

# 142 Lafayette Road

Syracuse, New York 13205

\$235,000



## Property Features

4.33 acre site zoned R-4 (Medium Density Residential). Located approximately 3 miles south of downtown in a suburban-like setting. The location offers excellent access to I-81, I-481, Syracuse University and numerous local amenities.

## Property Highlights

- + Recently rezoned to R-4 for medium density residential development
- + 4.33 AC site
- + Sale Price: \$235,000

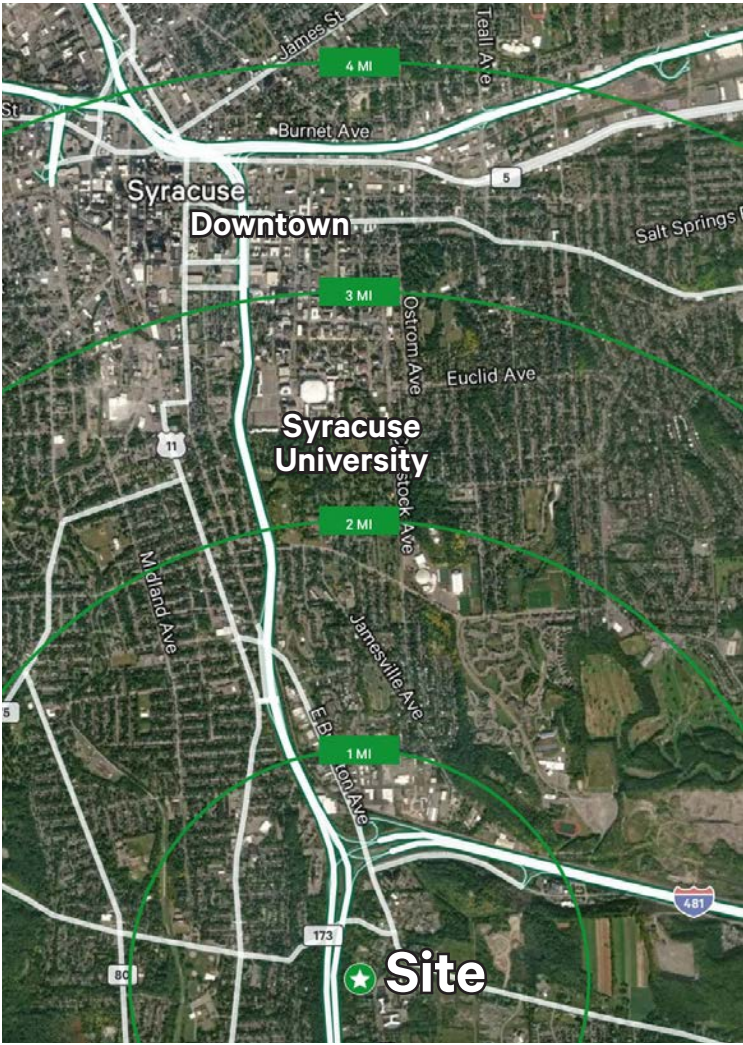
142 Lafayette Road  
Syracuse, NY 13205

For Sale

# Property Overview

- + 4.33 AC Acres (±280' x ±743')
- + R-4 Zoning: Medium Density Residential
- + Frontage: ±280' along Lafayette Road
- + All utilities and services present, or accessible, to the site
- + Located in Syracuse but offering a suburban setting
- + 1 mile to I-81 and I-481
- + 3 mi. to Syracuse University
- + Minutes from downtown Syracuse

Area Demographics	1 Mile	3 Mile	5 Mile
Population	8,470	69,606	167,062
Households	3,510	25,080	67,479
Avg Household Income	\$61,331	\$84,995	\$82,046



