ups**
Small apartment buildings with homes reached by stairs, typically two or three stories tall.



Direct Where Growth Occurs.

Better align zoning districts, standards, and the zoning map with Plan Spartanburg's Growth & Conservation Framework and its intended levels of change.

Concepts to Explore



2A

Industrial Mixed-Use

An area that allows compatible businesses, such as workshops, makerspaces, and offices, alongside light industrial uses.



2B

Form-Based Standards for Corridors & Centers

Rules for features such as building placement, height, entrances, and streetscapes that help create inviting main streets and activity centers.





CODE SPARTANBURG

Guiding our Vision. Shaping our City.

Spartanburg is updating its rules to shape what can be built, where it can be built, and how property can be used.

3

HUB CITY STATION

Create More Walkable Places.

Build on the successful principles of the Downtown Code by supporting walkability, connectivity, and mixed-use development in appropriate corridors, centers, and other growth areas.

Concepts to Explore



3A

Safe Pedestrian Access

Provide clear, accessible walking routes from sidewalks and parking areas to building entrances.



3B

Citywide Sidewalk Standards

Set consistent expectations for when and how sidewalks are built or improved.



3C

Improved Screening Standards

Use landscaping, fences, or walls to soften the view of parking, service areas, and other site features along walking routes.



3D

Updated Parking Standards

Allow parking layouts and requirements that use land efficiently and support safe walking.



3E

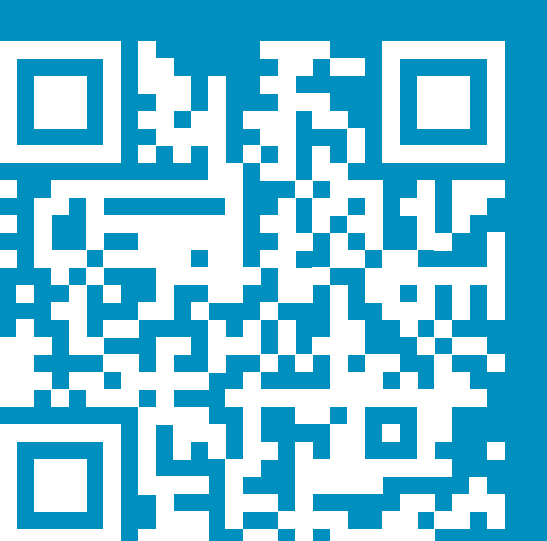
Improved Connectivity Standards

Create more direct routes between neighborhoods, streets, and nearby destinations.

Learn more and see how you can get involved.
CODESPARTANBURG.COM



SCAN HERE



09/29/2026

Preserve Spartanburg's Character While Managing Change.

Retain effective neighborhood and historic protections while establishing clearer standards for compatible infill, redevelopment, and adaptive reuse.

Concepts to Explore



4A

Place-Based Standards

Tailor rules to the character and needs of different neighborhoods and areas of the city.



4B

Neighborhood Design Standards

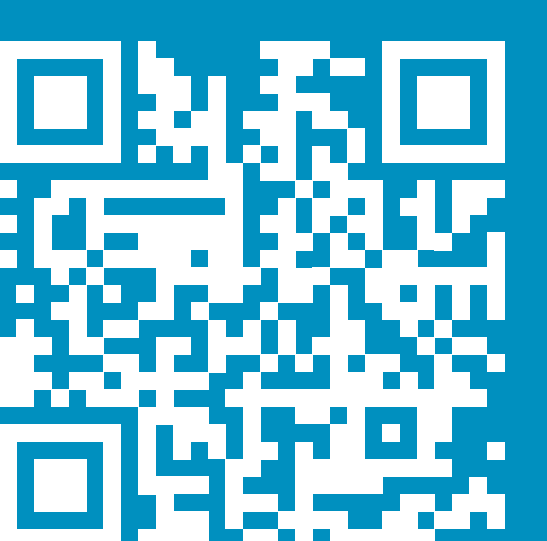
Set a few clear expectations for features such as building height, roof shape, porches, garage placement, and walls facing the street.



4C

Tools for preservation.

Make it easier or more attractive to maintain and reuse historic buildings.





CODE SPARTANBURG

Guiding our Vision. Shaping our City.

Spartanburg is updating its rules to shape what can be built, where it can be built, and how property can be used.

5

HUB CITY STATION

Support Economic Opportunity.

