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

PART B

SECTION I RESIDENTIAL DISTRICTS

Article 2 Residential District, Class A-2

1. Purpose and Intent:

The general purpose and intent of this residential district is to permit planned developments on sites within the City of Syracuse, which require flexibility in the regulations for building bulk and placement due to the nature of the topography, configuration of the site, and the desirability for the preservation of natural features, scenic areas, historic sites and open spaces.

2. Uses Permitted:

a. Single-family dwellings.

b. 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. Day-care centers.

h. One-family dwellings, townhouses, rowhouses, multiple houses, and/or two-or-more-family dwellings, together with such private garages and outbuildings as are necessary and incidental there-to subject to a Public Hearing before the City Planning Commission and subject to approval of plans and specifications by the City Planning Commission in accordance with the requirements, conditions, restrictions, and procedures as provided in Part C, Section V of this Ordinance for planned developments.

i. On-site parking.

j. Private garages.

k. 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-2 zone subject to the requirements and procedures of a Special Permit as set forth in Part C, Section IV of this Ordinance.

a. Care homes.

b. Offices of religious and educational institutions.

c. Bed and breakfast establishments.

4. Minimum Yard Requirements:

a. Front Yard:

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

(2) In addition to the foregoing yard requirements, additional front yard space shall be provided for buildings and structures above two (2) stories in height. For each story above the first two (2), the minimum required front yard shall be increased by three (3) additional feet and where a building is located on a corner lot, for each story above the first two (2), the minimum required front yard adjacent to the streets shall be increased by three (3) additional feet.

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) In addition to the foregoing yard requirements, additional side yard space shall be provided for buildings and structures above two (2) stories in height. For each story above the first two (2), the minimum required side yard shall be increased by four (4) additional feet.

(4) 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.

(5) In addition to the foregoing yard requirements, additional side yard space shall be provided for buildings and structures above two (2) stories in height. Where a building is located on a corner lot, for each story above the first two (2), the minimum required side yards adjacent to the streets shall be increased by three (3) additional feet.

c. Rear Yard:

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

(2) In addition to the foregoing yard requirements, additional rear yard space shall be provided for buildings or structures above two (2) stories in height. For each additional story above the first two (2), the minimum required rear yards shall be increased by four (4) additional feet.

5. Coverage:

a. Structural coverage: Maximum permitted structural coverage on a lot shall be 30% for single- and two-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:

a. 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 family or dwelling unit.

8. Height Limitation: (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 3/25/96

PART B

SECTION I RESIDENTIAL DISTRICTS

Article 3 Residential District, Class A

1. Purpose and Intent:

The general purpose of this residential district is to provide for one- and two-family dwellings within the City of Syracuse at a greater density than a single-family district, and to protect the basic low density character of areas developed with a mixture of one- and two-family dwellings. 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- and two-family residential dwellings; to encourage the development of recreational, religious and educational facilities required for, and compatible with, a balanced single- and two-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- and two-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- and two-family residential and compatible land uses.

2. Uses Permitted:

a. Single-family dwellings; two-family dwellings.

b. Single- and two-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. Day-care centers.

h. On-site parking.

i. Private garages.

j. 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 zone subject to the requirements and procedures of a Special Permit as set forth in Part C, Section IV, of this Ordinance.

a. Care homes.

b. Offices of religious and educational institutions.

c. Bed and breakfast establishments.

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- and two-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 35%. [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 under Part C, Section I, Article 2 of this Ordinance.

7. Density Requirements:

a. No residential building may be erected, altered or used for use as a one-family dwelling in a Class A Residential zone unless a lot area of at least four thousand (4000) square feet is provided for each family or dwelling unit.

b. No residential building may be erected, altered or used for more than a one-family use unless a lot area of at least three thousand (3000) square feet per family or dwelling unit is provided.

c. For single- and two-family cluster developments, the maximum density for the planned development shall be three thousand (3000) square feet per family or 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

PART B

SECTION I RESIDENTIAL DISTRICTS

Article 4 Residential District, Class AA

1. Purpose and Intent:

The general purpose of this residential district is to provide for areas within the City of Syracuse which permit on existing smaller-sized lots, one- and two-family dwellings at a density slightly greater than that permitted in other one- and two-family districts, while protecting the amenities and characteristics associated with the low density residential development. 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- and two-family residential dwellings; to encourage the development of recreational, religious and educational facilities required for, and compatible with, a balanced single- and two-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- and two-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 the district were developed solely for single- and two-family residential and compatible land uses.

2. Uses Permitted:

a. Single-family dwellings and two-family dwellings.

b. Churches, parish houses, schools, convents together with such additional structures as may be necessary to house the teachers connected therewith;

c. Private swimming pools subject to the requirements of Part C, Section I, Article 4 of this Ordinance.

d. 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.

e. Family day care.

f. Day-care centers.

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 AA zone subject to the requirements and procedures of a Special Permit as set forth in Part C, Section IV of this Ordinance.

a. Care homes.

b. Offices of religious and educational institutions.

c. Bed and breakfast establishments.

4. Minimum Yard Requirements:

a. Front Yard:

The minimum front setback shall be twenty (20) 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- and two-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 35%. [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:

a. No residential building may be erected, altered or used as a one-family dwelling in a Class AA Residential zone unless an area of at least four thousand (4000) square feet is provided.

b. No residential building may be erected, altered or used for more than one-family dwellings in a Class AA Residential District, unless a lot area of at least two thousand (2000) square feet is provided for each family or 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, any other use permitted in this zone is subject to the parking and loading requirements of 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

PART B

SECTION I RESIDENTIAL DISTRICTS

Article 5 Residential District, Class B-1

1. Purpose and Intent:

The general purpose and intent of this residential district is to provide for areas within the City of Syracuse which permit medium density residential development, consisting of a mixture of single-, two-, three- and four-family dwellings, and apartment houses, which preserve to the greatest extent possible, the residential amenities and environment associated with single- and two-family residential areas. 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-, two-, three- and four-family dwellings; and apartment houses; to encourage the development of recreational, religious, and educational facilities required for, and compatible with, a balanced medium density 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 the medium density residential development in this 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 medium density residential development and compatible land uses.

2. Uses Permitted:

a. Single-family dwellings, two-family dwellings.

b. Multi-building and planned developments subject to the requirements of Part C, Section V of this Ordinance.

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. Multiple-family dwellings, and apartment houses.

g. Family day care.

h. Day-care centers.

i. On-site parking.

j. Private garages.

k. 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 B-1 zone subject to the requirements and procedures of a Special Permit as set forth in Part C, Section IV of this Ordinance.

a. Private recreation clubs, such as golf courses, tennis clubs, or swimming clubs, including club houses or locker buildings accessory thereto.

b. Nonprofit community centers with locational requirements dictated by the neighborhood service nature of the program to be offered.

c. Care homes.

d. Transitional parking areas.

e. Offices of religious and educational institutions.

f. Bed and breakfast establishments.

4. Minimum Yard Requirements:

a. Front Yard:

The minimum front setback shall be twenty (20) 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.

(4) In addition to the foregoing side yard requirements, any building or structure above two (2) stories in height, shall provide additional side yard space for each additional story above two (2) at the rate of three (3) additional feet above the minimum side yard requirements, except on the street side of corner lots. In computing such additional space such increases, per story, shall apply above the second story, not at ground level.

c. Rear Yard:

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

(2) In addition to the foregoing rear yard requirements of any building or structure above two (2) stories in height, shall provide additional rear yard space for each additional story above two (2) at the rate of three (3) additional feet above the minimum rear yard requirements except on the street side of corner lots. In computing such additional space such increases, per story, shall apply above the second story, not at ground level.

5. Coverage:

a. Structural coverage: Maximum permitted structural coverage on a lot shall be 30% for single- and two-family dwellings. For multiple-family dwellings and other permitted uses the maximum permitted structural coverage shall be 35%.

b. Parking surface coverage: Maximum permitted parking surface coverage shall be 40%. [See also Part C, Section III, Article 2, Paragraph i.]

6. Minimum Lot Width:

a. For one- and two-family dwellings, the minimum lot width shall be forty (40) feet, except as provided in Part C, Section I, Article 2 of this Ordinance.

b. The minimum lot width for any residential use other than a one- or two-family dwelling shall be fifty (50) feet.

7. Density Requirements:

a. For single-family dwellings, a lot area of at least four thousand (4000) square feet per dwelling unit shall be provided.

b. For two-family dwellings, a lot area of at least three thousand (3000) square feet per dwelling unit shall be provided.

c. No multiple-family dwelling shall be erected, altered or used which does not provide a lot area of at least twenty five hundred (2500) square feet for each family dwelling unit.

8. Height Limitation:

No buildings or structures shall exceed four (4) stories in height, inclusive of so-called semi-basements.

9. Off-Street Parking Requirements:

   a. One (1) parking space shall be provided for each dwelling unit.

   b. In addition, any other uses permitted in this zone are subject to the requirements as 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 3/25/96
Notes added 12/23/07

PART B

SECTION 1 RESIDENTIAL DISTRICTS

Article 6 Residential District, Class B-1 Transitional

1. Purpose and Intent:

This district is designed to promote the development of land for residential and office uses compatible and desirable with adjacent low density residential areas regulated in such a manner so as to maintain and preserve the low density residential character of the adjacent area and to provide a transition between same and nonresidential areas.

2. Uses Permitted:

a. Single-family, two-family and multiple-family dwellings.

b. Multi-Building and Planned Developments subject to Part C, Section V of this Ordinance.

c. Churches, including parish houses.

d. Schools, public grounds and buildings.

e. On-site parking.

f. Private garages.

g. 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 shall also be permitted subject to the requirements of this district and the requirements and procedures of a Special Permit as set forth in Part C, Section IV of this Ordinance.

a. Offices, provided such uses are confined to buildings existing on the effective date of this amendment, and further provided that no major alterations in the exterior appearance of such buildings shall be allowed.

b. Family day-care centers.

c. Care homes.

d. Transitional parking areas.

e. Nonprofit community centers with locational requirements dictated by the neighborhood service nature of the program to be offered.

f. Private recreation clubs, such as golf courses, tennis clubs, or swimming clubs, including club houses or locker buildings accessory thereto.

g. Bed and breakfast establishments.

4. Minimum Yard Requirements:

All buildings or structures hereafter erected or structurally altered shall provide the following minimum required yard space:

a. Front Yard:

The front yard shall have a minimum depth of fifty (50) feet, except as otherwise provided in Part C, Section I, Article 2 of this Ordinance, from the principal street line, which shall be open and unoccupied from the ground to the sky except for driveways and plantings.

b. Side Yard:

(1) The side yards shall have an aggregate width of at least 25% of the lot width, measured at the front building line, but neither of which shall be less than fifteen (15) feet in width at any point, which side yards shall be open and unoccupied from the ground to the sky, except as otherwise provided in this Article.

For lots less than sixty five (65) feet in width at the effective date of this amendment, the thirty (30) foot minimum required aggregate width of side yards shall be reduced by one (1) foot for each foot of lot width less than sixty five (65) feet but no side yard shall be less than five (5) feet in width.

(2) 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.

(3) In addition to the foregoing side yard requirements, any building or structure above two (2) stories in height shall provide additional side yard space for each additional story above two (2) stories at the rate of three (3) additional feet above the minimum side yard requirement except on the secondary side street of corner lots. In computing such additional space, increases per story shall apply above the second story.

c. Rear Yard:

The rear yard shall have a depth equal to 15% of the total lot depth, but in no case to be less than twenty (20) feet. Such rear yard shall be open and unoccupied from the ground to the sky, except as otherwise provided in this Article.

5. Coverage:

a. Structural coverage: Maximum permitted structural coverage on a lot shall be 30% for single- and two-family dwellings. For multiple-family dwellings and other permitted uses the maximum permitted structural coverage shall be 35%.

b. Parking surface coverage: Maximum permitted parking surface coverage shall be 40%. [See also Part C, Section III, Article 2, Paragraph i.]

6. Minimum Lot Width:

The minimum lot width shall be fifty (50) feet, except for structures used exclusively for one- and two-family dwellings in which case the minimum lot width may be forty (40) feet.

7. Density Requirements:

a. For single-family dwellings, a lot area of four thousand (4000) square feet per dwelling unit shall be provided.

b. For two-family dwellings, a lot area of three thousand (3000) square feet per dwelling unit shall be provided.

c. No multiple-family dwelling shall be erected, altered or used which does not provide a lot area of twenty five hundred (2500) square feet for each family dwelling unit, provided, however, that where the lot or parcel contains a minimum area of twenty five thousand (25,000) square feet of land and an application is submitted in accordance with Part C, Section V of this Ordinance, the required density shall be reduced in accordance with one (1) or more of the following provisions which may be read cumulatively:

(1) Where a portion of the required off-street parking for uses permitted shall be provided in a parking garage or similar enclosure, the density factor shall be reduced in accordance with the following schedule:

Percent of Enclosed Off-Street Parking	Applicable Density/Dwelling Unit Or Family Premium
25%	2250 sq. ft.
50%	2000 sq. ft.
75%	1750 sq. ft.

(2) Where the percent of lot coverage is less than the maximum permitted, the applicable density requirements shall be reduced as follows:

Percent of Lot Coverage Less Than 35%	Applicable Density/Dwelling Unit or Family Premium
2%	2350 sq. ft.
4%	2200 sq. ft.
6%	2050 sq. ft.
8%	1900 sq. ft.
10% or more	1750 sq. ft.

(3) Where an additional percentage of total lot area shall be developed as open space in excess of the 15% required under Paragraph 9 of this Article, the applicable density requirements shall be reduced as follows:

Percent of Open Space In Excess of 15%	Applicable Density/Dwelling Unit or Family Premium
10%	2250 sq. ft.
20%	2000 sq. ft.
30%	1750 sq. ft.

(4) In the case of care homes, four (4) persons shall be deemed equivalent to a family or dwelling unit. The density requirement for the foregoing uses shall be twenty five hundred (2500) square feet for the equivalent of each family or dwelling unit.

8. Height Limitation:

The maximum height of any structure hereinafter constructed in the Residential District, Class B-1 Transitional zone shall be limited to four (4) stories except that the City Planning Commission may permit additional stories provided that:

a. There is a finding of compatibility in all respects with any structure or use in the neighborhood, actual or permitted, which may be directly or substantially affected; and

b. There is a finding that adequate provision is made for open spaces, yards, drives (ingress and egress), parking, recreational areas, and the like, appropriate to the structure and use.

9. Open Space Requirement:

A minimum of 15% of the total lot area shall be devoted to developed open space. Developed open space is hereby defined as plazas, malls, pedestrian ways, and other areas for active and/or passive recreation but not including driveways or parking areas.

10. Off-Street Parking and Loading Requirements:

a. Residential:

One-and-one-half (1½) parking spaces shall be provided for each dwelling unit.

b. Offices:

At least one (1) parking space shall be provided for each one hundred (100) square feet of net floor area used for office purposes.

c. All uses shall be subject to the parking and loading requirements as set forth in Part C, Section III of this Ordinance, except as otherwise provided for in this Article.

d. Parking facilities and driveways provided on the ground surface shall be effectively screened from adjoining properties and from all streets by evergreen planting, walls, or fences at least five (5) feet high. Such parking spaces shall not be permitted within the front yard. Parking facilities contained in multi-level structures shall be enclosed with curtain walls or ornamental protective screening.

e. Off-street parking spaces may be extended into side and rear yards to within fifteen (15) feet of the side and rear lot lines provided that such extension shall not be allowed within ten (10) feet of the front yard.

11. Signs:

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

12. Illumination:

All illumination of buildings, grounds, or appurtenances shall be so arranged and shielded, so that no direct light ray shall cross any property line.

13. Garages and Accessory Buildings:

a. Garages and accessory buildings shall not be located within the front yard required for the principal building.

b. Garages with one (1) or two (2) parking spaces shall not be placed closer than four (4) feet to the side property line, except that such garages 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.

c. Garages with one (1) or two (2) parking spaces shall not be placed closer than four (4) feet to the rear property line, except that such detached garages 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 of side lot line.

d. Any garage with more than two (2) parking spaces, and any other accessory building or multi-level parking structure shall conform to the same yard requirements as the principal structure.