## Contact Us

**Bill Anninos**  
+1 315 422 4200 x315  
bill.anninos@cbre-syr.com  
Licensed Associate Real Estate Broker

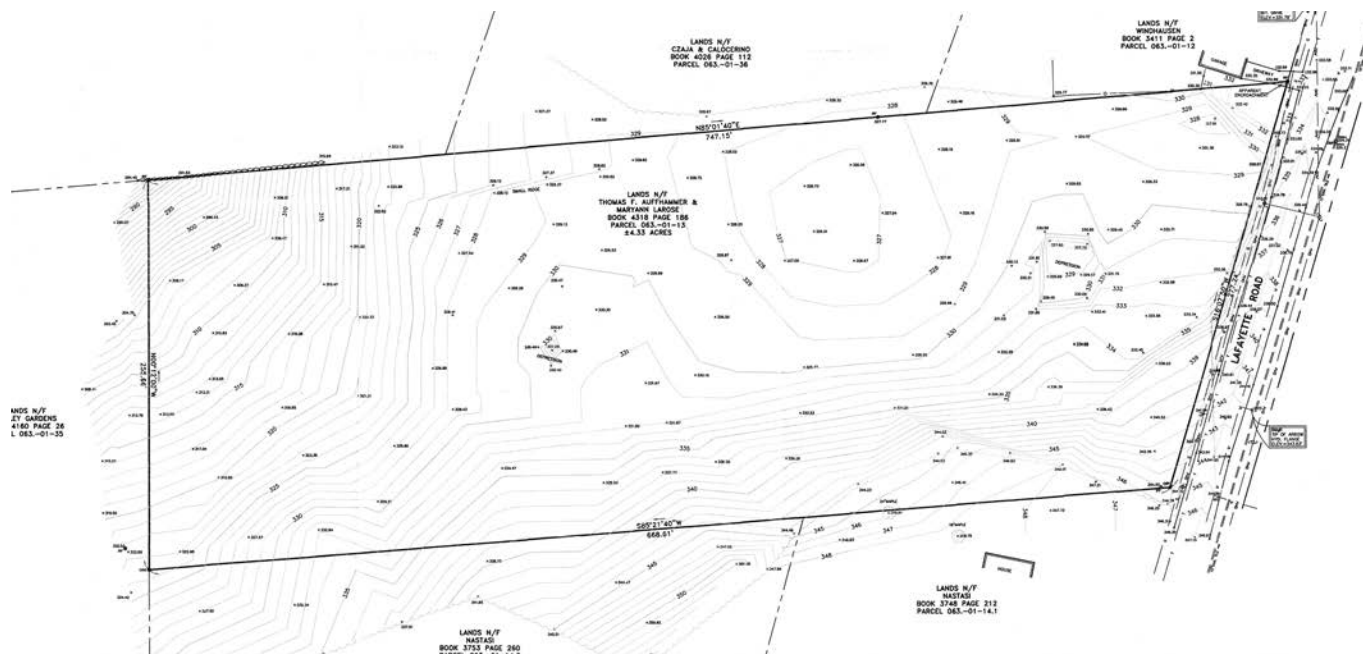
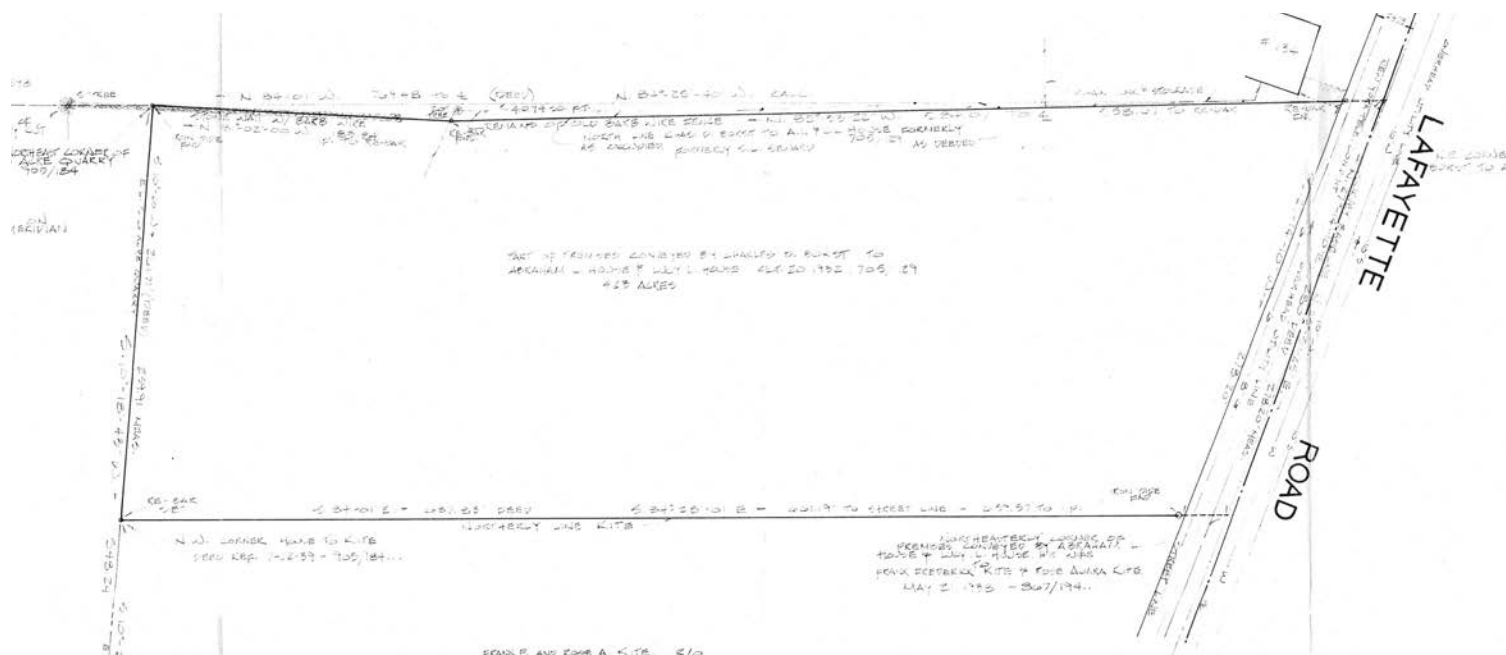
© 2024 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE Upstate NY**  
500 Plum Street, Ste. 402  
Syracuse, NY 13204  
+1 315 422 4200  
www.cbre.com/syracuse