Modernize use regulations and provide greater flexibility for contemporary businesses, neighborhood-serving uses, mixed-use activity, and reuse of existing buildings.

Concepts to Explore

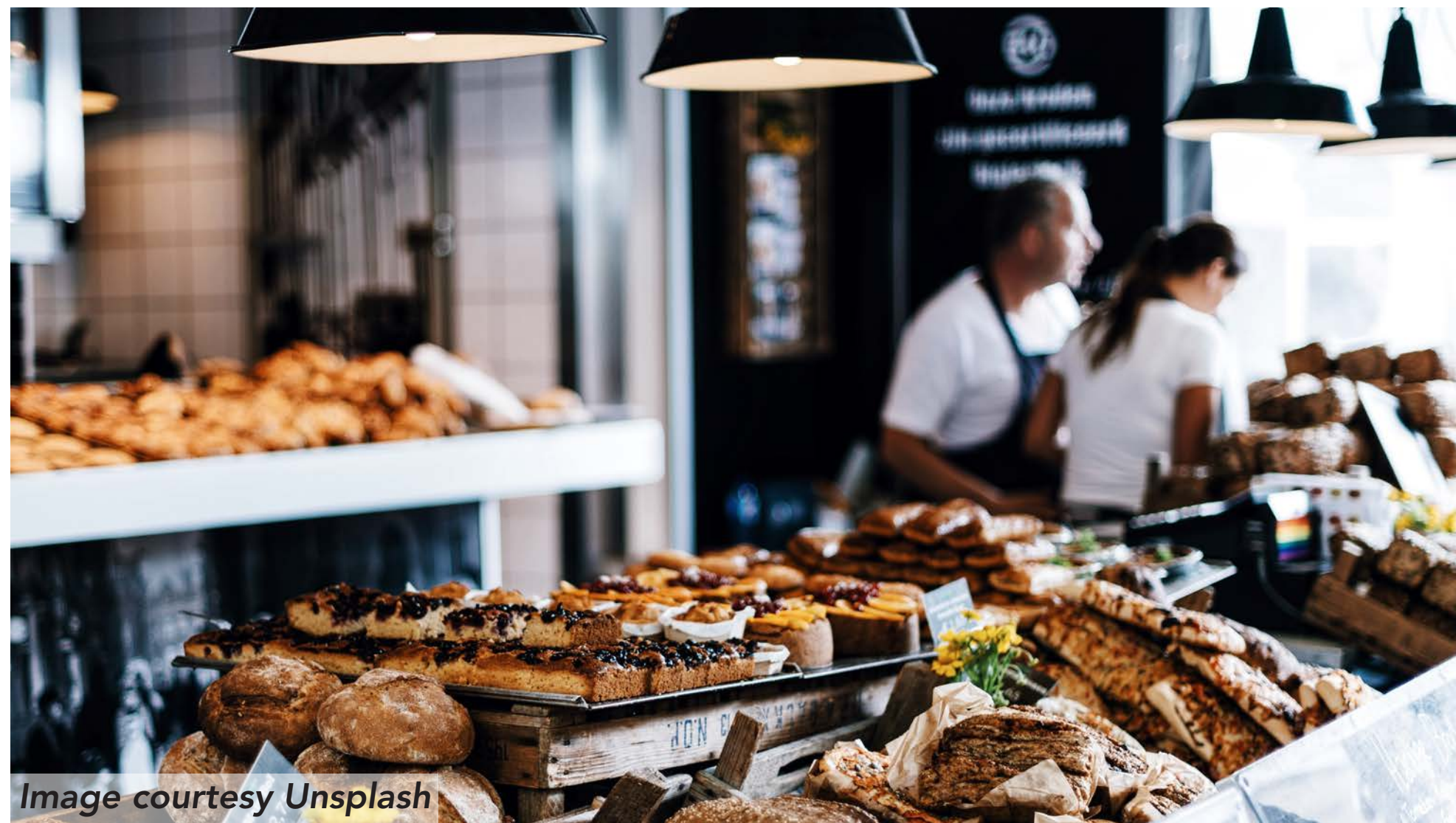
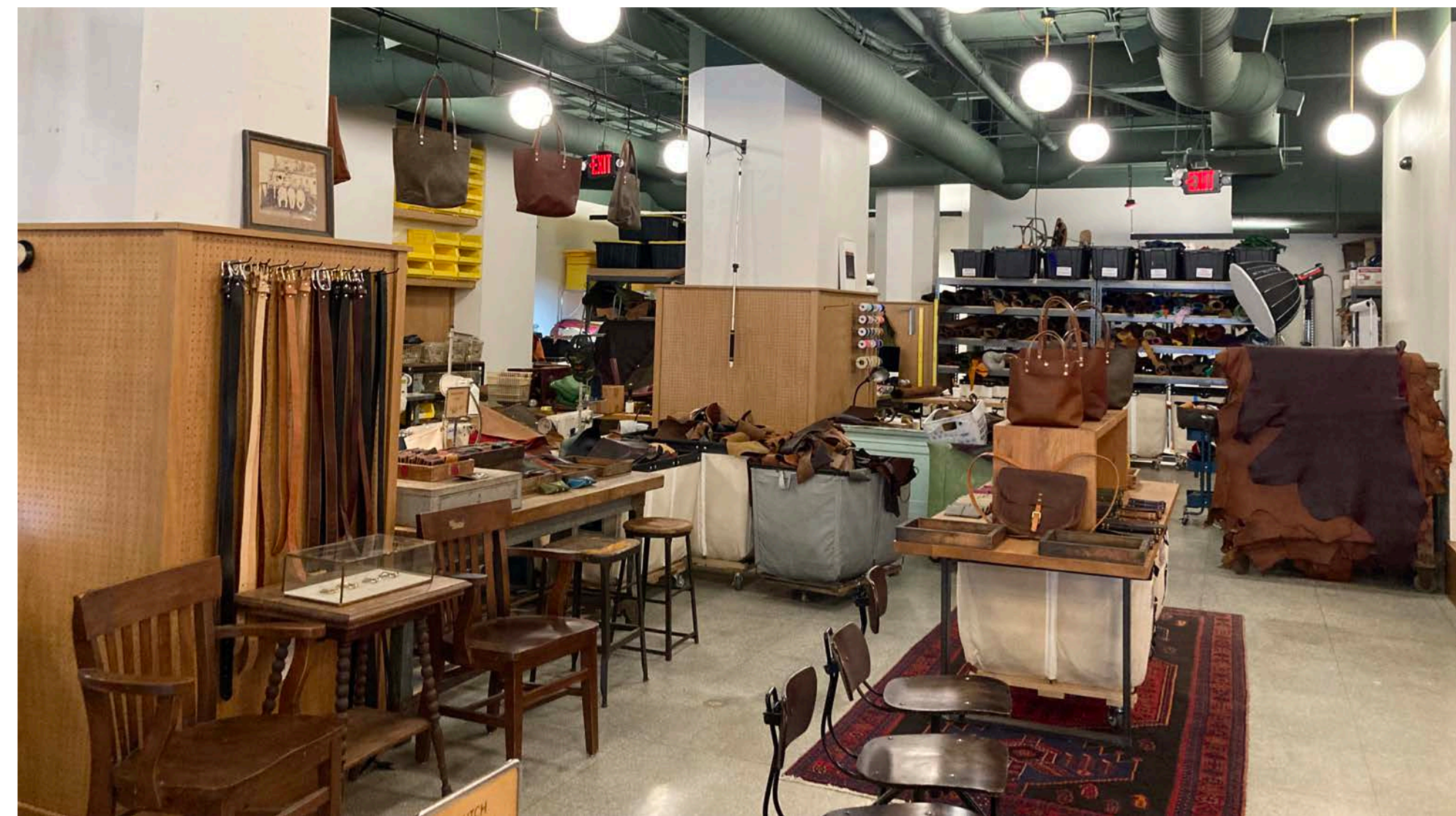