Amended 3/22/93

PART B

SECTION I RESIDENTIAL DISTRICTS

Article 7 Residential District, Class B

1. Purpose and Intent:

The general purpose of this residential district is to provide for areas within the City of Syracuse which permit high density residential development consisting of a mixture of single-, two-, three-, four- and multiple-family dwellings, and other compatible land uses that are characterized by a similar high land use intensity. 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-, two-, three-, four- and multiple-family dwellings; to encourage the development of recreational, religious and educational facilities required for, and compatible with a balanced high density residential neighborhood;

b. To prohibit 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 the high density residential development in this 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 any use which would generate traffic on the streets in the area other than normal traffic expected 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 high density residential and similar compatible high intensity development.

2. Uses Permitted:

a. Single- and two-family dwellings.

b. Multi-Building and Planned Developments subject to the requirements of Part C, Section V of this Ordinance.

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 all the aforesaid permitted uses.

f. Multiple-family dwellings and apartment houses.

g. Colleges and universities, fraternities, sororities, chapter houses and dormitories.

h. Boarding and rooming houses, hospitals, semi-public buildings and institutions of an educational, but not correctional nature.

i. Horticultural nurseries, and greenhouses, central exchange buildings together with such private garages and outbuildings as are necessary and incidental to all the above-mentioned uses.

j. Family day care.

k. Day-care centers.

l. On-site parking.

m. Private garages.

n. 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 B zone, subject to the requirements and procedures of a Special Permit as set forth in Part C, Section IV of this Ordinance.

a. Private recreation clubs, such as golf courses, tennis clubs, or swimming clubs, including club houses or locker buildings accessory thereto.

b. Nonprofit community centers with locational requirements dictated by the neighborhood service nature of the program to be offered.

c. Care homes.

d. Transitional parking areas.

e. Offices of religious and educational institutions.

4. Minimum Yard Requirements:

a. Front Yard:

The minimum front setback shall be ten (10) 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.

(4) In addition to the foregoing side yard requirements, any building or structure above two (2) stories in height, must provide additional side yard space for each additional story above two (2) at the rate of two (2) additional feet above the minimum side yard requirements except on the street side of corner lots. In computing such additional space, such increases per story, shall apply above the second story, not at the ground level.

c. Rear Yard:

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

(2) In addition to the foregoing rear yard requirements, any building or structure above two (2) stories in height, shall provide additional rear yard space for each additional story above two (2) at the rate of two (2) additional feet above the minimum rear yard requirements except on the street side of corner lots. In computing such additional space, such increases, per story, shall apply above the second story, not at ground level.

5. Coverage:

a. Structural coverage: Maximum permitted structural coverage on a lot shall be 30% for single- and two-family dwellings. For multiple-family dwellings and other permitted uses the maximum permitted structural coverage shall be 40%.

b. Parking surface coverage: Maximum permitted parking surface coverage shall be 40%. [See also Part C, Section III, Article 2, Paragraph i.]

6. Minimum Lot Width:

a. For one- and two-family dwellings, the minimum lot width shall be forty (40) feet, except as provided in Part C, Section I, Article 2 of this Ordinance.

b. The minimum lot width for any residential use other than a one- or two-family dwelling shall be fifty (50) feet.

7. Density Requirement:

a. For single-family dwellings, a lot area of at least four thousand (4000) square feet per dwelling unit shall be provided.

b. For two-family dwellings, a lot area of at least three thousand (3000) square feet per dwelling unit shall be provided.

c. No multiple-family dwelling shall be erected, altered or used which does not provide a lot area of at least one thousand (1000) square feet for each family or dwelling unit.

d. In the cases of fraternities, sororities, chapter houses, colleges, boarding houses, rooming houses, dormitories, care homes and the like which provide other than independent living units, for the purpose of applying the foregoing density rule, four (4) persons shall be deemed equivalent to a family or dwelling unit.

8. Height Limitation: (Not applicable.)

9. Off-Street Parking Requirements:

a. One (1) parking space shall be provided for each dwelling unit.

b. In addition, all other uses permitted in this zone are subject to the additional parking and loading requirements as 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 3/25/96
Notes added 12/23/07

PART B

SECTION I RESIDENTIAL DISTRICTS

Article 8 Residential Districts, Class B Transitional

1. Purpose and Intent:

The purpose and intent of this district is to provide for the development of areas within the City of Syracuse for residential and office uses which can be considered compatible and desirable in or adjacent to medium to high density residential areas, by regulating such office uses in order to maintain and preserve the medium to high density residential character of the area; or to provide a means of transition between areas used for medium to high density residential and nonresidential uses.

2. Uses Permitted:

a. Single- and two-family dwellings.

b. Multi-Building and Planned Development, subject to the requirements of Part C, Section V of this Ordinance.

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. Multiple-family dwellings and apartment houses.

g. Colleges and universities, fraternities, sororities, chapter houses and dormitories.

h. Boarding and rooming houses, hospitals and semi-public buildings and institutions of an educational, but not correctional nature.

i. Horticultural nurseries, and greenhouses, central exchange buildings together with such private garages and outbuildings as are necessary and incidental to all the above-mentioned uses.

j. Offices for physicians, dentists, lawyers, architects, engineers, real estate agents, insurance agents, accountants, advertising agents, public stenographers, or similar office uses; provided such uses are confined to buildings or structures existing as of May 1, 1966, without major alteration in structure or appearance to such buildings or structures.

k. Family day care.

l. Day-care centers.

m. On-site parking.

n. Private garages.

o. 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 B Transitional zone, subject to the requirements and procedures of a Special Permit as set forth in Part C, Section IV of this Ordinance.

a. Private recreation clubs, such as golf courses, tennis clubs, or swimming clubs, including club houses or locker buildings accessory thereto.

b. Nonprofit community centers with locational requirements dictated by the neighborhood service nature of the program to be offered.

c. Care homes.

d. Transitional parking areas.

e. Offices of religious and educational institutions.

4. Minimum Yard Requirements:

a. Front Yard:

The minimum front setback shall be ten (10) 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.

(4) In addition to the foregoing side yard requirements, any building or structure above two (2) stories in height, shall provide additional side yard space for each additional story above two (2) at the rate of two (2) additional feet above the minimum side yard requirements except on the street side of corner lots. In computing such additional space, such increases, per story shall apply above the second story, not at ground level.

c. Rear Yard:

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

(2) In addition to the foregoing rear yard requirements, any building or structure above two (2) stories in height, shall provide additional rear yard space for each additional story above two (2) at the rate of two (2) additional feet above the minimum rear yard requirements except on the street side of corner lots. In computing such additional space, such increases, per story shall apply above the second story, not at ground level.

5. Coverage:

a. Structural coverage: Maximum permitted structural coverage on a lot shall be 30% for single- and two-family dwellings. For multiple-family dwellings and other permitted uses the maximum permitted structural coverage shall be 40%.

b. Parking surface coverage: Maximum permitted parking surface coverage shall be 40%. [See also Part C, Section III, Article 2, Paragraph i.]

6. Minimum Lot Width:

a. For one- and two-family dwellings, the minimum lot width shall be forty (40) feet, except as provided in Part C, Section I, Article 2 of this Ordinance.

b. The minimum lot width for any residential use other than a one- or two-family dwelling shall be fifty (50) feet.

7. Density Requirement:

a. For single-family dwellings, a lot area of at least four thousand (4000) square feet shall be provided for each family or dwelling unit.

b. For two-family dwellings, a lot area of at least three thousand (3000) square feet shall be provided for each family or dwelling unit.

c. No multiple-family dwelling shall be erected, altered or used which does not provide a lot area of at least one thousand (1000) square feet for each family dwelling unit.

In the cases of fraternities, sororities, chapter houses, colleges, boarding houses, rooming houses, dormitories, care homes and the like which provide other than independent living units, for the purpose of applying the foregoing density rule, four (4) persons shall be deemed equivalent to a family or dwelling unit.

8. Height Limitations: (Not applicable.)

9. Off-Street Parking Requirements:

a. Residential

One (1) parking space shall be provided for each dwelling unit.

b. Medical or Dental Clinic or Office

At least three (3) parking spaces shall be provided for each doctor, dentist or analogous professional practitioner whose office is located therein.

c. In addition, any other uses permitted in this zone are subject to the additional parking and loading requirements as 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 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 3/25/96
Notes added 12/23/07

PART B

SECTION I RESIDENTIAL DISTRICTS

Article 9 Residential District, Class C

1. Purpose and Intent:

The purpose and intent of this district is to provide for the development of areas within the City of Syracuse for medium density residential and certain compatible office and business uses by regulating such office and business uses in order to maintain and preserve the medium density residential character of the area; or to provide a means of transition between areas used for residential and nonresidential uses.

2. Uses Permitted:

a. Single-family dwellings, two-family dwellings.

b. Cluster Developments and Planned Development, subject to the requirements of Part C, Section V of this Ordinance.

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. Day-care centers.

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 C zone subject to the requirements and procedures of a Special Permit as set forth in Part C, Section IV of this Ordinance.

a. Private recreation clubs, health clubs and fitness centers such as golf courses, tennis clubs, or swimming clubs, or sports fitness facilities, including club houses or locker buildings accessory thereto.

b. Nonprofit community centers with locational requirements dictated by the neighborhood service nature of the program to be offered.

c. Care homes.

d. Transitional parking areas.

e. Offices of religious and educational institutions.

f. Offices of physicians, surgeons, dentists, lawyers, architects, engineers, planners, real estate agents, insurance agents, accountants, advertising agents, public stenographers, mailing service without presses, telephone answering services.

g. Multi-family dwellings and apartment houses.

h. Banks.

i. Retail and service uses which are located in and are accessory and incidental to an office building, hospital, clinic, college, university, private recreation club or nonprofit community center. Notwithstanding any other provision herein contained in the Zoning Rules and Regulations of the City of Syracuse, as amended, any such accessory use shall be found by the City Planning Commission to be compatible with, in furtherance of and not detrimental to the purposes of the district. Such uses shall not occupy more than 15% of the total floor area of any building or project and shall have no visual or physical evidence, such as signs, displays or entries external to the building or project.

j. Colleges and universities.

k. Hospitals and clinics.

l. Business and commercial schools.

m. Funeral homes.

n. Bed and breakfast establishments.

4. Waiver For Special Permit Uses:

Notwithstanding any other provision herein contained in the Zoning Rules and Regulations of the City of Syracuse, as amended, the Commission shall have the authority to waive the requirements for yards, lot coverage, height, density and parking location when part of a special permit application provided that the requested waivers meet the following criteria:

a. That the proposal does not substantially change the use, design, character or nature of the development of the property in question.

b. That the proposal is not detrimental to the appropriate development or use of adjacent lands and buildings.

c. That the proposal is not detrimental to the orderly flow of vehicular and pedestrian traffic on-site and off-site.

5. Minimum Yard Requirements:

a. Front Yard:

The minimum front setback shall be thirty (30) feet.

b. Side Yard:

(1) The side yards shall have an aggregate width of at least 25% of the lot width, measured at the front building line, but neither of which shall be less than ten (10) feet in width at any point, which yards shall not be occupied by any building or projection therefrom.

(2) For lots less than fifty (50) feet in width as of May 23, 1960, the twenty (20) foot minimum required aggregate width of side yards shall be reduced by one (1) foot for each foot of lot width less fifty (50) feet but no side yard shall be less than five (5) feet in width.

(3) For all corner lots, the side yard facing the secondary street shall be at least twenty (20) feet in width from the secondary street except for corner lots less than sixty (60) feet in width as of May 23, 1960. Said side yard may be reduced by one (1) foot for each foot of lot width less than sixty (60) feet to a minimum of ten (10) feet. Said yard shall be open and unoccupied from the ground to the sky except for driveways and/or landscaping.

c. Rear Yard:

The minimum rear yard shall be unoccupied by any building or projection thereof and have a depth equal to 15% of the lot depth or twenty (20) feet, whichever is greater.

6. Coverage:

a. Structural coverage: The maximum permitted structural coverage of buildings and structures on a lot shall be 25%.

b. Parking surface coverage: Maximum permitted parking surface coverage shall be 40%. [See also Part C, Section III, Article 2, Paragraph i.]

7. Minimum Lot Width:

a. For one- and two-family dwellings, the minimum lot width shall be forty (40) feet, except as provided in Part C, Section I, Article 2 of this Ordinance.

b. The minimum lot width for any residential use other than a one- or two-family dwelling shall be fifty (50) feet.

8. Density Requirements:

a. For single-family dwellings, a lot area of at least four thousand (4000) square feet per dwelling unit shall be provided.

b. For two-family dwellings, a lot area of at least three thousand (3000) square feet per dwelling unit shall be provided.

c. No multiple-family dwelling shall be erected, altered or used which does not provide a lot area of at least twenty five hundred (2500) square feet for each family dwelling unit.

9. Height Limitation:

No building or structure shall hereafter be erected or structurally altered to exceed a height of two (2) stories, excluding stories used exclusively for parking purposes; provided, however, that the cumulative height of any building or structure shall not exceed thirty six (36) feet.

10. Off-Street Parking Requirements:

a. Residential

One (1) parking space shall be provided for each dwelling unit.

b. Medical or Dental Clinic or Office

At least three (3) parking spaces shall be provided for each doctor, dentist or analogous professional practitioner whose office is located therein.

c. Professional, Religious, Business and Similar Type Office Buildings and Banks

At least one (1) parking space shall be provided for each five hundred (500) square feet of net floor area used for office purposes. (Total floor area less area used for halls, toilet facilities, maintenance closets, etc.)

d. In addition, all other uses permitted in this zone are subject to the requirements as set forth in Part C, Section III, of this Ordinance.

e. Off-street parking may be extended into any side or rear yard to within ten (10) feet of the side or rear lot line.

11. Signs and Displays:

Signs and displays are permitted in accordance with rules and regulations set forth in Part C, Section VI of this Ordinance.

12. Illumination:

All illumination of buildings, ground or appurtenances shall be so arranged and shielded that no direct ray shall cross any property line.

13. Garages and Accessory Buildings:

a. Garages and accessory building 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 3/25/96
Notes added 12/23/07

PART B

SECTION II OFFICE DISTRICTS

Article 1 Office District, Class A

1. Purpose and Intent:

It is the purpose and intent of this zone to permit the orderly and compatible development and expansion of office and apartment land uses. It is further the purpose of this zone:

a. to insure compatible relationships between land use activities;

b. to insure the compatible orientation of one (1) building to another in regard to building bulk, architecture and open space;

c. to provide for visually pleasing and functional treatment of open areas;

d. to provide for an efficient and safe circulation system for both pedestrians and vehicles;

e. to provide adequate parking space for immediate and future needs;

f. to insure that signs are adequate, but properly controlled to prevent them from detracting from the appearance of the development;

g. to encourage construction which will enhance all visual attributes of the office areas.

2. Uses Permitted:

a. Office buildings, with branch banks accessory and incidental thereto, located below the second story and occupying not more than 50% of the first floor area.

b. Apartment houses, hotels and motels, with the following uses accessory and incidental thereto, permitted, below the second story, which shall not exceed the following area requirements:

(1) Barber shop - fifteen hundred (1500) square feet.

(2) Beauty shop - fifteen hundred (1500) square feet.

(3) News and novelty stand - two hundred (200) square feet.

c. A restaurant (as limited by Part C, Section IV, Article 2) which is located in and is accessory and incidental to an office building, apartment house, hotel or motel.

d. A swimming pool which is accessory and incidental to a hotel, motel, or apartment house.

e. Radio and television stations, but not to include transmitting facilities, or accompanying antennae, provided, however, that this prohibition shall not include transmitting facilities normally associated with mobile communication units.

f. Drive-in windows shall not be permitted for any use except by the granting of an exception by the Board of Zoning Appeals to assure that such facilities do not interfere with driveways, parking facilities, loading and unloading facilities and on-site and off-site vehicular and pedestrian circulation.

In addition, the following uses are also permitted:

g. Single-family dwellings, two-family dwellings, multiple-family dwellings, together with such private garages and other outbuildings as are necessary and incidental to the aforesaid buildings.

h. Churches, parish houses, schools, convents together with such additional structures as may be necessary to house the teachers connected therewith.

i. Municipal recreation grounds, including municipal buildings and municipal community houses and firehouses, together with such garages and other outbuildings that are incidental thereto.

j. Day-care centers.

k. Business and commercial schools.

l. Nonprofit community centers with locational requirements dictated by the neighborhood service nature of the program to be offered.

m. Private recreation clubs, tennis clubs, or swimming clubs, including club houses or locker buildings accessory thereto.

n. On-site parking.

o. Private garages.

