

PART B

SECTION I RESIDENTIAL DISTRICTS

Article 1 Residential District, Class A-1

1. Purpose and Intent:

The general purpose of this residential district is to provide for areas within the City of Syracuse where the living environment associated with single-family residential development is preserved and/or where the development of such environment is encouraged. In promoting the general purpose of this Ordinance, the specific intent of this Article is:

- a. To encourage the construction of, and the continuous use of the land for single-family residential dwellings; to encourage the development of recreational, religious and educational facilities required for, and compatible with, a balanced single-family residential neighborhood;
- b. To prohibit all business, commercial and industrial development of the land and to prohibit any other use which would substantially interfere with or be deleterious to the development or continuation of single-family dwellings in this residential district;
- c. To encourage the discontinuance of all existing uses that would not be allowed as new uses under the provisions of this Article;
- d. To discourage all land use that would generate traffic on residential streets other than normal traffic to the residences on those streets;
- e. To discourage all land use that, because of its characteristics, would substantially increase the requirements and costs for public services, in excess of the requirements and costs if this district were developed solely for single-family residential and compatible land uses.

2. Uses Permitted:

- a. Single-family dwellings.
- b. Single-family cluster developments subject to the requirements of Part C, Section V, Multi-Building and Planned Development.
- c. Churches, parish houses, schools, convents together with such additional structures as may be necessary to house the teachers connected therewith.
- d. Private swimming pools, subject to the requirements of Part C, Section I, Article 4 of this Ordinance.
- e. Public golf courses, including club houses accessory thereto, municipal recreation grounds, including municipal buildings and municipal community houses and firehouses, together with such private garages and other outbuildings as are necessary and incidental to the aforesaid buildings.
- f. Family day care.

- g. On-site parking.
- h. Private garages.
- i. Storage of private trailers accessory to uses permitted in this district when located in the rear yard.

3. Special Uses Permitted:

The following special uses are permitted in a Residential A-1 zone subject to the requirements and procedures of a Special Permit as set forth in Part C, Section IV of this Ordinance.

- a. Offices of religious and educational institutions.

4. Minimum Yard Requirements:

a. Front Yard:

The minimum front setback shall be thirty (30) feet, except as provided in Part C, Section I, Article 2 of this Ordinance.

b. Side Yard:

- (1) The minimum side yard shall be four (4) feet.
- (2) On lots where the garage is detached, the minimum aggregate width of the two (2) side yards shall be 25% of the width of the lot at the line of measurement which shall be taken at right angles to the side wall of the structure.
- (3) On corner lots, the required setback on the side street shall not be less than 15% of the total front width of the lot, but need not exceed the established front setback line for the side street.

c. Rear Yard:

The minimum rear yard shall be twenty (20) feet or 15% of the lot depth, whichever is greater.

5. Coverage:

- a. Structural coverage: Maximum permitted structural coverage on a lot shall be 30% for single-family dwellings. All other permitted uses shall also be subject to a maximum structural coverage of 30%.
- b. Parking surface coverage: Maximum permitted parking surface coverage on a lot shall be 30%. [See also Part C, Section III, Article 2, Paragraph i.]

6. Minimum Lot Width:

The minimum lot width shall be forty (40) feet, except as provided in Part C, Section I, Article 2 of this Ordinance.

7. Density Requirements:

No residential buildings shall be erected, altered or used which do not provide a lot area of at least four thousand (4000) square feet for each dwelling unit.

8. Height Limitations: (Not applicable.)

9. Off-Street Parking Requirements:

- a. One (1) parking space shall be provided for each dwelling unit.
- b. In addition, all uses permitted in this district are subject to the additional parking and loading requirements set forth in Part C, Section III of this Ordinance.

10. Signs and Displays:

Signs and displays are permitted in accordance with the Rules and Regulations set forth in Part C, Section VI of this Ordinance.

11. Garages and Accessory Buildings:

- a. Garages and accessory buildings shall not exceed twenty five (25) feet in height.
- b. Garages and accessory buildings shall not be located within the front yard required for the principal building.
- c. Garages and accessory buildings shall not be placed closer than four (4) feet to the side property line, except that garages or accessory buildings to be erected in the side yard of a corner lot adjacent to the side street need not exceed the established setback line for the side street.
- d. Garages and accessory buildings shall not be placed closer than four (4) feet to the rear property line, except that garages and accessory buildings with exterior walls of incombustible materials and with roof covering of fire-resistive materials may be erected anywhere on the rear lot line or on the rear and side lot line.
- e. When access to a lot is otherwise impossible, a masonry garage may be erected not nearer than seven (7) feet from the street line provided that at least 75% of the area of its side walls are enclosed within the embankment.

Amended 9/3/96
Notes added 12/23/07