Image courtesy Unsplash

5A

Modernized Use Standards

Update the list of allowed activities to reflect current businesses and make the rules easier to understand.



5B

Artisanal Manufacturing

Allow small-scale production, such as bakeries, woodworking, or craft studios, in suitable locations.



5C

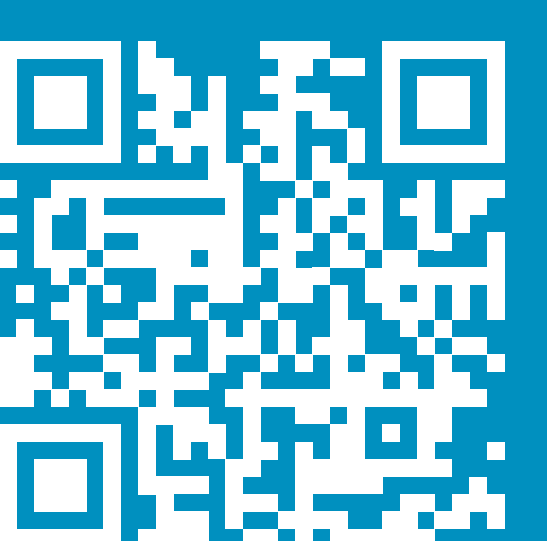
Neighborhood Commercial Standards

Allow small shops and services near homes, with standards that help them fit the surrounding neighborhood.

Learn more and see how you can get involved.
CODESPARTANBURG.COM



SCAN HERE



09/29/2026



CODE SPARTANBURG

Guiding our Vision. Shaping our City.

Spartanburg is updating its rules to shape what can be built, where it can be built, and how property can be used.

6

HUB CITY STATION

Promote Healthy and Resilient Development.

Build on existing environmental protections while better coordinating tree, landscaping, parking, site-design, infill, and resilience standards.

Concepts to Explore



6A

Updated Open Space Standards

Clarify how much open space new development should provide and what makes that space usable.



6B

Limits on Stormwater Facility Placement

Set clearer rules for where ponds and other stormwater features may be located so they work well without taking the place of usable open space.



6C

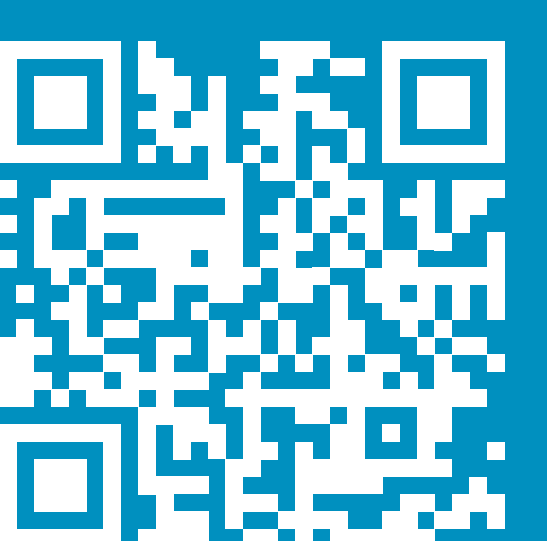
"Light" Tree Standards for Single-Family Homes

Establish modest requirements for planting or retaining trees when new houses are built.

Learn more and see how you can get involved.
CODESPARTANBURG.COM



SCAN HERE



09/29/2026

Create a User-Friendly Code.

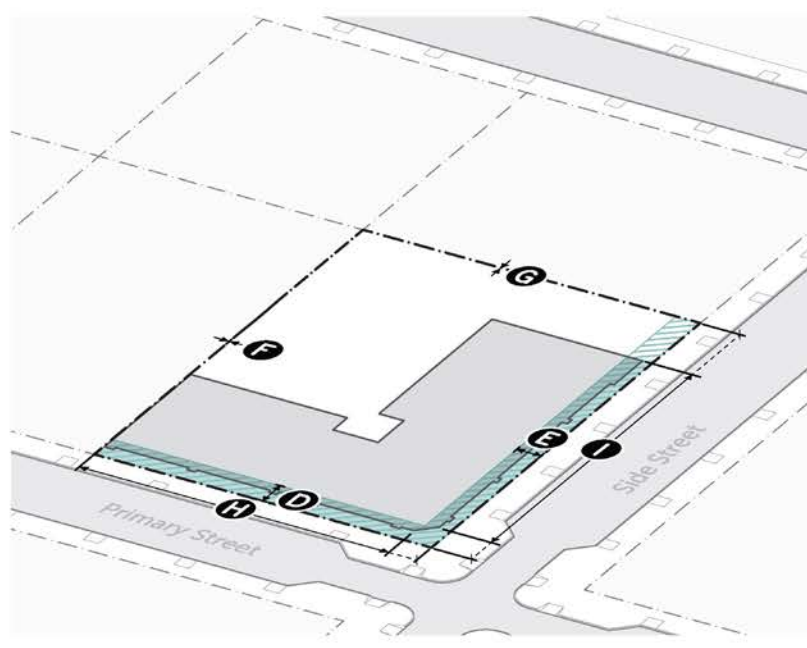
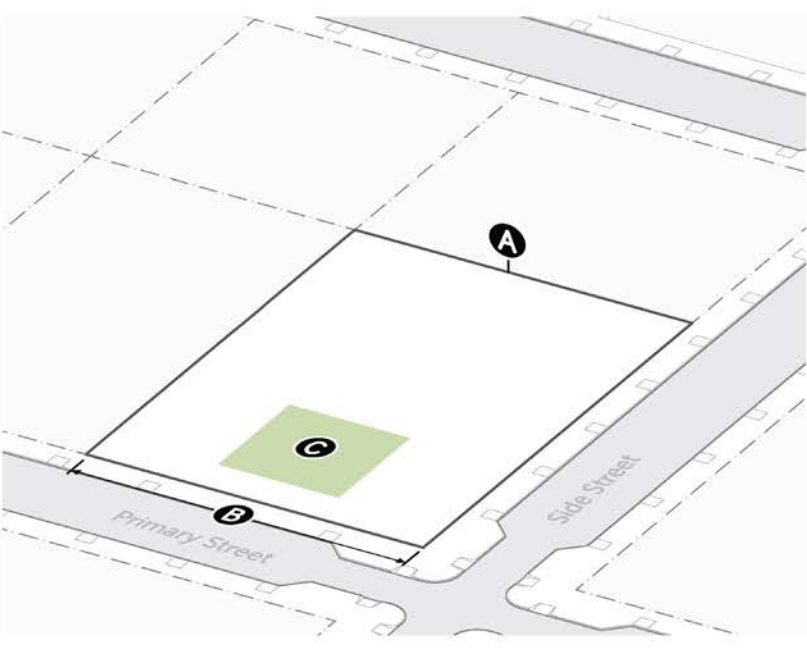
The City is making the zoning code easier to use through clearer organization, simpler language, and helpful graphics. These examples show how the updated code could present its rules.