3. Special Uses Permitted:

The following special uses are permitted in an Office District, Class A zone, subject to the requirements and procedures set forth in Part C, Section IV of this Ordinance:

a. Care homes.

b. Parking lots; parking garages.

4. Minimum Yard Requirements:

a. Front Yard:

The front yard shall have a minimum depth of fifty five (55) feet from the principal street line, which shall be open and unoccupied from the ground to the sky except for driveways, plantings and/or marquees. Marquees shall not extend more than fifteen (15) feet into the required front yard.

b. Side Yard:

(1) The side yards shall have an aggregate width of at least 25% of the lot width, measured at the front building line, but neither of which shall be less than fifteen (15) feet in width at any point, which yards shall be open and unoccupied from the ground to the sky, except for driveways, plantings and/or required off-street parking spaces. For lots less than sixty five (65) feet in width at the date of this Article the thirty (30) foot minimum required aggregate width of side yards shall be reduced by one (1) foot for each foot of lot width less than sixty five (65) feet but no side yard shall be less than five (5) feet in width.

(2) On all corner lots the side yard facing the secondary street shall be at least thirty (30) feet in width from the secondary street except that for corner lots less than sixty five (65) feet in width at the date of this Article, it may be reduced by one (1) foot for each foot of lot width less than sixty five (65) feet to a minimum of fifteen (15) feet.

c. Rear Yard:

The rear yard shall be open and unoccupied from the ground to the sky except for driveways, plantings and/or off-street parking spaces, and having a depth equal to 15% of the lot depth or twenty (20) feet whichever is greater.

5. Maximum Lot Coverage:

No buildings or structures shall hereafter be erected or structurally altered the aggregate area of which, measured by the projection to the ground of their greatest outside dimensions, shall exceed 20% of the area of the lot occupied, except where premiums are granted for the provision of amenities and/or an approved site plan. The maximum lot coverage, with premiums included, shall not exceed 30%. Amenities provided to gain premiums granted to increase floor area ratio in Item 8 of this Article, shall not be considered to be eligible for premiums to be granted for an increase in maximum lot coverage.

The maximum lot coverage premiums shall be granted according to the following schedule:

a. Approved Site Plan - 10%

To qualify for the premium herein authorized, site plans must be submitted and approved according to the requirements of Part C, Section V of this Ordinance.

b. Parking Garage - 10%

To qualify for the total premium herein authorized, 80% of the required off-street parking for use or uses on each lot must be provided in a parking garage or garages. If less than 80% of parking is provided in a garage or garages, the premium granted will be equal to the percent of total required parking provided in parking garages taken as a percent of 10%. For the purposes of this premium, a parking garage is defined as a structure of four (4) walls and a roof which encloses fifty (50) or more parking spaces, each space being an area nine (9) feet by twenty (20) feet and all spaces being screened by curtain walls or ornamental screening. This definition does not preclude parking on the roofs of such garages if the above-mentioned screening is provided.

c. Treatment of Open Parking Spaces - 5%

To qualify for the premium herein authorized, open parking areas shall include areas of landscaping, providing trees, shrubs, and/or other decorative material such as sculptures or fountains. Such landscaped areas shall be surrounded by nonmountable concrete curbs, and shall be adequately distributed throughout the entire parking area.

d. Plaza or Interior Open Space - 5%

To qualify for the premium herein authorized, a plaza or interior open space shall be open to the sky, completely landscaped or paved and partially landscaped, open for pedestrian movement and have:

(1) An area of not less than one-sixth (1/6) of the area of the lot or six thousand (6000) square feet, whichever is greater or

(2) A frontage of fifty (50) feet on at least one (1) street and an area of not less than six thousand (6000) square feet.

Weather protection admitting light and air shall not be considered as being in conflict with the requirement of being open to the sky.

e. Additional Open Space or Additional Parking as follows:

(1) The maximum lot coverage may be increased by 2% for every two hundred (200) square feet of extra developed open space (see Item 9 below for required open space).

(2) The maximum lot coverage may be raised 2% for every .05 raise in the parking ratio (see below for parking ratios).

6. Parking Surface Coverage:

Parking surface coverage in conjunction with allowable structural coverage shall not exceed 80% of the area of a lot.

7. Residential Density Requirements:

No apartment house shall be erected, altered or used on a lot which does not provide at least nine hundred (900) square feet for each dwelling unit with two (2) or more bedrooms and six hundred (600) square feet for each dwelling unit containing one (1) bedroom or less.

No hotel or motel shall be erected, altered or used on a lot which does not provide an area of at least nine hundred (900) square feet for each bedroom.

8. Floor Area Ratio:

The maximum floor area to ground area ratio shall not exceed 1.0 except where premiums are granted for the provision of amenities and/or approved site plan. The maximum floor area ratio, including premiums shall not exceed 3.0.

Amenities provided to gain premiums granted to increase maximum lot coverage in Item 5 of this Article shall not be considered to be eligible for premiums to be granted to increase floor area ratio. The floor area ratio premiums shall be granted according to the following schedule:

a. Approved Site Plan - 1.0

To qualify for the premium herein authorized, site plans must be submitted and approved in accordance with the requirements of Part C, Section V of this Ordinance.

b. Parking Garage - 1.0

To qualify for the total premium herein authorized, 80% of the required off-street parking for use or uses on each lot must be provided in a parking garage or garages. If less then 80% of parking is provided in a garage or garages, the premium granted will be equal to the percent of total required parking provided in parking garages taken as a percent of 1.0. For the purpose of this premium, a parking garage is defined as a structure of four (4) walls and a roof which encloses fifty (50) or more parking spaces, each space being an area nine (9) feet by twenty (20) feet and all spaces being screened by curtain walls or ornamental screening. This definition does not preclude parking on the roofs of such garages if the above-mentioned screening is provided.

c. Treatment of Open Parking Spaces - 0.5

To qualify for the premium herein authorized, open parking spaces shall include areas of landscaping, providing trees, shrubs, and/or other decorative materials such as sculptures or fountains. Such landscaped areas shall be surrounded by nonmountable concrete curbs, and shall be adequately distributed throughout the entire parking area.

d. Plaza or Interior Open Space - 0.5

To qualify for the premium herein authorized, a plaza or interior open space shall be open to the sky, completely landscaped or paved and partially landscaped, open for pedestrian movement, and have:

(1) An area of not less than one-sixth (1/6) of the area of the lot, or six thousand (6000) square feet, whichever is greater, or

(2) A frontage of fifty (50) feet on at least one (1) street and an area of not less than six thousand (6000) square feet.

Weather protection admitting light and air shall not be considered as being in conflict with the requirement of being open to the sky.

e. Additional Open Space or Additional Parking as Follows

(1) The floor area ratio may be raised .1 for every two hundred (200) square feet of extra developed open space (see Item 9 below for required open space, and definition of developed open space).

(2) The floor area ratio may be raised .1 for every .05 raise in the parking ratio (see below for parking ratios).

9. Open Space Requirement:

A minimum of 20% of the total lot area shall be devoted to developed open space. Developed open space is hereby defined as plazas, malls, pedestrian ways and other areas for active and/or passive recreation but not including parking areas.

10. Off-Street Parking Requirements:

Within an Office District, Class A, the following parking requirements shall supersede the requirements for the same uses set forth elsewhere in the general requirements of this Ordinance:

a. Motels and Hotels - at least one (1) parking space shall be provided per guest bedroom.

b. Apartment House - at least one (1) parking space shall be provided for each dwelling unit.

c. Office Buildings - at least one (1) parking space shall be provided for each four hundred (400) square feet of gross floor space.

d. Restaurants - there shall be provided in addition to the above parking spaces at least one (1) additional space for each one hundred fifty (150) square feet of gross floor area so used.

e. Parking facilities provided on the ground surface shall be effectively screened from adjoining properties and from all streets by evergreen planting, wall, or fence at least five (5) feet high and such parking spaces shall not occupy any of the space between the front facade of the building and the street line. Where a lot is divided by a district boundary, surface parking facilities may extend onto that portion of the lot which is in the more restricted district. Parking facilities contained in multi-level structures shall be enclosed with curtain walls or ornamental protective screening.

f. Off-street parking spaces may be extended into side and rear yards to within three (3) feet of the side and rear lot lines provided that a five (5) foot landscaped area is provided immediately adjacent to the building on all sides; and further provided that such extension shall not be allowed within eight (8) feet of the front yard as defined in this Ordinance.

11. 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.

12. Illumination:

All illumination of buildings, grounds, or appurtenances shall be so arranged and shielded that no direct ray shall cross any property line.

13. Other Restrictions:

All buildings, structures or uses permitted in an Office District, Class A zone shall be subject to the requirements of this section, the special and general requirements of this section, the special and general requirements and regulations set forth elsewhere in these regulations and the requirements specified in the district where they are first permitted, whichever may be the most stringent.

Amended 3/25/96

PART B

SECTION II OFFICE DISTRICTS

Article 2 Office District, Class B

1. Purpose and Intent:

It is the purpose and intent of this zone to permit the orderly and compatible development and expansion of office and apartment land uses. It is further the purpose of this zone:

a. to insure compatible relationships between land use activities;

b. to insure the compatible orientation of one building to another in regard to building bulk, architecture and open space;

c. to provide for visually pleasing and functional treatment of open areas;

d. to provide for an efficient and safe circulation system for both pedestrians and vehicles;

e. to provide adequate parking space for immediate and future needs;

f. to insure that signs are adequate, but properly controlled to prevent them from detracting from the appearance of the development;

g. to encourage construction which will enhance all visual attributes of the office areas.

2. Uses Permitted:

a. Office buildings.

b. Apartment houses, hotels and motels.

c. Radio and television stations, but not to include transmitting facilities, or accompanying antennae, provided, however, that this prohibition shall not include transmitting facilities normally associated with mobile communication units.

d. The following uses shall be permitted as accessory to an office building, apartment house, hotel or motel, however, such accessory uses shall not exceed 10% of the total gross floor area exclusive of parking garages or 25% of the first floor area whichever is greater:

(1) Restaurants (as limited by Part C, Section IV, Article 2) and liquor stores when located in an office building, apartment house, hotel or motel.

(2) Swimming pools accessory to a hotel, motel or apartment house.

(3) Drugstore, delicatessen, barber shop, beauty shop and newsstand accessory to an apartment house, provided that said shops and stores shall be without visible display space and public access from the exterior of the building.

(4) Branch banks when located in an office building or apartment house.

(5) Drive-in windows shall not be permitted for any use except by the granting of an exception by the Board of Zoning Appeals to assure that such facilities do not interfere with driveways, parking facilities, loading and unloading facilities and on-site and off-site vehicular and pedestrian circulation.

In addition the following uses are also permitted:

e. Single-family dwellings, two-family dwellings, multiple-family dwellings together with such private garages and other outbuildings as are necessary and incidental to the aforesaid buildings.

f. Churches, parish houses, schools, convents together with such additional structures as may be necessary to house the teachers connected therewith.

g. Municipal recreation grounds, including municipal buildings and municipal community houses and firehouses, together with such private garages and other outbuildings that are incidental thereto.

h. Business and commercial schools.

i. Day-care centers.

j. Nonprofit community centers with locational requirements dictated by the neighborhood service nature of the program to be offered.

k. Private recreation clubs, tennis clubs, or swimming clubs, including club houses or locker buildings accessory thereto.

l. On-site parking.

m. Private garages.

3. Special Uses Permitted:

The following special uses are permitted in an Office District, Class B zone subject to the requirements and procedures set forth in Part C, Section IV of this Ordinance.

a. Care homes

b. Parking lots; parking garages.

4. Minimum Yard Requirements:

a. Front Yard

The front yard shall have a depth determined by an average established between the setback lines of the nearest buildings in the block within two hundred (200) feet in each direction except that in no case shall the front yard be less than twenty (20) feet in depth. Front yards shall be open and unoccupied from the ground to the sky except for driveways, plantings, marquees, and pedestrian malls.

b. Side Yard

The side yards shall be not less than four (4) feet in width and shall be open from the ground to the sky except for driveways or plantings.

For corner lots, the side yard facing the secondary street shall be at least ten (10) feet in width from the secondary street.

c. Rear Yard

The rear yard shall be not less than five (5) feet in depth, open and unoccupied from the ground to the sky except for driveways and plantings.

5. Maximum Lot Coverage:

No buildings or structures shall hereafter be erected or structurally altered the aggregate area of which, measured by the projection to the ground of their greatest outside dimensions, shall exceed 40% of the area of the lot occupied, except where premiums are granted for the provisions of amenities and/or an approved site plan. The maximum lot coverage, with premiums included, shall not exceed 65%. Amenities provided to gain premiums granted to increase floor area ratio in Item 8 of this Article shall not be considered to be eligible for premiums to be granted for an increase in maximum lot coverage.

The maximum lot coverage premiums shall be granted according to the following schedule:

a. Approved Site Plan - 10%

To qualify for the premium herein authorized, site plans must be submitted and approved according to the requirements of Part C, Section V of this Ordinance.

b. Parking Garage - 10%

To qualify for the total premium herein authorized, 80% of the required off-street parking for use or uses on each lot must be provided in a parking garage or garages. If less than 80% of parking is provided in a garage or garages, the premium granted will be equal to the percent of total required parking provided in parking garages taken as a percent of 10%. For the purposes of this premium, a parking garage is defined as a structure of four (4) walls and a roof which encloses fifty (50) or more parking spaces, each space being an area nine (9) feet by twenty (20) feet and all spaces being screened by curtain walls or ornamental screening. This definition does not preclude parking on the roofs of such garages if the above-mentioned screening is provided.

c. Treatment of Open Parking Spaces - 5%

To qualify for the premium herein authorized, open parking areas shall include areas of landscaping, providing trees, shrubs, and/or other decorative material such as sculptures or fountains. Such landscaped areas shall be surrounded by nonmountable concrete curbs, and shall be adequately distributed throughout the entire parking area.

d. Plaza or Interior Open Space - 5%

To qualify for the premium herein authorized, a plaza or interior open space shall be open to the sky, completely landscaped or paved and partially landscaped, open for pedestrian movement and have:

(1) An area of not less than one-sixth (1/6) of the area of the lot or six thousand (6000) square feet, whichever is greater or

(2) A frontage of fifty (50) feet on at least one (1) street and an area of not less than six thousand (6000) square feet.

Weather protection admitting light and air shall not be considered as being in conflict with the requirement of being open to the sky.

e. Additional Open Space or Additional Parking as Follows:

(1) The maximum lot coverage may be increased by 2% for every two hundred (200) square feet of extra developed open space (see Item 9 below for required open space).

(2) The maximum lot coverage may be raised 2% for every .05 raise in the parking ratio (see below for parking ratios).

6. Parking Surface Coverage:

Parking surface coverage in conjunction with allowable structural coverage shall not exceed 80% of the area of a lot.

7. Residential Density Requirements:

No apartment house, hotel or motel shall be erected, altered or used on a lot which does not provide a lot area of at least four hundred twenty five (425) square feet per dwelling unit. In order to promote greater front yards and lower land coverage, the density factor of four hundred twenty five (425) shall be reduced by three (3) square feet for each percent less than the maximum permitted coverage and for each foot of each yard beyond the minimum required yard dimension in the case of side and rear yards, or beyond twenty (20) feet for front yards. The total of such reductions shall not exceed one hundred twenty five (125) square feet.

8. Floor Area Ratio:

The maximum floor area to ground area ratio shall not exceed 1.5 except where premiums are granted for the provision of amenities and/or approved site plan. The maximum floor area ratio, including premiums shall not exceed 4.0.

Amenities provided to gain premiums granted to increase maximum lot coverage in Item 5 of this Article shall not be considered to be eligible for premiums to be granted to increase floor area ratio. The floor area ratio premiums shall be granted according to the following schedule:

a. Approved Site Plan - 1.0

To qualify for the premium herein authorized, site plans must be submitted and approved in accordance with the requirements of Part C, Section V of this Ordinance.

b. Parking Garage - 1.0

To qualify for the total premium herein authorized, 80% of the required off-street parking for use or uses on each lot must be provided in a parking garage or garages. If less than 80% of parking is provided in a garage or garages, the premium granted will be equal to the percent of total required parking provided in parking garages taken as a percent of 1.0. For the purposes of this premium, a parking garage is defined as a structure of four (4) walls and roof which encloses fifty (50) or more parking spaces, each space being an area of nine (9) feet by twenty (20) feet and all spaces being screened by curtain walls or ornamental screening. This definition does not preclude parking on the roofs of such garages if the above-mentioned screening is provided.

c. Treatment of Open Parking Spaces - 0.5

To qualify for the premium herein authorized, open parking spaces shall include areas of landscaping, providing trees, shrubs, and/or other decorative material such as sculptures or fountains. Such landscaped areas shall be surrounded by nonmountable concrete curbs, and shall be adequately distributed throughout the entire parking area.

d. Plaza or Interior Open Space - 0.5

To qualify for the premium herein authorized, a plaza or interior open space shall be open to the sky, completely landscaped or paved and partially landscaped, open for pedestrian movement, and have:

(1) An area of not less than one-sixth (1/6) of the area of the lot, or six thousand (6000) square feet, whichever is greater, or

(2) A frontage of fifty (50) feet on at least one (1) street and an area of not less than six thousand (6000) square feet.