**CBRE Upstate NY**  
PART OF THE AFFILIATE NETWORK



# Survey & Topographic Map



## Contact Us

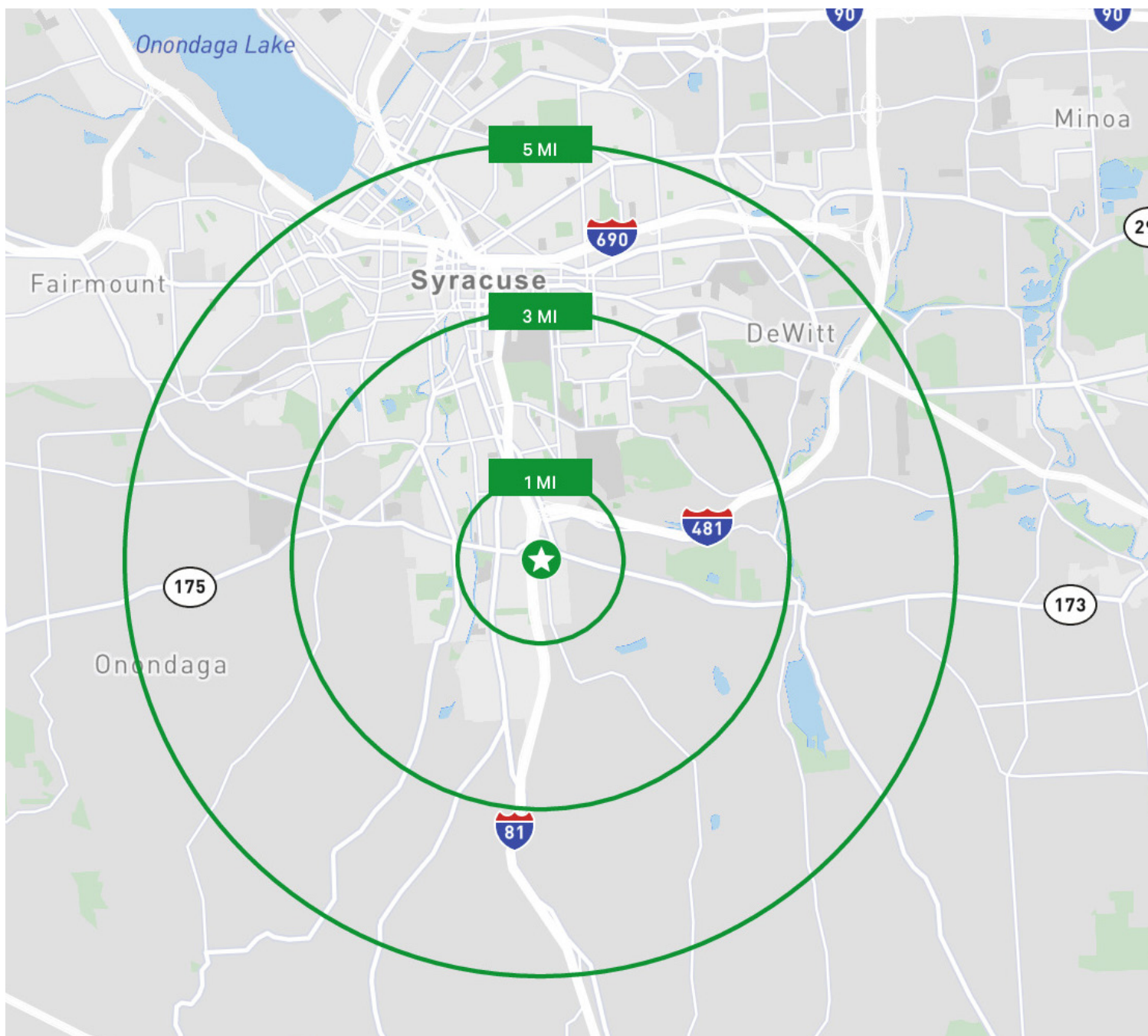
**Bill Anninos**  
+1 315 422 4200 x315  
bill.anninos@cbre-syr.com  
Licensed Associate Real Estate Broker