Example District Page

NODE MIXED USE

2.5.2. **NX-3** NODE MIXED USE 3

A. LOT



1. LOT SIZE	Sec. 2.10.2.
A Area (min)	None
B Width (min)	60'
Front access	60'
Side / rear access	15'

2. DENSITY	Sec. 2.10.3.
Dwellings per lot (max)	Unlimited

3. COVERAGE	Sec. 2.10.4.
Building coverage (max)	None
C Outdoor amenity space	10%

4. BUILDING SETBACKS	Sec. 2.10.5.
D Primary street lot line (min/max)	0' / 10'
E Side street lot line (min/max)	0' / 10'
F Side lot line (min)	0'
G Rear lot line (min)	0'
Alley lot line (min)	5'

5. BUILD-TO	Sec. 2.10.6.
Build-to width (min)	
H Primary street	85%
I Side street	65%

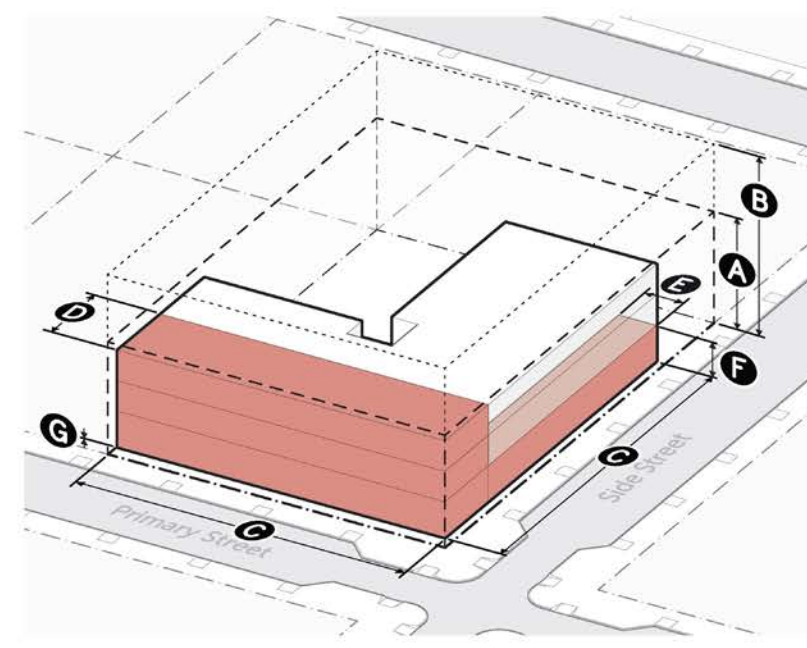
6. TRANSITION	Sec. 2.10.7.
Transition type	Type A