Weather protection admitting light and air shall not be considered as being in conflict with the requirement of being open to the sky.

e. Additional Open Space or Additional Parking as Follows:

(1) The floor area ratio may be raised .1 for every 200 square feet of extra developed open space (see Item 9 below for required open space, and definition of developed open space).

(2) The floor area ratio may be raised .1 for every .05 raise in the parking ratio (see below for parking ratios).

9. Open Space Requirements:

A minimum of 15% of the total lot area shall be devoted to developed open space. Developed open space is hereby defined as plazas, malls, pedestrian ways and other areas for active and/or passive recreation but exclusive of parking areas.

10. Off-Street Parking Requirements:

Within an Office District, Class B zone , the following parking requirements shall supersede the requirements for the same uses set forth elsewhere in the general requirements of this Ordinance:

a. Motels and Hotels - at least one (1) parking space shall be provided for each guest bedroom.

b. Apartment House - at least one (1) parking space shall be provided for each dwelling unit.

c. Office Buildings - at least one (1) parking space shall be provided for each four hundred (400) square feet of gross floor space.

d. Restaurants - there shall be provided in addition to the above parking spaces at least one (1) additional space for each one hundred fifty (150) square feet of gross floor area so used.

e. Parking facilities provided on the ground surface shall be effectively screened from adjoining properties and from all streets by evergreen planting, wall or fence at least five (5) feet high and such parking spaces shall not occupy any of the space between the front facade of the building and street line. Where a lot is divided by a district boundary, surface parking facilities may extend onto that portion of the lot which is in the more restricted district. Parking facilities contained in multi-level structures shall be enclosed with curtain walls or ornamental protective screening.

11. 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.

12. Illumination:

All illumination of buildings, grounds or appurtenances shall be so arranged and shielded so that no direct rays shall cross any property line.

13. Other Restrictions:

All buildings, structures or uses permitted in an Office District, Class B zone, shall be subject to the requirements of this section, the special and general requirements of this section, the special and general requirements and regulations set forth elsewhere in these regulations and the requirements specified in the district where they are first permitted, whichever may be the most stringent.

Amended 3/25/96

PART B

SECTION III LOCAL BUSINESS DISTRICTS

Article 1 Residential Service District

1. Purpose and Intent:

The intent of this district is to provide for those service and convenience uses which can be considered compatible and desirable in or adjacent to residential areas which provide for the convenience and service requirements of that area, or to provide a means of transition from nonresidential districts to residential districts, and to serve a small residential area in contrast to areas served by larger shopping center developments.

2. Uses Permitted:

All buildings, structures, occupations and uses permitted in the residential district within which a residential service district is situated at the time of its creation, or if more than one residential district is involved than in the most restricted residential district, subject to the same conditions, prohibitions, restrictions, rules and regulations, and in addition thereto the following buildings and structures may be erected, altered and used:

a. Grocery stores, meat markets and delicatessens, drug stores, baked goods retail outlets with no baking permitted on the premises.

b. Beauty parlors, barber shops, tailor shops, shoe repair shops, dry cleaning and/or laundry pickup stations provided no laundry or dry cleaning processes are conducted on the premises.

c. Any such stores, shops or establishments must comply with the following additional requirements:

(1) Each business-use shall not have a total of over five (5) employees, including the working owner and working members of his family.

(2) Each business-use shall not exceed fifteen hundred (1500) square feet of floor area.

(3) Nothing herein shall be deemed to prevent inclusion of two (2) or more such uses in a single building if otherwise permitted.

In addition the following uses shall also be permitted, but shall not exceed a floor area of fifteen hundred (1500) square feet and be subject to a public hearing before the City Planning Commission:

d. Nonresident offices for physicians, dentists, lawyers and architects.

e. Agencies, real estate agents, insurance agents, accountants, advertising agents.

f. Similar office uses and/or such convenience and service uses similar to, but not specifically listed in a, b, c, d, and e above.

g. On-site parking.

h. Private garages.

Before approval can be granted to the uses noted in d, e, and f, the City Planning Commission shall conduct a public hearing and thereafter find and determine that the proposal:

(1) is not detrimental to the uses permitted in the Residential Service District or to adjoining zoning districts and permitted uses; and

(2) is not detrimental to the orderly flow of pedestrian and vehicular traffic on-site and off-site; and

(3) will not create hazardous or obnoxious conditions; and

(4) is approvable by any other municipal department having jurisdiction over the proposed use or uses.

3. Other Restrictions and Requirements:

a. The height limit of any building or structure in a Residential Service District shall be the same as in the most restricted residential district adjacent thereto.

b. All requirements relative to lot coverage, front, side and rear yards and setbacks shall be the same as is required in the most restricted district to which the back and side yard is adjacent.

c. No side or rear yard shall be required on a side or rear of such property adjacent to a nonresidential structure or building.

d. Buildings or structures in Residential Service Districts shall be subject to such restrictions and requirements governing off-street parking, garaging and loading requirements as may be set forth elsewhere in these regulations.

Amended 5/86

PART B

SECTION III LOCAL BUSINESS DISTRICTS

Article 2 Local Business District, Class A

1. Purpose and Intent:

The intent of this district is to provide areas within the City of Syracuse, but outside of the Central Business District, which permit the intensive development of land for mixed residential, retail, service and certain industrial uses. The specific purpose of this district is to create local and general business areas which provide goods and services to the public requiring both direct and frequent access; and to provide compatibility of residential and nonresidential land uses by permitting retail business and service uses that have operating characteristics of such a degree so as not to be considered hazardous, obnoxious, deleterious or a nuisance to the uses permitted in and adjacent to this district, or to the public that this district is intended to serve.

2. Uses Permitted:

a. Local retail and service stores, including, but not limited to department stores, catering services, radio and television stations (but not to include transmitting facilities or accompanying antennae; provided however, that this prohibition shall not include transmitting facilities normally associated with mobile communication units).

b. Office buildings, hotels, motels, banks, tourist lodging houses, but not so-called tourist camps or cabins.

c. Studios, galleries, undertaking establishments and public buildings.

d. Dry cleaning and dyeing, provided that not more than five (5) employees are engaged in said dry cleaning and dyeing business and that same is conducted without objectionable or dangerous machinery or processes, odors, fumes, vibration or noise.

e. Restaurants (as limited by Part C, Section IV, Article 2), business and commercial schools, trade and vocational schools.

f. Job printing plants.

g. There may also be erected, altered or used so-called "frozen food locker plants" (but not including so-called cold storage warehouses), for storage of food and meat for individual consumers for their own immediate families' private consumption only, but not for resale either at retail or wholesale, provided further that no such plant shall be authorized or permitted which permits the slaughtering of any animals thereon or objectionable machinery, or processes or objectionable odors, fumes, dust, vibration or noises.

h. Animal hospitals, clinics, and dog kennels are also permitted; provided, any structure or area used for such purpose, including pens and exercise yards shall be at least two hundred (200) feet from any residential district.

The following industries are also permitted:

i. Bakeries, candy and confectionery establishments, dairies, carpenter shops, cabinet making, furniture-upholstery, cigar and tobacco manufacturers, electric and gas appliances, laundries, and tinsmiths, plumbing, steam and hot water fitting, tailor shops, provided that not more than five (5) manufacturing operators are engaged in the manufacturing of the product produced therein.

j. Day-care centers.

k. Nonprofit community centers with locational requirements dictated by the neighborhood service nature of the program to be offered.

l. Private recreation clubs, such as golf courses, tennis clubs, or swimming clubs, including club houses or locker buildings accessory thereto.

m. Motor vehicle rental (provided there be no storage or parking of vehicles in the city right-of-way).

n. On-site parking.

o. Private garages.

p. Parking lots.

The storage, parking, or cleaning of garbage trucks shall not be permitted in this district.

3. Additional Uses Permitted:

In addition to the above, the following uses are also permitted in a Local Business District, Class A zone subject to the requirements enumerated herein.

a. Single- and two-family dwellings, multiple-family dwellings, apartment houses, and day-care centers.

b. Multi-Building and Planned Developments subject to the requirements of Part C, Section V of this Ordinance.

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 all the aforesaid permitted uses.

f. Colleges and universities, fraternities, sororities, chapter houses and dormitories.

g. Boarding and rooming houses; hospitals, semi-public buildings and institutions of an educational, but not correctional nature.

h. Horticultural nurseries, and greenhouses, and central exchange buildings.

i. Storage of private trailers accessory to uses permitted in this district when located in the rear yard.

4. Special Uses Permitted:

The following special uses are also permitted in a Local Business District, Class A zone, subject to the requirements and procedures of a Special Permit as set forth in Part C, Section IV of this Ordinance:

a. Gasoline service stations.

b. Car wash facilities.

c. Indoor amusement and recreation establishments.

d. Parking garages.

e. Motor vehicle repair, light duty (provided there be no parking of vehicles in the city right-of-way).

f. Indoor recycling centers.

g. Care homes.

5. Minimum Yard Requirements:

a. For all "Uses" enumerated in Paragraph Two (2) Uses Permitted in this district, there are no yard requirements except as follows:

(1) Adjoining Business, Residential Districts: Front Yards:

Where the frontage on one side of a street between two (2) intersecting streets or between an intersecting street and the dead end of a street or cul-de-sac is partly in a residential and partly in a nonresidential use district the setback requirements of the residential district shall apply to the nonresidential frontage, except where the nonresidential frontage exceeds 50% of the total frontage between such intersecting streets or between such intersecting street and dead end or cul-de-sac; and further provide that on corner lots in said block which front on one (1) of such intersecting streets, side yard or setback lines shall not be required to exceed 15% of the total front width of said lot.

(2) Adjoining Business, Residential Districts: Side and Rear Yards:

Buildings or structures hereafter erected or altered on a lot adjacent to or abutting on a residential district shall comply with the following requirements:

(a) Side Lot Lines - Along the side lot line of a nonresidential use lot adjoining a residential district there shall be provided a yard of at least the minimum width required for side yards for residential structures of equal height in such residential districts.

(b) Rear Lot Lines - Along the butt lot line of a nonresidential use lot abutting on the side lot line of a lot in a residential district there shall be provided a rear yard of at least the minimum width required for the side yard for residential structures of equivalent height in such residential districts.

Where the rear of a non-residential use lot abuts the rear lot line of a lot in a residential district, a building of incombustible materials not exceeding two (2) stories in height may be erected on the rear lot line in the nonresidential district but any portion of such a building above two (2) stories in height must setback to provide a space equal to the rear yard space required for the adjacent residential property.

b. All uses enumerated in Paragraph Three (3), Additional Uses Permitted of this district, shall comply with the following yard requirements:

(1) Front Yard

The minimum front yard shall be ten (10) feet, except as provided in Part C, Section I, Article 2 of this Ordinance.

(2) Side Yard

(a) The minimum side yard shall be four (4) feet.

(b) 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.

(c) On corner lots, the required side yard 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.

(d) In addition, any building or structure in this district above two (2) stories in height, shall provide additional side yard space for each additional story above two (2) at the rate of two (2) additional feet above the minimum side yard requirements, except on the street side of corner lots. In computing such additional space, such increases, per story shall apply above the second story, not at ground level.

(3) Rear Yard

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

(b) In addition, any building or structure in this district above two (2) stories in height shall provide additional rear yard space for each additional story above two (2) at the rate of two (2) additional feet above the minimum rear yard requirements except on the street side of corner lots. In computing such additional space, such increases per story shall apply above the second story, not at ground level.

6. Coverage:

a. Structural Coverage:

Maximum permitted structural coverage on any lot in this district shall be 100%, except that lots solely occupied by single- or two-family dwellings shall not exceed 30% and lots solely occupied by multi-family dwellings, rooming houses, or apartments shall not exceed 40%.

b. Parking Surface Coverage:

Maximum permitted parking surface coverage shall be 100%, except where a lot is used solely for residential purposes in which case at least 20% of the lot shall be maintained as open space unobstructed by structures or parking surface.

7. Minimum Lot Width:

a. For single- and two-family dwellings, the minimum lot width shall be forty (40) feet, except as provided under Part C, Section I, Article 2 of this Ordinance.

b. The minimum lot width for any residential uses other than a one- or two-family dwelling shall be fifty (50) feet.

8. Density Requirements:

a. For single-family dwellings, a lot area of at least four thousand (4000) square feet per dwelling unit shall be provided.

b. For two-family dwellings, a lot area of at least three thousand (3000) square feet per family dwelling unit shall be provided.

c. No multiple-family dwelling or apartment house shall be erected, altered or used which does not provide a lot area of at least one thousand (1000) square feet for each family or dwelling unit.

d. In cases of fraternities, sororities, dormitories, chapter houses, colleges, boarding houses, rooming houses and the like, four (4) persons shall be deemed equivalent to a family or dwelling unit. The density requirement for the foregoing uses shall be one thousand (1000) square feet for the equivalent of each family or dwelling unit.

9. Off-Street Parking Requirements:

   a. One (1) parking space shall be provided for each family or dwelling unit.

   b. In addition, all other uses permitted in this district are subject to the requirements as set forth in Part C, Section III, Article 1 of this Ordinance.

10. Off-Street Loading Requirements:

    All uses permitted in this district are subject to the loading requirements as set forth in Part C, Section III, Article 2 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 4/14/97

PART B

SECTION III LOCAL BUSINESS DISTRICTS

Article 3 Planned Shopping District

1. Purpose and Intent:

The intent of this district is to provide areas outside of the CBD, on or adjacent to highways characterized by large traffic volumes, for well-planned and designed shopping center facilities to serve adjacent residential areas and the motoring public.

2. Uses Permitted:

The following uses are permitted in this district subject to the requirements and procedures of Part C, Section V, Article 1 of the Zoning Ordinance:

a. Shopping centers.

b. Retail and service oriented businesses, including but not limited to supermarkets, department stores, banks, drug stores, beauty parlors, shoe repair shops, coin-operated laundries and dry cleaning establishments.

c. Offices.

d. Restaurants. (As limited by Part C, Section IV, Article 2.)

e. Theaters, auditoriums, community centers.

f. Gasoline service stations.

g. On-site parking.

h. Private garages.

In addition, all of the uses above permitted as Special Permit Uses under the Zoning Ordinance shall be further subject to the requirements and procedures of Part C, Section IV, Articles 1 and 2 of this Ordinance.

2A. Special Uses Permitted:

The following special uses are also permitted in a Planned Shopping District zone subject to the requirements and procedures of a Special Permit and for the specific Special Permit Use as set forth in Part C, Section IV, of this Ordinance:

a. Indoor amusement and recreation establishments.

b. Car wash facilities.

c. Motor vehicle repair, light duty (provided there be no parking of vehicles in the city right-of-way).

3. Minimum Area:

a. The minimum lot area shall be one (1) acre.

b. The City Planning Commission may consider a Planned Shopping District zone for lots with an area less than one (1) acre provided that:

(1) the lot is contiguous to an existing Planned Shopping District; and

(2) the development of the lot is made an integral part in the design of the existing Planned Shopping District.

4. Minimum Yard Requirements:

a. Front Yard

There shall be a minimum front yard setback for all principal and accessory buildings of one hundred (100) feet.

b. Side and Rear Yards

(1) No side and rear yards are required along lot lines adjacent to property zoned for nonresidential purposes except as provided in subparagraph (2) below or by the Building or Fire Codes.

(2) Side and rear yards of not less than twenty five (25) feet shall be provided along all lot lines adjacent to property zoned or used for residential or institutional purposes.

An opaque screen fence not less than six (6) feet in height must be placed along the rear property line adjacent to property zoned or used for residential or institutional purposes.

The City Planning Commission may require an opaque fence to be placed along the side property lines adjacent to property zoned or used for residential or institutional purposes of such height as determined by the Commission to provide an adequate screen but not interfere with vehicular and pedestrian site distances.