**CBRE Upstate NY**  
500 Plum Street, Ste. 402  
Syracuse, NY 13204  
+1 315 422 4200  
[www.cbre.com/syracuse](http://www.cbre.com/syracuse)

**CBRE Upstate NY**  
PART OF THE AFFILIATE NETWORK

**142 Lafayette Road**  
Syracuse, NY 13205

**For Sale**



## Contact Us

**Bill Anninos**

+1 315 422 4200 x315

bill.anninos@cbre-syr.com

Licensed Associate Real Estate Broker

**CBRE Upstate NY**

500 Plum Street, Ste. 402

Syracuse, NY 13204

+1 315 422 4200

[www.cbre.com/syracuse](http://www.cbre.com/syracuse)

**CBRE Upstate NY**

PART OF THE AFFILIATE NETWORK

## 2.5 R4: Medium Density Residential

### A. Purpose

The R4 district is established to provide for neighborhoods with medium-density residential development, consisting of a mixture of single-, two-, and multi-unit dwellings and live/work units that preserve, to the greatest extent possible, the residential amenities and environment associated with residential development. Complementary uses such as parks, open space, schools, places of assembly, minor utilities, and accessory structures may also be allowed. This district may serve as a transition between lower-density residential districts and districts of higher-density residential and commercial or mixed-use districts.



Figure 2-4: R4 District Dimensional Standards

### B. Standards

Table 2.5

#### R4 Medium Density Residential District: Dimensional Standards

*Labels correspond to illustration*

Setbacks minimum			
		Principal Structure	Accessory Structure
A	Front	Average setback on developed street frontages; see 2.17C(4). If the block is less than 50% developed, the setback shall be 20 feet.	May not be located within the front setback
B	Side	4 feet/0 feet for common wall construction	
	Side, corner lot	Not less than 15% of total front width (narrower frontage) of the lot, but need not exceed established front setback line for side street.	
C	Rear	20 feet or 15% of lot depth, whichever is greater	4 feet
Height maximum			
	Building height	50 feet	25 feet
Lot minimum			
D	Width	Single-unit detached and two-unit dwellings: 40 feet Single-unit attached dwelling: 20 feet Other residential use: 50 feet	n/a
	Area	Single-unit detached dwelling: 4,000 square feet Single-unit attached dwelling: 2,000 square feet Two-unit dwelling: 2,000 square feet per dwelling unit Multi-unit dwelling: 1,500 square feet per dwelling unit	
Impervious coverage maximum			
	Structural	30% for single- and two-unit dwellings; 35% for other permitted uses	
	Parking and driveway surfaces	40%	
	Mixed Income Development	35% for parking and 40% for structure for a total of 75%	