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)	
A Base	3 / 44'
B Bonus: Affordable Dwelling Unit	5 / 72'

2. MASSING	Sec. 2.10.10.
C Building width (max)	175'
Active depth (min)	30'
D Primary street	15'
E Side street	15'

3. GROUND STORY	Sec. 2.10.11.
F Ground story height (min)	14'
G Finished floor elevation (min/max)	-2' / 6'

4. TRANSPARENCY	Sec. 2.10.12.	
H Ground story (min)	70%	35%
I Upper story (min)	20%	20%
J Blank wall width (max)	10'	20'

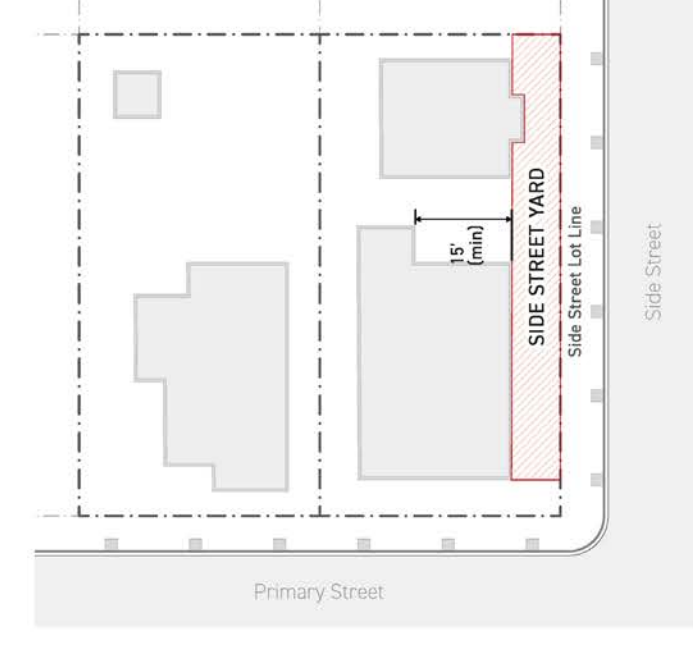
5. ENTRANCES	Sec. 2.10.13.	
K Street-facing entry spacing (max)	40'	60'
Entry feature	Yes	Yes

6. FENCES AND WALLS	Sec. 2.10.14.
Front yard height (max)	0'
Side street yard height (max)	0'

Example General Standards Page

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.

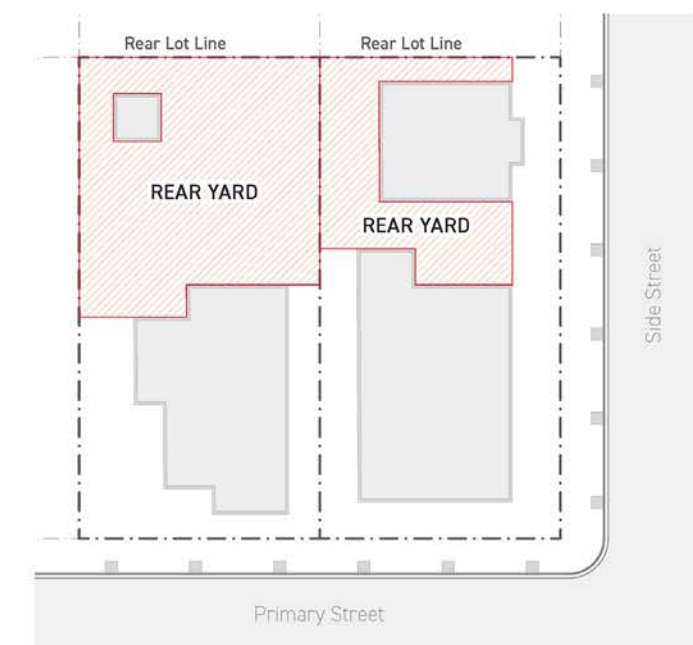


4. Rear Yard

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.