5. Maximum Lot Coverage:

a. Structural Coverage:

Maximum permitted structural coverage shall be 40%.

b. Parking Surface Coverage:

Maximum permitted parking surface coverage shall be 100% of the area not otherwise occupied by structures.

6. Maximum Building Height:

No building shall exceed a height of thirty five (35) feet.

7. Off-Street Parking:

a. Within a Planned Shopping District, the following parking requirement shall supersede the requirements for the permitted uses set forth elsewhere in the general requirements of this Ordinance:

A ratio of 5.5 parking spaces shall be provided for each one thousand (1000) square feet of floor area as defined by the Zoning Ordinance.

b. Except for (a) above, all uses permitted in this district shall be further subject to all other parking requirements of Part C, Section I, Article 5 and Part C, Section III, Article 1 of this Ordinance.

8. Off-Street Loading:

All uses permitted in this district are subject to the loading requirements set forth in Part C, Section III, Article 2 of this Ordinance.

9. 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.

10. Outside Storage:

The outside storage of any equipment, products, raw materials, waste or similar material in this district is prohibited.

11. Illumination:

All illumination of buildings, grounds or appurtenances shall be so arranged and shielded so that no direct rays shall cross any property line.

Amended 9/21/92

PART B

SECTION IV CENTRAL BUSINESS DISTRICTS

Article 1 CBD Retail District

1. Purpose and Intent:

The CBD Retail District is the high density, compact shopping area in the heart of Central Syracuse, designed to provide a high quality of pedestrian amenities. In this district a high concentration of floor space, employees, and building mass is desired.

2. Uses Permitted:

Those retail uses which serve the metropolitan and regional market by virtue of their variety, quality, or specialization of merchandise and those activities and services which serve the daily convenience needs of employees and shoppers shall be permitted.

Permitted uses include but are not limited to the following:

a. Retail Trade - Food, drugs, and liquor dealers; restaurants; general merchandise retailers; apparel and accessories retailers; furniture, furnishings, and appliance dealers; book stores, stationery and art suppliers; sporting good stores; catalog sales facilities; toy and hobby shops; florist shops; camera and photographic supply dealers; optical goods stores; cigar stores; news dealers; gift, novelty and souvenir stores.

b. Services - Private and public offices; finance, insurance, and real estate services; business services; catering services, professional services; wholesale and manufacturing sales offices; photographic studios; beauty and barber shops; shoe repair shops; small appliance repair shops; watch and jewelry repair services; hotel and residential hotels; theaters; travel bureaus; instructional services such as music and dancing schools; day-care centers; business and commercial schools; colleges and universities.

c. Accessory Uses - Storage, warehousing, manufacturing and other accessory uses customarily required and clearly incidental to a permitted retail, office or service use located in the same building as the principal use.

d. On-site parking.

e. Private garages.

f. Residential units above the first floor only.

3. Special Uses Permitted:

The following special uses shall be permitted in a CBD Retail District:

a. Planned Developments - See Part B, Section IV, Article 8, Planned Developments & F.A.R. Premiums.

b. Parks and playgrounds.

c. Parking lots; parking garages.

d. Schools.

e. Indoor amusement and recreation establishments.

4. Yard Requirements: (Not applicable.)

5. Coverage:

a. Structural Coverage:

Maximum permitted structural coverage shall be 100%.

b. Parking Surface Coverage:

Maximum permitted parking surface coverage shall be 100%.

6. Floor Area Ratio (F.A.R.) Requirements:

a. The term "floor area ratio" shall be defined as follows:

The ratio between total site area and total floor area permitted in any district. The floor area of the building considered for the computation of floor area ratio shall be restricted to those levels above the surface of the ground and shall not include any basement or garage spaces under the surface. Garage facilities above the surface shall be included in the computations. Where the ground level changes a full story height or more along a building facade, the floor area of such story shall be prorated in proportion to the average story height above grade. Total site area shall be the entire site within the property lines of any development.

b. The maximum F.A.R. permitted in a CBD Retail District shall be 6.0.

c. The maximum F.A.R. may be further increased by the premiums hereinafter described, in the amounts specified:

Desired Characteristics & Amenities in CBD Retail Development	F.A.R. Premium
Plaza or Interior Open Space	2.0
Street Arcade	1.5
Internal Arcade	1.0
Canopy	0.5
Passenger Loading	0.5
Consolidated Freight Loading	1.5
Adjoining Public Open Space	1.0

See Part B, Section IV, Article 8, Planned Developments and F.A.R. Premiums for an explanation of the requirements necessary to qualify for the above-noted premiums.

7. Marquees and Canopies:

A marquee is any permanent awning or shelter with no support from the sidewalk which projects from a building facade and which does not extend along the entire building frontage.

A canopy is any permanent awning or shelter with no support from the sidewalk which projects from a building facade and which extends for the entire building frontage.

Hotel and theater marquees shall be permitted and may project not more than twelve (12) feet into a public right-of-way, but in no case shall said marquee project closer than two (2) feet from the street curb line, with the underside of the marquee not less than ten (10) feet above the sidewalk level. Canopies shall project into the public right-of-way not more than ten (10) feet or closer than two (2) feet from the street curb line and shall have a clearance above sidewalk level of not less than ten (10) feet nor more than fourteen (14) feet.

8. Review of Parking Site Plans:

The site plan for any proposed or expanded use permitted in this CBD district as a regular, special, or accessory use which provides twenty (20) or more new or additional parking spaces shall be forwarded by the appropriate agencies to the City Planning Commission, the Commissioner of Public Works, and the City Engineer.

The Commission, in consultation with the Commissioner of Public Works and the City Engineer shall review such site plan and determine the adequacy of design features, including the determination of whether the means of ingress and egress are adequate to allow safe and efficient vehicle access and the design is such as to minimize interference with traffic movement on nearby streets and highways.

9. Off-Street Loading:

Loading facilities for each building shall be required according to the provisions set forth in Part C, Section III, Article 2 of this Ordinance.

Amended 4/14/97

PART B

SECTION IV CENTRAL BUSINESS DISTRICTS

Article 2 CBD Office and Service District

1. Purpose and Intent:

The Office and Service District is intended to serve as the administrative, financial, business, convention, and entertainment center of the Syracuse metropolitan area. This district should achieve higher intensity than other districts, but maintain a high degree of open space as well.

2. Uses Permitted:

The following uses, compatible with the predominant "office character" of the district shall be permitted:

a. Retail Trade - Permitted retail trade establishments in the Office and Service District include, but are not limited to the following:

Food, drugs, and liquor dealers; restaurants; general merchandise retailers; apparel and accessories retailers; furniture, furnishings, and appliance dealers; book stores, stationery and art suppliers; sporting goods stores; catalog sales facilities; toy and hobby shops; florist shops; camera and photographic supply dealers; optical goods stores; cigar stores; news dealers; gift, novelty and souvenir stores.

These uses are permitted, provided they do not exceed twenty thousand (20,000) square feet in floor area, except as provided in Paragraph 3, Retail Use Exceptions.

b. Services - Private and public offices, finance, insurance and real estate services; business services; catering services, professional services; wholesale and manufacturing sales offices; photographic studios; beauty and barber shops; shoe repair shops; small appliance repair shops; watch and jewelry repair services; hotel and residential hotels; theaters; travel bureaus; instructional services such as music and dancing schools; day-care centers; business and commercial schools; trade and vocational schools; colleges and universities.

In addition: Libraries; governmental offices and buildings; public safety and welfare activities; display and exhibition centers; auditoriums; religious buildings; civic organizations; telephone and telegraph communication offices; newspaper publishing offices; radio and TV studios; postal communications facilities; and other compatible uses.

c. Accessory Uses - Storage, warehousing, manufacturing and other accessory uses customarily required and clearly incidental to a permitted retail, office or service use located in the same building as the principal use.

d. On-site parking; private garages.

e. Residential units above the first floor only.

3. Retail Use Exceptions:

Retail areas in the CBD Office and Service District may exceed the maximum permitted floor area provided the City Planning Commission shall find either:

a. That the retail use requires additional floor space due to low intensity of use for economic operation; or

b. That the retail use requires exceptionally large storage or display areas in comparison with the customary retailing activities; or

c. That the retail use, because of a change in merchandising methods, requires a greater floor area than heretofore considered necessary.

Further, that the retail use qualifying under (a), (b) or (c) shall have no deleterious effect upon properties in the immediate area.

4. Special Uses Permitted:

The following special uses shall be permitted in the CBD Office and Service District:

a. Planned Developments - See Part B, Section IV, Article 8, Planned Developments and F.A.R. Premiums.

b. Parks and playgrounds.

c. Parking lots; public garages.

d. Transportation terminals.

e. Indoor amusement and recreation establishments.

f. Schools.

5. Yard Requirements: (Not applicable.)

6. Coverage:

a. Structural Coverage:

Maximum permitted structural coverage shall be 100%.

b. Parking Surface Coverage:

Maximum permitted parking surface coverage shall be 100%.

7. Floor Area Ratio (F.A.R.) Requirements:

a. The term "floor area ratio" shall be defined as follows:

The ratio between total site area and total floor area permitted in any district. The floor area of the building considered for the computation of floor area ratio shall be restricted to those levels above the surface of the ground and shall not include any basement or garage spaces under the surface. Garage facilities above the surface shall be included in the computations. Where the ground level changes a full story height or more along a building facade, the floor area of such story shall be prorated in proportion to the average story height above grade. Total site area shall be the entire site within the property lines of any development.

b. The maximum F.A.R. permitted in a CBD Office and Service District shall be 8.0.

c. The maximum F.A.R. may be further increased by the premiums hereinafter described, in the amounts specified:

Desired Characteristics & Amenities in CBD Retail Development	F.A.R. Premium
Plaza or Interior Open Space	1.0
Street Arcade	1.0
Internal Arcade	0.5
Canopy	0.25
Passenger Loading	0.25
Consolidated Freight Loading	0.5
Adjoining Public Open Space	1.5

For an explanation of the requirements necessary to qualify for the above-noted premiums, see Part B, Section IV, Article 8, Planned Developments and F.A.R. Premiums.

8. Marquees and Canopies:

A marquee is any permanent awning or shelter with no support from the sidewalk which projects from a building facade and which does not extend along the entire building frontage.

A canopy is any permanent awning or shelter with no support from the sidewalk which projects from a building facade and which extends for the entire building frontage.

Hotel and theater marquees shall be permitted and may project not more than twelve (12) feet into a public right-of-way, but in no case shall said marquee project closer than two (2) feet from the street curb line, with the underside of the marquee not less than ten (10) feet above the sidewalk level. Canopies shall project into the public right-of-way not more than ten (10) feet or closer than two (2) feet from the street curb line and shall have a clearance above sidewalk level of not less than ten (10) feet nor more than fourteen (14) feet.

9. Review of Parking Site Plans:

The site plan for any proposed or expanded use permitted in this CBD district as a regular, special, or accessory use which provides twenty (20) or more new or additional parking spaces shall be forwarded by the appropriate agencies to the City Planning Commission, the Commissioner of Public Works, and the City Engineer.

The Commission, in consultation with the Commissioner of Public Works and the City Engineer shall review such site plan and determine the adequacy of design features, including the determination of whether the means of ingress and egress are adequate to allow safe and efficient vehicle access and the design is such as to minimize interference with traffic movement on nearby streets and highways.

10. Off-Street Loading:

Loading facilities for each building shall be required according to the provisions set forth in Part C, Section III, Article 2 of this Ordinance.

Amended 4/14/97

PART B

SECTION IV CENTRAL BUSINESS DISTRICTS

Article 3 CBD Office and Service District (Restricted)

1. Purpose and Intent:

The Office and Service District (Restricted) is intended to provide the same basic activities as the Office and Service District but with less intense development in order to protect adjacent residential districts and encourage large uses or activities that may be permitted to develop within the unrestricted Office and Service District.

2. Uses Permitted:

The following uses, compatible with the predominant "office character" of the district shall be permitted:

a. Retail Trade - Permitted trade establishments in the Office and Service District (Restricted) include, but are not limited to the following:

Food, drugs, and liquor dealers; restaurants; general merchandise retailers; apparel and accessories retailers; furniture, furnishings, and appliance dealers; book stores, stationery and art suppliers; sporting goods stores; catalog sales facilities; toy and hobby shops; florist shops; camera and photographic supply dealers; optical goods stores; cigar stores; news dealers; gift, novelty, and souvenir stores.

These uses are permitted, provided they do not exceed eight thousand (8000) square feet in floor area except as provided in Paragraph 3, Retail Use Exceptions.

b. Services - Private and public offices; finance, insurance, and real estate services; business services; catering services; professional services; wholesale and manufacturing sales offices; photographic studios; beauty and barber shops; shoe repair shops; small appliance repair shops; watch and jewelry repair services; hotel and residential hotels; theaters; travel bureaus; instructional services such as music and dancing schools; day-care centers; business and commercial schools; trade and vocational schools; colleges and universities.

In addition: Libraries, governmental offices and buildings; public safety and welfare activities; display and exhibition centers; auditoriums; religious buildings; civic organizations; telephone and telegraph communication offices; newspaper publishing offices; radio and TV studios; postal communications facilities; and other compatible uses.

c. Accessory Uses - Storage, warehousing, manufacturing and other accessory uses customarily required and clearly incidental to a permitted retail, office or service use located in the same building as the principal use.

d. On-site parking.

e. Private garages.

f. Residential units above the first floor only.

3. Retail Use Exceptions:

Retail areas in the CBD Office and Service District (Restricted) may exceed the maximum permitted floor areas, provided the City Planning Commission shall find either:

a. That the retail use requires additional floor space due to low intensity of use for economic operation; or

b. That the retail use requires exceptionally large storage or display areas in comparison with the customary retailing activities; or

c. That the retail use, because of a change in merchandising methods, requires a greater floor area than heretofore considered necessary.

Further, that the retail use qualifying under (a), (b) or (c) shall have no deleterious effect upon properties in the immediate area.

4. Special Uses Permitted:

The following special uses shall be permitted in the CBD Office and Service District (Restricted):

a. Planned Developments - See Part B, Section IV, Article 8, Planned Developments & F.A.R. Premiums.

b. Parks and playgrounds.

c. Parking lots; parking garages.

d. Transportation terminals.

e. Indoor amusement and recreation establishments.

f. Schools.

g. Gasoline service stations.

5. Yard Requirements: (Not applicable.)

6. Coverage:

a. Structural Coverage:

Maximum permitted structural coverage shall be 70%.

b. Parking Surface Coverage:

Maximum permitted parking surface coverage shall be 100%.

7. Floor Area Ratio (F.A.R.) Requirements:

a. The term "floor area ratio" shall be defined as follows:

The ratio between total site area and total floor area permitted in any district. The floor area of the building considered for the computation of floor area ratio shall be restricted to those levels above the surface of the ground and shall not include any basement or garage spaces under the surface. Garage facilities above the surface shall be included in the computations. Where the ground level changes a full story in height or more along a building facade, the floor area of such story shall be prorated in proportion to the average story height above grade. Total site area shall be the entire site within the property lines of any development.

b. The maximum F.A.R. permitted in a CBD Office and Service District (Restricted), shall be 2.0.

c. The maximum F.A.R. may be further increased by the premiums hereinafter described, in the amounts specified:

Desired Characteristics & Amenities in CBD Retail Development	F.A.R. Premium
Plaza or Interior Open Space	1.0
Street Arcade	0.5
Internal Arcade	0.5
Passenger Loading	0.5
Consolidated Freight Loading	1.0
Adjoining Public Open Space	0.5

For an explanation of the requirements necessary to qualify for the above-noted premiums, see Part B, Section IV, Article 8, Planned Developments & F.A.R. Premiums.

8. Marquees and Canopies:

A marquee is any permanent awning or shelter with no support from the sidewalk which projects from a building facade and which does not extend along the entire building frontage.

A canopy is any permanent awning or shelter with no support from the sidewalk which projects from a building facade and which extends for the entire building frontage.

Hotel and theater marquees shall be permitted and may project not more than twelve (12) feet into a public right-of-way, but in no case shall said marquee project closer than two (2) feet from the street curb line, with the underside of the marquee not less than ten (10) feet above the sidewalk level. Canopies shall project into the public right-of-way not more than ten (10) feet or closer than two (2) feet from the street curb line and shall have a clearance above sidewalk level of not less than ten (10) feet nor more than fourteen (14) feet.

9. Review of Parking Site Plans:

The site plan for any proposed or expanded use permitted in this CBD district as a regular, special, or accessory use which provides twenty (20) or more new or additional parking spaces shall be forwarded by the appropriate agencies to the City Planning Commission, the Commissioner of Public Works, and the City Engineer.

The Commission, in consultation with the Commissioner of Public Works and the City Engineer shall review such site plan and determine the adequacy of design features, including the determination of whether the means of ingress and egress are adequate to allow safe and efficient vehicle access and the design is such as to minimize interference with traffic movement on nearby streets and highways.

10. Off-Street Loading:

Loading facilities for each building shall be required according to the provisions set forth in Part C, Section III, Article 2 of this Ordinance.

Amended 4/14/97

PART B

SECTION IV CENTRAL BUSINESS DISTRICTS

Article 4 CBD General Service District

1. Purpose and Intent:

The CBD General Service District is designed to accommodate those commercial and service uses which are not compatible with business uses as permitted in the other districts.

2. Uses Permitted:

The following uses shall be permitted:

a. Retail Trade - Food, drugs, and liquor dealers; restaurants; general merchandise retailers; apparel and accessories retailers; furniture, furnishings and appliance dealers; book stores; stationery and art suppliers; sporting goods stores; catalog sales facilities; toy and hobby shops; florist shops; camera and photographic supply dealers; optical goods stores; cigar stores; news dealers; gift, novelty and souvenir stores.

In addition, the following use is permitted: motor vehicle sales (new only).

These uses are permitted, provided they do not exceed eight thousand (8000) square feet, except as provided in Paragraph 3, Retail Use Exceptions.

b. Services - Private and public offices; finance, insurance, and real estate services; business services; catering services, professional services; wholesale and manufacturing sales offices; photographic studios; beauty and barber shops; shoe repair shops; small appliance repair shops; watch and jewelry repair services; hotel and residential hotels; theaters; travel bureaus; libraries; governmental offices and buildings; public safety and welfare activities; display and exhibition centers; auditoriums; religious buildings; civic organizations; telephone and telegraph communication offices; newspaper publishing offices; radio and TV studios; postal communications facilities; instructional services such as music and dancing schools; day-care centers; business and commercial schools; colleges and universities; and other compatible uses.

In addition: Laboratories; laundries; dry cleaning plants; storage, warehousing, and distribution facilities; printing and publishing facilities; transportation terminals; utility companies.

c. Accessory Uses - Storage, warehousing, manufacturing and other accessory uses customarily required and clearly incidental to a permitted retail, office or service use located in the same building as the principal use.

d. Motor vehicle sales, new (provided there be no storage or parking of vehicles in the city right-of-way).

e. Motor vehicle rental (provided there be no storage or parking of vehicles in the city right-of-way).

f. On-site parking.

g. Private garages.

h. Residential units above the first floor only.

3. Retail Use Exceptions:

Retail areas in the CBD General Service District may exceed the maximum permitted floor area, provided the City Planning Commission shall find either:

a. That the retail use requires additional floor space due to low intensity of use for economic operation; or

b. That the retail use requires exceptionally large storage or display areas in comparison with the customary retailing activities; or

c. That the retail use, because of a change in merchandising methods, requires a greater floor area than heretofore considered necessary.

Further, that the retail use qualifying under (a), (b) or (c) shall have no deleterious effect upon properties in the immediate area.

4. Special Uses Permitted:

The following special uses shall be permitted in the CBD General Services District:

a. Planned Developments - See Part B, Section IV, Article 8, Planned Developments and F.A.R. Premiums.

b. Parks and playgrounds.

c. Parking lots; parking garages.

d. Gasoline service stations.

e. Motor vehicle repair, light duty (provided there be no parking of vehicles in the City right-of-way).

f. Automobile car washes as a principal use.

g. Schools.

5. Yard Requirements: (Not applicable.)

6. Coverage:

a. Structural Coverage:

Maximum permitted structural coverage shall be 70%.

b. Parking Surface Coverage:

Maximum permitted parking surface coverage shall be 100%.

7. Floor Area Ratio (F.A.R.) Requirements:

a. The term "floor area ratio" shall be defined as follows:

The ratio between total site area and total floor area permitted in any district. The floor area of the building considered for the computation of floor area ratio shall be restricted to those levels above the surface of the ground and shall not include any basement or garage spaces under the surface. Garage facilities above the surface shall be included in the computations. Where the ground level changes a full story height or more along a building facade, the floor area of such story shall be prorated in proportion to the average story height above grade. Total site area shall be the entire site within the property lines of any development.

b. The maximum F.A.R. permitted in a CBD General Services District shall be 2.0.

c. The maximum F.A.R. may be further increased by the premiums hereafter described, in the amounts specified:

Desired Characteristics & Amenities in CBD Retail Development	F.A.R. Premium
Plaza or Interior Open Space	0.5
Street Arcade	0.5
Internal Arcade	0.5
Passenger Loading	0.5
Consolidated Freight Loading	1.0
Adjoining Public Open Space	0.5

For an explanation of the requirements necessary to qualify for the above-noted premiums, see Part B, Section IV, Article 8, Planned Developments & F.A.R. Premiums.

8. Review of Parking Site Plans:

The site plan for any proposed or expanded use permitted in this CBD district as a regular, special, or accessory use which provides twenty (20) or more new or additional parking spaces shall be forwarded by the appropriate agencies to the City Planning Commission, the Commissioner of Public Works, and the City Engineer.

The Commission, in consultation with the Commissioner of Public Works and the City Engineer shall review such site plan and determine the adequacy of design features, including the determination of whether the means of ingress and egress are adequate to allow safe and efficient vehicle access and the design is such as to minimize interference with traffic movement on nearby streets and highways.

9. Off-Street Loading:

Loading facilities for each building shall be required according to the provisions set forth in Part C, Section III, Article 2 of this Ordinance.

Amended 4/14/97

PART B

SECTION IV CENTRAL BUSINESS DISTRICTS

Article 5 CBD Local Business District

1. Purpose and Intent:

The CBD Local Business District is intended primarily for the convenient shopping and service needs of residents of adjacent residential neighborhoods.

2. Uses Permitted:

The following uses shall be permitted:

a. Retail Trade - Food, drugs, liquor stores; restaurants; variety stores; apparel and accessories shops; hardware stores.

b. Services - Finance, insurance, and real estate services; employment agencies; medical and dental offices; private household and personal services; day-care centers; business and commercial schools; colleges and universities.

c. On-site parking.

d. Private garages.

These uses are permitted, provided they do not exceed eight thousand (8000) square feet, except as provided in Paragraph 3, Use Exceptions.

3. Use Exceptions:

Floor areas in the CBD Local Business District may exceed the maximum permitted, provided the City Planning Commission shall find either:

a. That the retail use requires additional floor space due to low intensity of use for economic operation; or

b. That the retail use requires exceptionally large storage or display areas in comparison with the customary retailing activities; or

c. That the retail use, because of a change in merchandising methods, requires a greater floor area than heretofore considered necessary;

d. That the services provided require additional floor space for adequate facilities and integrated operations.

Further, that the use qualifying under (a), (b), (c) or (d), shall have no deleterious effect upon properties in the immediate area.

4. Special Uses Permitted:

The following special uses shall be permitted in the CBD Local Business District:

a. Planned Developments - See Part C, Section IV, Article 8, Planned Developments & F.A.R. Premiums.

b. Parks and playgrounds.

c. Parking lots; parking garages.

d. Schools.

e. Gasoline service stations.

5. Yard Requirements:

There shall be a required minimum front setback of twenty (20) feet. Side and rear yards are not required.

6. Coverage:

a. Structural Coverage:

Maximum permitted structural coverage shall be 70%.

b. Parking Surface Coverage:

Maximum permitted parking surface coverage shall be 100%.

7. Floor Area Ratio (F.A.R.) Requirements:

a. The term "floor area ratio" shall be defined as follows:

The ratio between total site area and total floor area permitted in any district. The floor area of the building considered for the computation of floor area ratio shall be restricted to those levels above the surface of the ground and shall not include any basement or garage spaces under the surface. Garage facilities above the surface shall be included in the computations. Where the ground level changes a full story height or more along a building facade, the floor area of such story shall be prorated in proportion to the average story height above grade. Total site area shall be the entire site within the property lines of any development.

b. The maximum F.A.R. permitted in a CBD Local Business District shall be 1.0.

8. Off-Street Parking:

Parking facilities for each building shall be required according to the provisions set forth in Part C, Section III, Article 1 of this Ordinance.

9. Review of Parking Site Plans:

The site plan for any proposed or expanded use permitted in this CBD district as a regular, special, or accessory use which provides twenty (20) or more new or additional parking spaces shall be forwarded by the appropriate agencies to the City Planning Commission, the Commissioner of Public Works, and the City Engineer.

The Commission, in consultation with the Commissioner of Public Works and the City Engineer shall review such site plan and determine the adequacy of design features, including the determination of whether the means of ingress and egress are adequate to allow safe and efficient vehicle access and the design is such as to minimize interference with traffic movement on nearby streets and highways.

10. Off-Street Loading:

Loading facilities for each building shall be required according to the provisions set forth in Part C, Section III, Article 2 of this Ordinance.

Amended 9/21/92

PART B

SECTION IV CENTRAL BUSINESS DISTRICTS

Article 6 CBD High-Density Residential District

1. Intent and Purpose:

The High-Density Residential District is intended to provide living accommodations for persons working in or desiring proximity to Central Syracuse.

2. Uses Permitted:

a. Townhouses and apartments; parks and playgrounds; recreational buildings; churches and schools; day-care centers.

b. On-site parking.

c. Private garages.

3. Special Uses Permitted:

The following special uses shall be permitted in a CBD High-Density Residential District:

a. Planned development, including urban renewal or redevelopment projects - See Part B, Section IV, Article 8, Planned Developments and F.A.R. Premiums.

b. Retail and service establishments occupying not more than 10% of the total floor area in any development and primarily serving the residential development.

c. Care homes.

4. Yard Requirements:

a. There shall be a required minimum setback of twenty five (25) feet from all streets.

b. There shall be a required minimum setback of five (5) feet from a lot line which is not a street right-of-way line.

5. Lot Coverage:

a. Structural Coverage:

The maximum coverage permitted shall be 30% for the entire project.

b. Parking Surface Coverage:

Maximum permitted parking surface coverage in conjunction with allowable structural coverage shall not exceed 80% of the project area.

6. Floor Area Ratio (F.A.R.) Requirements:

a. The term "floor area ratio" shall be defined as follows:

The ratio between total site area and total floor area permitted in any district. The floor area of the building considered for the computation of floor area ratio shall be restricted to those levels above the surface of the ground and shall not include any basement or garage spaces under the surface. Garage facilities above the surface shall be included in the computations. Where the ground level changes a full story height or more along a building facade, the floor area of such story shall be prorated in proportion to the average story height above grade. Total site area shall be the entire site within the property lines of any development.

b. The maximum F.A.R. permitted in a CBD High-Density Residential District shall be 2.0.

7. Density Requirements:

The maximum density permitted in this district shall be three hundred fifty (350) square feet per dwelling unit.

8. Signs:

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

9. Off-Street Parking:

Parking facilities must be provided for each use in accordance with Part C, Section III, Article 1 of this Ordinance.

10. Review of Parking Site Plans:

The site plan for any proposed or expanded use permitted in this CBD district as a regular, special, or accessory use which provides twenty (20) or more new or additional parking spaces shall be forwarded by the appropriate agencies to the City Planning Commission, the Commissioner of Public Works, and the City Engineer.

The Commission, in consultation with the Commissioner of Public Works and the City Engineer shall review such site plan and determine the adequacy of design features, including the determination of whether the means of ingress and egress are adequate to allow safe and efficient vehicle access and the design is such as to minimize interference with traffic movement on nearby streets and highways.

11. Off-Street Loading:

Loading facilities for each building shall be required according to the provisions of Part C, Section III, Article 2 of this Ordinance.

Amended 9/21/92

PART B

SECTION IV CENTRAL BUSINESS DISTRICTS

Article 7 CBD Medium-Density Residential District

1. Intent and Purpose:

The Medium-Density Residential District provides living accommodations for persons working in or desiring proximity to Central Syracuse, and provides an environment which supplements the high-density residential district within the Central Area.

2. Uses Permitted:

a. Townhouses and apartments; parks and playgrounds; recreational buildings; churches and schools; day-care centers.

b. On-site parking.

c. Private garages.

3. Special Uses Permitted:

The following special uses shall be permitted in a CBD Medium-Density Residential District.

a. Retail and service establishments occupying not more than 10% of the total floor area in any development and intended primarily to serve the residential development.

b. Care homes.

4. Yard Requirements:

There shall be a required minimum setback of twenty (20) feet from all property lines.

5. Coverage:

a. Structural Coverage:

Maximum permitted structural coverage shall be 40% for the entire project.

b. Parking Surface Coverage:

Maximum permitted parking surface coverage in conjunction with allowable structural coverage shall not exceed 80% of the project area.

The maximum lot coverage permitted shall be 40% for the entire project.

6. Floor Area Ratio (F.A.R.) Requirements:

a. The term "floor area ratio" shall be defined as follows:

The ratio between total site area and total floor area permitted in any district. The floor area of the building considered for the computation of floor area ratio shall be restricted to those levels above the surface of the ground and shall not include any basement or garage spaces under the surface. Garage facilities above the surface shall be included in the computations. Where the ground level changes a full story height or more along a building facade, the floor area of such story shall be prorated in proportion to the average story height above grade. Total site area shall be the entire site within the property lines of any development.

b. The maximum F.A.R. permitted in a CBD Medium-Density Residential District shall be 1.0.

7. Density Requirements:

The maximum density permitted in this district shall be seven hundred (700) square feet per dwelling unit.

8. Off-Street Parking:

Parking facilities for each building shall be required according to the provisions of Part C, Section III, Article 1 of this Ordinance.

9. Review of Parking Site Plans:

The site plan for any proposed or expanded use permitted in this CBD district as a regular, special, or accessory use which provides twenty (20) or more new or additional parking spaces shall be forwarded by the appropriate agencies to the City Planning Commission, the Commissioner of Public Works, and the City Engineer.

The Commission, in consultation with the Commissioner of Public Works and the City Engineer shall review such site plan and determine the adequacy of design features, including the determination of whether the means of ingress and egress are adequate to allow safe and efficient vehicle access and the design is such as to minimize interference with traffic movement on nearby streets and highways.

10. Off-Street Loading:

Loading facilities for each building shall be required according to the provisions of Part C, Section III, Article 2 of this Ordinance.

Amended 9/21/92

PART B

SECTION IV CENTRAL BUSINESS DISTRICTS

Article 8 Planned Developments and F.A.R. Premiums

1. Planned Developments:

The term "planned development" shall be defined as follows:

A large lot or tract of land of not less than one (1) acre developed or rehabilitated under single ownership of unified control, or developed or rehabilitated as an urban renewal or redevelopment project.

Exceptions to the applicable building bulk and yard regulations may be authorized in planned developments and urban renewal projects, provided the City Planning Commission shall find:

a. That such exception shall be solely for the purposes of promoting an integrated site plan no less beneficial to the residents or occupants of such development, as well as of neighboring properties, than would be obtained under the bulk or yard regulations of this ordinance for buildings developed on separate lots.

b. That the overall floor area ratio of a residential planned development would not exceed by more than 15% the maximum floor area ratio which would be determined on the basis of the floor area required for the individual uses in such planned development.

c. That the maximum lot area per dwelling unit requirements of this Ordinance would not be decreased by more than 15% of any such development containing residential uses, and that there would be available to each residential building and immediately adjacent thereto (including the land area upon which it is erected) the minimum amount of land area required for such building under the intensity of use provisions of this Ordinance.

d. That spacing between principal buildings would be at least equivalent to such spacing as would be required between buildings similarly developed under the terms of this Ordinance on separate lots, due consideration being given to the openness normally afforded by intervening streets and alleys.

2. Floor Area Ratio (F.A.R.) Premiums:

The maximum F.A.R. permitted in each Central Business District may be further increased by the premiums specified in each district, if any of the following desired characteristics and amenities are provided in CBD development:

a. Plaza or Interior Open Space Premium

To qualify for the premium herein authorized, a plaza or interior open space shall be open to the sky, completely paved, or paved and partially landscaped, open to the public for pedestrian movement, and have:

(1) An area of not less than one-sixth (1/6) of the area of the lot, or six thousand (6000) square feet, whichever is greater, or

(2) A frontage of fifty (50) feet on at least one (1) street and an area of not less than six thousand (6000) square feet.