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

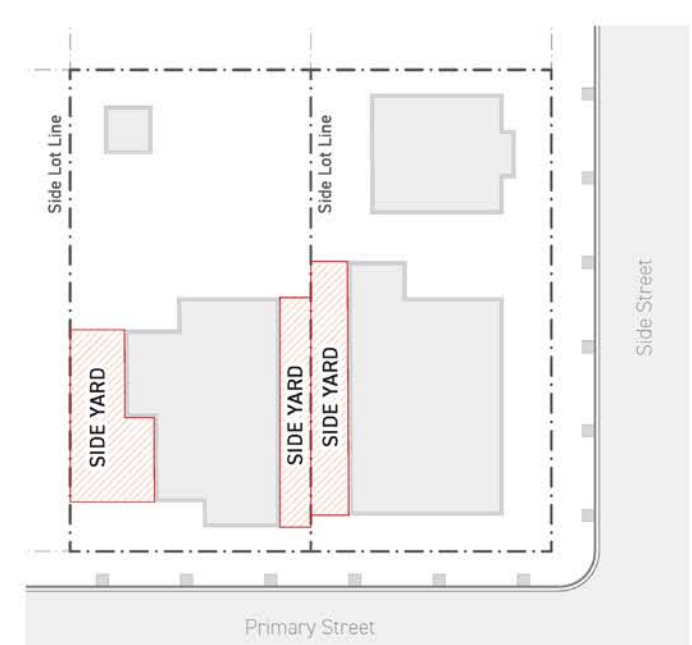
b. Any portion of a lot that is designated as a rear yard may not be designated as a side yard.



RULES FOR ZONING DISTRICTS

5. Side Yard

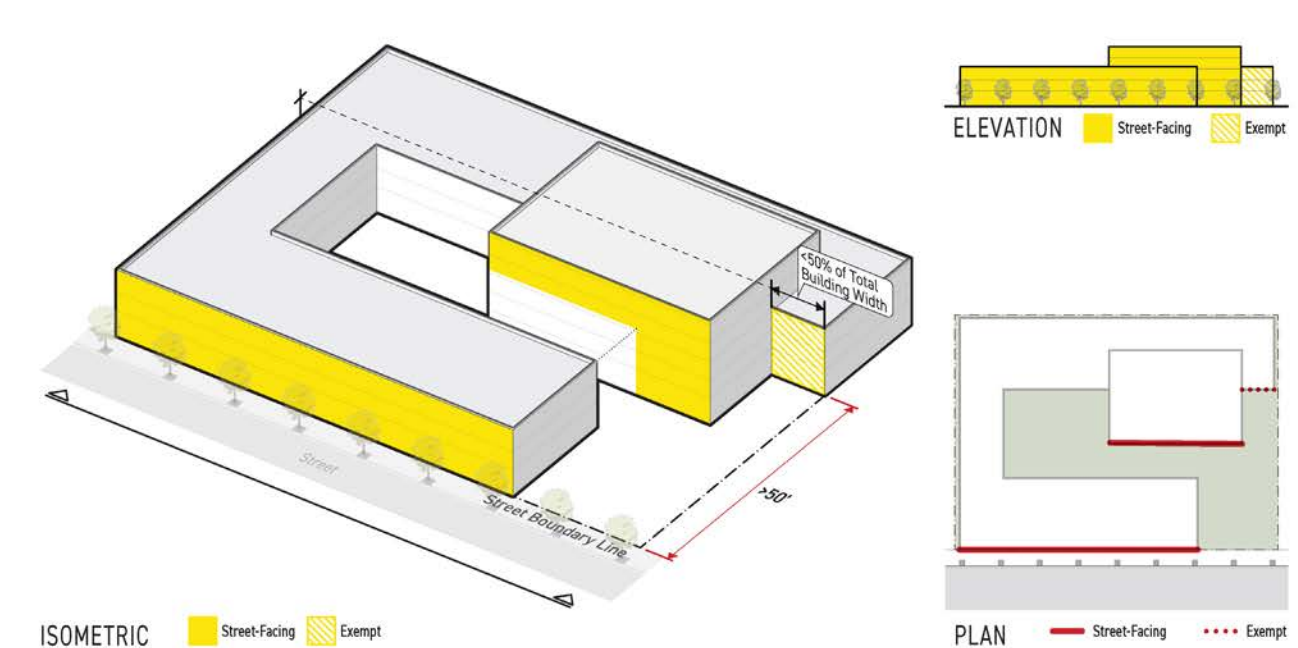
All portions of a lot between a side lot line and a primary structure. Portions of a lot that do not meet the yard designation criteria for any other yard are designated as side yard.



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.



Learn more and see how you can get involved.
CODESPARTANBURG.COM

>>>>>>

SCAN HERE

09/29/2026