Weather protection admitting light and air shall not be considered as being in conflict with the requirements of being open to the sky.

b. Street Arcade Premium

To qualify for the premium herein authorized, the first story at grade shall be setback from the lot line for the entire frontage of the lot. Such arcade area shall be completely paved or paved and partially landscaped and shall be unobstructed except for columns or piers required to support the building or roof.

Not less than six (6) feet of arcade depth shall be accessible to the public for pedestrian movement. The full premium shall be given for street arcades eighteen (18) feet in depth. Arcades providing less than six (6) feet of depth for pedestrian movement shall receive no premiums.

Arcades providing between six (6) feet and eighteen (18) feet of depth shall receive 8.33% of the maximum premium for each foot over six (6) feet in depth. If a lot has a frontage on more than one (1) street, the premium shall apply to each separate frontage in the degree to which it qualifies.

c. Internal Arcade Premium

To qualify for the premium herein authorized, an internal arcade shall connect two (2) public streets, street arcades, or plazas fronting on other streets.

Said arcade shall be a pedestrian way of not less than:

(1) Ten (10) feet in width if completely separated from sales areas and elevator lobbies.

(2) Ten (10) feet in width plus six (6) feet for each side containing sales areas opening directly to the arcade.

(3) Ten (10) feet in width plus ten (10) feet for each side containing elevator entrances opening directly to the arcade.

d. Canopy Premium

To qualify for the premium herein authorized, a sidewalk canopy shall extend not less than eight (8) feet from the facade of the building except where restricted by the curb line clearance along the entire frontage of the lot.

The entire space under the canopy shall be accessible to the public. Each street frontage shall be considered separately and shall qualify for an additional premium. However, if canopies are constructed along two (2) intersecting streets on a corner lot, the canopy must be continued around the corner to qualify for an additional premium.

e. Passenger-Loading Premium

To qualify for the premium herein authorized, an off-street passenger-loading area shall open directly to a public entrance to the building or to a hallway, tunnel, or pedestrian way connecting with a public entrance in said building. Said passenger-loading area shall have separate ingress and egress lanes not less than twelve (12) feet in width. One (1) loading berth nine (9) feet wide by thirty (30) feet long parallel to the access land shall be provided for each fifty (50) rooms or fraction thereof, in a hotel or motel. One (1) such space shall be provided for each twenty five thousand (25,000) square feet of gross floor space in a building housing a place of public assembly up to a maximum of twenty (20) spaces. Such passenger-loading area and the access to the building shall be open to the public during all hours which the building is open for business.

f. Consolidated Freight-Loading Premium

To qualify for the premium herein authorized, three (3) or more uses, each requiring loading berths shall be served by a common off-street loading facility having a capacity equal to or greater than the minimum standards set forth in Part C, Section III, Article 2 of this Ordinance. Said loading facility shall have separate ingress and egress lanes.

Each building so served shall qualify for the premium. Also, any building in an adjoining block, which is connected to the common off-street loading facility by a tunnel, may qualify for the premium provided the loading facility has sufficient berths to qualify under Part C, Section III, Article 2 for all the buildings served. Computation of number of berths required shall be on the basis of the total floor area served.

g. Public Open Space Premium

To qualify for the premium herein authorized, a building shall have a front, side or rear lot line adjoining a public open space of at least one (1) acre in area and of a depth perpendicular to such lot line of not less than two hundred (200) feet. The public open space may include streets adjacent to the public area.

PART B

SECTION IV CENTRAL BUSINESS DISTRICTS

Article 9 CBD General Service A District

1. Purpose and Intent:

This district is intended to provide a mixed-use zone district which permits residential, office, business, commercial and light manufacturing.

2. Uses Permitted:

a. Retail and service stores, including but not limited to studios, galleries and restaurants; catering services.

b. Radio and television stations and studios, excluding towers and antennas used to broadcast directly to audiences.

c. Offices, banks, churches, parish houses, convents, day-care centers, nonprofit community centers.

d. Dwellings and apartments.

e. Occupations as part of, but incidental to, a dwelling unit, including fine art studios, professional offices, teaching of not more than four (4) students simultaneously, or in the case of musical instruction, of not more than a single pupil at a time. Home occupations shall not include advertising, or public relations agencies, barber or beauty parlors, interior decorators, real estate or insurance offices or stockbrokers. Home occupations shall have no visible exterior evidence of the occupation, and no more than one (1) person not residing in such dwelling unit may be employed.

f. Hotels, motels.

g. Colleges, universities, business and commercial schools.

h. Bakeries, candy and confectionery establishments.

i. On-site parking.

3. Special Uses Permitted:

a. ~~Restaurants with one thousand (1000) square feet or more in customer area which have drive-through or walk-up windows and/or primarily serve food or beverages to the customer in disposable containers or wrappers~~. [See C- IV-2-8b for full range of restaurants requiring special permits.]

b. Private recreation clubs, health clubs, fitness centers.

c. Parking lots, parking garages.

d. Indoor amusement and recreation establishments.

e. Transportation terminals.

f. Wholesaling, warehousing and light manufacturing establishments which do not by reason of the emission of noise, dust, odors and the like become obnoxious or dangerous to the health and safety of the public.

g. Carpenter shops, cabinet making, furniture upholstery repair, appliance repair, laundries, cold storage plants, printing plants.

4. Yard Requirements: (Not applicable.)

5. Coverage:

a. Structural Coverage:

Maximum permitted structural coverage shall be 100%.

b. Parking Surface Coverage:

Maximum permitted parking surface coverage shall be 100%.

6. Maximum Height:

The maximum height permitted shall be six (6) stories or seventy (70) feet whichever is less. The Commission shall have the authority to waive the requirements for height, up to twelve (12) stories or one hundred forty (140) feet provided that the requested waiver meets the following criteria:

a. That the proposal does not substantially change the use, design, character or nature of the development of the property in question.

b. That the proposal is not detrimental to the appropriate development or use of adjacent lands and buildings.

c. That the proposal is not detrimental to the orderly flow of vehicular and pedestrian traffic on-site and off-site.

7. Review of Parking Site Plans:

A site plan for any proposed or expanded use permitted in this CBD district as a regular, special, or accessory use which provides twenty (20) or more parking spaces shall be forwarded by the appropriate agencies to the City Planning Commission, the Commissioner of Public Works, and the City Engineer.

The Commission, in consultation with the Commissioner of Public Works and the City Engineer shall review such site plan and determine the adequacy of design features, including the determination of whether the means of ingress and egress are adequate to allow safe and efficient vehicular access, adequate screening is provided and the design is such as to minimize interference with traffic movement on nearby streets and highways.

8. Off-Street Loading:

Loading facilities for each building shall be required according to the provisions set forth in Part C, Section III, Article 2 of this Ordinance.

Amended 9/21/92
Notes added 12/23/07

PART B

SECTION V COMMERCIAL DISTRICTS

Article 1 Commercial District, Class A

1. Purpose and Intent:

The purpose of this district is to provide appropriate areas on or near major routes within the City of Syracuse which would permit the development and continued use of lands for compatible retail, commercial, and light manufacturing uses. In promoting the general purpose of this district, the specific intent is:

a. To encourage land uses that are characterized by infrequent visits of both customers and clients;

b. To generally prohibit all residential uses normally found in residential districts to assure compatibility of permitted uses;

c. To prohibit all development and the establishment of any uses which would be hazardous, objectionable, or offensive relative to noise, vibration, dust, smoke, odors, heat, glare and the like and thus to protect the public health, safety, welfare and interests.

2. Uses Permitted:

a. Local retail and service stores, including but not limited to department stores, catering services, and radio and television stations (but not to include transmitting facilities or accompanying antennae; provided however, that this prohibition shall not include transmitting facilities normally associated with mobile communication units).

b. Office buildings, banks.

c. Studios, galleries, central telephone exchange buildings, undertaking establishments.

d. Restaurants (as limited by Part C, Section IV, Article 2), frozen food locker plants.

e. Animal hospitals, clinics, and dog kennels provided, any structure or area used for such purpose, including pens and exercise yards shall be at least two hundred (200) feet from any residential district.

f. Churches, parish houses, and convents.

g. Public golf courses, including club houses accessory thereto; public recreation grounds, public buildings including municipal community houses and firehouses, together with such private garages and other outbuildings as are necessary and incidental to the aforesaid buildings.

h. Hospitals, semi-public buildings and horticultural nurseries and greenhouses.

i. Wholesale business buildings and warehouses.

j. Cold storage plants, newspaper and job printing plants.

k. Bakeries, candy and confectionery establishments, dairies, carpenter shops, cabinet making, furniture-upholstery, cigar and tobacco manufacturers, electric and gas appliances, laundries, tinsmiths, plumbing, steam and hot water fitting, tailor shops, dry cleaning and dyeing.

l. Light manufacturing accessory to a retail or wholesale establishment, provided however, that no more than 40% of the floor space of any establishment is occupied for such light manufacturing purposes.

m. Trade and vocational schools.

n. Nonprofit community centers with locational requirements dictated by the neighborhood service nature of the program to be offered.

o. Private recreation clubs, such as golf courses, tennis clubs, or swimming clubs, including club houses or locker buildings accessory thereto.

p. Motor vehicle rental (provided there be no storage or parking of vehicles in the city right-of-way).

q. Parking lots.

r. On-site parking.

s. Private garages.

t. Parking garages.

u. Motor freight terminals; transportation terminals.

v. Motor vehicle sales, new (provided there be no storage or parking of vehicles in the city right-of-way).

w. Care homes.

x. Dwellings, apartment houses and condominiums.

y. Day care centers

z. Hotels and Motels

3. Special Uses Permitted:

The following special uses are also permitted in a Commercial District, Class A zone, subject to the requirements and procedures of a Special Permit and for the specific Special Permit Use as set forth in Part C, Section IV of this Ordinance:

a. Gasoline service stations.

b. Car wash facilities.

c. Indoor amusement and recreation establishments.

d. Motor vehicle sales, used (provided there be no storage or parking of vehicles in the city right-of-way).

e. Bus holding areas.

f. Contractor's yards (shall be enclosed by opaque fencing in order to screen the yard from view from adjacent properties).

g. Motor vehicle repair, light duty (provided there be no parking of vehicles in the city right-of-way).

h. Motor vehicle repair, heavy duty (provided there be no parking of vehicles in the city right-of-way).

i. Indoor recycling centers.

4. Uses Prohibited:

a. All buildings or structures to be erected or used which are arranged, intended or designed for the following trades, industries or uses, to-wit: blacksmithing, horseshoeing, boiler works, brass, copper, iron or steel works or foundries, contractors' plants, carting, hauling, coke ovens, the manufacturing of carriages, wagons or motor vehicles, dextrin, celluloid, glucose, starch, disinfectants or insecticides, dye stuffs, emery or sandpaper, ice, ink, paper, pulp, vinegar or yeast, fruit or fruit preserving and canning, flour and grain milling, junk, scrap metal or rag storage, planing or sawmill or lumber storage, railroad yards, roundhouses or railroad freight houses, stone crushing, and sugar refining.

b. The following uses, business and industries are also explicitly prohibited:

The incineration or reduction of garbage, offal or refuse, manufacturing, refining or treatment of ammonia, chlorine, bleaching powder, petroleum, asphalt, bricks, concrete, terra cotta, tile, carbon graphite, lamp-black, creosote, cement, lime, plaster, plaster of paris, explosives, fireworks, matches, fat, grease, lard, starch, fertilizer, compost, potash, gas, gelatine, glue, size, hydrochloric, nitric, sulfuric or sulphurous acid, linoleum, oil cloth, oil paint, turpentine, varnish, rubber, soap, tar, dyes, tar roofing, or waterproof roofing, or the distillation of wood, bones, or coal, the storage, tanning or curing of skins, or hides, rolling mills, blast furnaces or smelter, boiler works, slaughtering of animals or fowl, or stockyards, the storage of ammonia, chlorine, bulk oil except as otherwise permitted, fireworks and all articles designed for purely explosive purposes.

5. Minimum Yard Requirements:

For all "Uses" enumerated in Paragraph Two (2) Uses Permitted of this district, there are no yard requirements except as follows:

a. Adjoining Commercial, Residential Districts: Front Yards:

Where the frontage on one (1) side of a street between two (2) intersecting streets or between an intersecting street and the dead end of a street or cul-de-sac is partly in a residential and partly in a nonresidential use district, the setback requirement of the residential district shall apply to the nonresidential frontage, except where the nonresidential frontage exceeds 50% of the total frontage between such intersecting streets or between such intersecting street and dead end or cul-de-sac; and further provide that on corner lots in said block which front on one (1) of such intersecting streets, side yard or setback lines shall not be required to exceed 15% of the total front width of said lot.

b. Adjoining Commercial, Residential Districts: Side and Rear Yards:

Buildings or structures hereafter erected or altered in any nonresidential district, on a lot adjacent to or abutting on a residential district shall comply with the following requirements:

(1) Side Lot Lines - Along the side lot line of a nonresidential use lot adjoining a residential district there shall be provided a yard of at least the minimum width required for side yards for residential structures of equal height in such residential districts.

(2) Rear Lot Lines - Along the butt lot line of a nonresidential use lot abutting on the side lot line of a lot in a residential district there shall be provided a rear yard of at least the minimum width required for the side yard for residential structures of equivalent height in such residential districts.

Where the rear of a nonresidential use lot abuts against the rear lot line or a lot in a residential district, a building of incombustible materials not exceeding two (2) stories in height may be erected on the rear lot line in the nonresidential district but any portion of such a building above two (2) stories in height must setback to provide a space equal to the rear yard space required for the adjacent residential property.

6. Coverage:

a. Structural Coverage:

Maximum permitted structural coverage shall be 100%.

b. Parking Surface Coverage:

Maximum permitted parking surface coverage shall be 100%.

7. Off-Street Parking Requirements:

All uses permitted in this district are subject to the parking requirements set forth in Part C, Section III, Article 1 of this Ordinance.

8. Off-Street Loading:

All uses permitted in this district are subject to the loading requirements set forth in Part C, Section III, Article 2 of this Ordinance.

9. Density Requirements:

For care homes permitted in this district, a lot area of at least six hundred (600) square feet per dwelling unit (apartment or independent room used for sleeping purposes) shall be provided.

Amended 2/4/02
5/6/02

PART B

SECTION V COMMERCIAL DISTRICTS

Article 2 Commercial District, Class B

1. Purpose and Intent:

The purpose of this district is to provide appropriate areas on or near major routes within the City of Syracuse which would permit the more intensive development and continued use of lands for compatible retail, commercial, and light manufacturing uses. In promoting the general purpose of this district, the specific intent is:

a. To encourage land uses that are characterized by infrequent visits of both customers and clients;

b. To generally prohibit all residential uses normally found in residential districts to assure compatibility of permitted uses;

c. To prohibit all development and the establishment of any uses which would be hazardous, objectionable, or offensive relative to noise, vibration, dust, smoke, odors, heat, glare and the like and thus to protect the public health, safety, welfare and interests.

2. Uses Permitted:

a. Local retail and service stores, including but not limited to department stores, catering services, and radio and television stations (but not to include transmitting facilities or accompanying antennae; provided however, that this prohibition shall not include transmitting facilities normally associated with mobile communication units).

b. Office buildings, banks.

c. Studios, galleries, central telephone exchange buildings, undertaking establishments.

d. Restaurants (as limited by Part C, Section IV, Article 2), frozen food locker plants.

e. Animal hospitals, clinics, and dog kennels provided, any structure or area used for such purpose, including pens and exercise yards shall be at least two hundred (200) feet from any residential district.

f. Churches, parish houses, and convents.

g. Public golf courses, including club houses accessory thereto; public recreation grounds, public buildings including municipal community houses and firehouses, together with such private garages and other outbuildings as are necessary and incidental to the aforesaid buildings.

h. Hospitals, semi-public buildings and horticultural nurseries and greenhouses.

i. Wholesale business buildings and warehouses.

j. Cold storage plants, newspaper and job printing plants.

k. Bakeries, candy and confectionery establishments, dairies, carpenter shops, cabinet making, furniture-upholstery, cigar and tobacco manufacturers, electric and gas appliances, laundries, tinsmiths, plumbing, steam and hot water fitting, tailor shops, dry cleaning and dyeing.

l. Light manufacturing establishments employing more than five (5) persons or occupying more than 40% of the floor area utilizing electricity or other unobjectionable motive power and free from objectionable machinery and processes and free from objectionable odors, fumes, dirt, vibration, noise and similar characteristics.

m. Trade and vocational schools.

n. Nonprofit community centers with locational requirements dictated by the neighborhood service nature of the program to be offered.

o. Private recreation clubs, such as golf courses, tennis clubs, or swimming clubs, including club houses or locker buildings accessory thereto.

p. Motor vehicle rental (provided there be no storage or parking of vehicles in the city right-of-way).

q. Parking lots.

r. On-site parking.

s. Private garages.

t. Parking garages.

u. Motor freight terminals; transportation terminals.

v. Motor vehicle sales, new (provided there be no storage or parking of vehicles in the city right-of-way).

w. Motor vehicle sales, used (provided there be no storage or parking of vehicles in the city right-of-way).

x. Care homes.

y. Dwellings, apartment houses and condominiums.

z. Hotels and Motels.

3. Special Uses Permitted:

The following special uses are also permitted in a Commercial District, Class B zone, subject to the requirements and procedures of a Special Permit and for the specific Special Permit Use as set forth in Part C, Section IV of this Ordinance.

a. Gasoline service stations.

b. Car wash facilities.

c. Indoor amusement and recreation establishments.

d. Bus holding areas.

e. Contractors' yards (shall be enclosed by opaque fencing in order to screen the yard from view from adjacent properties).

f. Motor vehicle repair, light duty (provided there be no parking of vehicles in the city right-of-way).

g. Motor vehicle repair, heavy duty (provided there be no parking of vehicles in the city right-of-way).

h. Indoor dismantling facilities; indoor recycling centers.

4. Uses Prohibited:

a. All buildings or structures to be erected or used which are arranged, intended or designed for the following trades, industries or uses, to-wit: blacksmithing, horseshoeing, boiler works, brass, copper, iron or steel works or foundries, contractors' plants, carting, hauling, coke ovens, the manufacturing of carriages, wagons or motor vehicles, dextrin, celluloid, glucose, starch, disinfectants or insecticides, dye stuffs, emery or sandpaper, ice, ink, paper, pulp, vinegar or yeast, fruit or fruit preserving and canning, flour and grain milling, junk, scrap metal or rag storage, planing or sawmill or lumber storage, railroad yards, roundhouses or railroad freight houses, stone crushing, and sugar refining.

b. The following uses, business and industries are also explicitly prohibited:

The incineration or reduction of garbage, offal or refuse, manufacturing, refining or treatment of ammonia, chlorine, bleaching powder, petroleum, asphalt, bricks, concrete, terra cotta, tile, carbon graphite, lamp-black, creosote, cement, lime plaster, plaster of paris, explosives, fireworks, matches, fat, grease, lard, starch, fertilizer, compost, potash, gas, gelatine, glue, size, hydrochloric, nitric, sulfuric or sulphurous acid, linoleum, oil cloth, oil paint, turpentine, varnish, rubber, soap, dyes, tar roofing, or waterproof roofing or the distillation of wood, bones, or coal, the storage, tanning or curing of skins, or hides, rolling mills, blast furnaces or smelter, boiler works, slaughtering of animals or fowl, or stockyards, the storage of ammonia, chlorine, bulk oil except as otherwise permitted, fireworks and all articles designed for purely explosive purposes.

5. Minimum Yard Requirements:

For all "Uses" enumerated in Paragraph Two (2) Uses Permitted of this district, there are no yard requirements except as follows:

a. Adjoining Commercial, Residential Districts: Front Yards:

Where the frontage on one (1) side of a street between two (2) intersecting streets or between an intersecting street and the dead end of a street or cul-de-sac is partly in a residential and partly in a nonresidential use district, the setback requirement of the residential district shall apply to the nonresidential frontage, except where the nonresidential frontage exceeds 50% of the total frontage between such intersecting streets or between such intersecting street and dead end or cul-de-sac; and further provide that on corner lots in said block which front on one (1) of such intersecting streets, side yard or setback lines shall not be required to exceed 15% of the total front width of said lot.

b. Adjoining Commercial, Residential Districts: Side and Rear Yards:

Buildings or structures hereafter erected or altered in any nonresidential district, on a lot adjacent to or abutting on a residential district shall comply with the following requirements:

(1) Side Lot Lines - Along the side lot line of a nonresidential use lot adjoining a residential district there shall be provided a yard of at least the minimum width required for side yards for residential structures of equal height in such residential districts.

(2) Rear Lot Lines - Along the butt lot line of a nonresidential use lot abutting on the side lot line of a lot in a residential district there shall be provided a rear yard of at least the minimum width required for the side yard for residential structures of equivalent height in such residential districts.

Where the rear of a nonresidential use lot abuts against the rear lot line or a lot in a residential district, a building of incombustible materials not exceeding two (2) stories in height may be erected on the rear lot line in the nonresidential district but any portion of such a building above two (2) stories in height must setback to provide a space equal to the rear yard space required for the adjacent residential property.

6. Coverage:

a. Structural Coverage:

Maximum permitted structural coverage shall be 100%.

b. Parking Surface Coverage:

Maximum permitted parking surface coverage shall be 100%.

7. Off-Street Parking Requirements:

All uses permitted in this district are subject to the parking requirements set forth in Part C, Section III, Article 1 of this Ordinance.

8. Off-Street Loading:

All uses permitted in this district are subject to the loading requirements set forth in Part C, Section III, Article 2 of this Ordinance.

9. Density Requirements:

For care homes permitted in this district, a lot area of at least six hundred (600) square feet per dwelling unit (apartment or independent room used for sleeping purposes) shall be provided.

Amended 9/21/92
5/6/02

PART B

SECTION VI INDUSTRIAL DISTRICTS

Article 1 Industrial District, Class A

1. Purpose and Intent:

The purpose and intent of this district is to provide appropriate areas on or near major routes within the City of Syracuse permitting the development and continued use of lands for compatible retail, commercial and industrial uses, while prohibiting land uses that are not compatible with the permitted land uses or considered to be hazardous, objectionable or offensive by reason of noise, vibration, dust, smoke, odors, and the like to the public health, safety, welfare and interests.

2. Uses Permitted:

a. Local retail and service stores, including but not limited to department stores, catering services, radio and television stations (but not to include transmitting facilities or accompanying antennae; provided however, that this prohibition shall not include transmitting facilities normally associated with mobile communication units).

b. Office buildings and banks.

c. Studios, galleries, central telephone exchange buildings, undertaking establishments.

d. Restaurants (as limited by Part C, Section IV, Article 2), frozen food locker plants.

e. Animal hospitals, clinics, and dog kennels are also permitted; provided, any structure or area used for such purpose, including pens and exercise yards shall be at least two hundred (200) feet from any residential district.

f. Churches, parish houses and convents.

g. Public golf courses, including club houses accessory thereto, public recreation grounds; public buildings including municipal community houses and firehouses; together with such private garages and other outbuildings as are necessary and incidental to the aforesaid buildings.

h. Hospitals, semi-public buildings and horticultural nurseries and greenhouses.

i. Wholesale business buildings and warehouses.

j. Cold storage plants; newspapers and job printing plants.

k. Bakeries, candy and confectionery establishments; dairies; carpenter shops; cabinet making; furniture-upholstery; cigar and tobacco manufacturers; electric and gas appliances; laundries; tinsmiths; plumbing, steam and hot water fitting; tailor shops; dry cleaning and dyeing.

l. Light manufacturing establishments employing more than five (5) persons or occupying more than 40% of the floor area utilizing electricity or other unobjectionable motive power and free from objectionable machinery and processes and free from objectionable odors, fumes, dirt, vibration or noise and similar characteristics.

m. Any trade or industry which does not by reason of the emission of noise, dust, or odors and the like become obnoxious or dangerous to the health and safety of the public; except as otherwise specifically excluded or regulated.

n. Trade and vocational schools.

o. Nonprofit community centers with locational requirements dictated by the neighborhood service nature of the program to be offered.

p. Private recreation clubs, such as golf courses, tennis clubs, or swimming clubs, including club houses or locker buildings accessory thereto.

q. Motor vehicle sales, new (provided there be no storage or parking of vehicles in the city right-of-way).

r. Motor vehicle sales, used (provided there be no storage or parking of vehicles in the city right-of-way).

s. Motor vehicle rental (provided there be no storage or parking of vehicles in the city right-of-way).

t. Parking lots, parking garages.

u. On-site parking; private garages.

v. Care homes.

w. Motor freight terminals, transportation terminals, bus holding areas.

x. Contractors' yards (shall be enclosed by opaque fencing in order to screen the yard from view from adjacent properties).

y. Motor vehicle repair, light duty or heavy duty (provided there be no parking of vehicles in the city right-of-way).

z. Dwellings, apartment houses and condominiums.

aa. Hotels and Motels

3. Special Permit Uses:

The following special uses are also permitted in an Industrial District, Class A zone, subject to the requirements and procedures of a Special Permit and for the specific Special Permit Use as set forth in Part C, Section IV of this Ordinance:

a. Distribution facilities for off-the-premise retail sale of fuel oil.

b. Gasoline service stations.

c. Indoor amusement and recreation establishments.

d. Junk yards (as limited by Part C, Section IV, Article 2); indoor dismantling facilities.

e. Car wash facilities.

f. Underground storage of waste oil.

g. Motor vehicle storage and impoundment yards.

h. Scrap metal processing (as limited by Part C, Section IV, Article 2).

i. Indoor recycling centers.

4. Uses Prohibited:

a. The incineration or reduction of garbage, offal or refuse; manufacturing, refining or treatment of ammonia, chlorine, bleaching powder, petroleum, asphalt, bricks, terra cotta, tile, carbon, graphite, lamp-black, creosote, cement, lime, plaster, plaster of paris, explosives, fireworks, matches, fat, grease, lard, starch, fertilizer, compost, potash, gas, gelatine, glue, size, hydrochloric, nitric, sulfuric or sulphurous acid, linoleum, oil, cloth, oil paint, turpentine, varnish, rubber, soap, tar, dyes, tar roofing, or waterproof roofing, or the distillation of wood, bones, or coal; the storage, tanning or curing of skins or hides; rolling mills, blast furnaces or smelter, boiler works; slaughtering of animals or fowl, or stockyards; the storage of ammonia, chlorine, fireworks and all articles designed for purely explosive purposes.

5. Minimum Yard Requirements:

For all "Uses" enumerated in Paragraph Two (2) Uses Permitted of this district, there are no yard requirements except as follows:

a. Adjoining Industrial, Residential Districts: Front Yards:

Where the frontage on one (1) side of a street between two (2) intersecting streets or between an intersecting street and the dead end of a street or cul-de-sac is partly in a residential and partly in a nonresidential use district, the setback requirement of the residential district shall apply to the nonresidential frontage, except where the nonresidential frontage exceeds 50% of the total frontage between such intersecting streets or between such intersecting street and dead end or cul-de-sac; and further provide that on corner lots in said block which front on one (1) of such intersecting streets, side yard or setback lines shall not be required to exceed 15% of the total front width of said lot.

b. Adjoining Industrial, Residential Districts: Side and Rear Yards:

Buildings or structures hereafter erected or altered in any nonresidential district, on a lot adjacent to or abutting on a residential district shall comply with the following requirements:

(1) Side Lot Lines - Along the side lot line of a nonresidential use lot adjoining a residential district there shall be provided a yard of at least the minimum width required for side yards for residential structures of equal height in such residential districts.

(2) Rear Lot Lines - Along the butt lot line of a nonresidential use lot abutting on the side lot line of a lot in a residential district there shall be provided a rear yard of at least the minimum width required for the side yard for residential structures of equivalent height in such residential districts.

Where the rear of a nonresidential use lot abuts against the rear lot line or a lot in a residential district, a building of incombustible materials not exceeding two (2) stories in height may be erected on the rear lot line in the nonresidential district but any portion of such a building above two (2) stories in height must setback to provide a space equal to the rear yard space required for the adjacent residential property.

6. Coverage:

a. Structural Coverage:

Maximum permitted structural coverage shall be 100%.

b. Parking Surface Coverage:

Maximum permitted parking surface coverage shall be 100%.

7. Off-Street Parking Requirements:

All parking uses permitted in this district are subject to the requirements set forth in Part C, Section III, Article 1 of this Ordinance.

8. Off-Street Loading Requirements:

All uses permitted in this district are subject to the loading requirements set forth in Part C, Section III, Article 2 of this Ordinance.

Amended 9/21/92
5/6/02

PART B

SECTION VI INDUSTRIAL DISTRICTS

Article 2 Industrial District, Class B

1. Purpose and Intent:

The purpose and intent of this district is to provide appropriate areas on or near major routes within the City of Syracuse, permitting the development and continued use of lands for heavy commercial, and industrial uses, while prohibiting land uses that are not compatible with the permitted land uses or considered to be hazardous, objectionable or offensive by reason of noise, vibration, dust, smoke, odors, and the like to the public health, safety, welfare and interests.

2. Uses Permitted:

a. Local retail and service stores, including but not limited to department stores, catering services, radio and television stations (but not to include transmitting facilities or accompanying antennae; provided however, that this prohibition shall not include transmitting facilities normally associated with mobile communication units).

b. Office buildings and banks.

c. Studios, galleries, central telephone exchange buildings.

d. Restaurants (as limited by Part C, Section IV, Article 2), frozen food locker plants.

e. Animal hospitals, clinics, and dog kennels are also permitted; provided, any structure or area used for such purpose, including pens and exercise yards shall be at least two hundred (200) feet from any residential district.

f. Churches, parish houses; and convents.

g. Public golf courses, including club houses accessory thereto, public recreation grounds; public buildings including municipal community houses and firehouses; together with such private garages and other outbuildings as are necessary and incidental to the aforesaid buildings.

h. Hospitals, semi-public buildings and horticultural nurseries and greenhouses.

i. Wholesale business buildings and warehouses.

j. Cold storage plants; newspapers and job printing plants.

k. Bakeries, candy and confectionery establishments; dairies; carpenter shops; cabinet making; furniture-upholstery; cigar and tobacco manufacturers; electric and gas appliances; laundries; tinsmiths; plumbing, steam and hot water fitting; tailor shops; dry cleaning and dyeing.

l. Light manufacturing establishments employing more than five (5) persons or occupying more than 40% of the floor area utilizing electricity or other unobjectionable motive power and free from objectionable machinery and processes and free from objectionable odors, fumes, dirt, vibration or noise and similar characteristics.

m. Any trade or industry which does not by reason of the emission of noise, dust, or odors and the like become obnoxious or dangerous to the health and safety of the public; except as otherwise specifically excluded or regulated.

n. Bulk oil storage tanks.

o. Trade and vocational schools.

p. Nonprofit community centers with locational requirements dictated by the neighborhood service nature of the program to be offered.

q. Private recreation clubs, such as golf courses, tennis clubs, or swimming clubs, including club houses or locker buildings accessory thereto.

r. Motor vehicle sales, new (provided there be no storage of parking of vehicles in the city right-of-way).

s. Motor vehicle sales, used (provided there be no storage of parking of vehicles in the city right-of-way).

t. Motor vehicle rental (provided there be no storage or parking of vehicles in the city right-of-way).

u. Parking lots.

v. On-site parking; private garages.

w. Parking garages.

x. Motor freight terminals, transportation terminals, bus holding areas.

y. Contractors' yards (shall be enclosed by opaque fencing in order to screen the yard from view from adjacent properties).

z. Motor vehicle repair, light duty or heavy duty (provided there be no parking of vehicles in the city right-of-way).

aa. Hotels and Motels.

3. Special Permit Uses:

The following special uses are also permitted in an Industrial District, Class B zone, subject to the requirements and procedures of a Special Permit and for the specific Special Permit Use as set forth in Part C, Section IV of this Ordinance:

a. Distribution facilities for off-the-premise retail sale of fuel oil.

b. Gasoline service stations.

c. Indoor amusement and recreation establishments.

d. Car wash facilities.

e. Scrap metal processing operations. (As limited by Part C, Section IV, Article 2).

f. Indoor recycling centers.

4. Uses Prohibited:

a. Dwellings, apartment houses and condominiums.

b. The following uses, businesses and industries are also explicitly prohibited:

The incineration or reduction of garbage, offal or refuse; manufacturing, refining or treatment of ammonia, chlorine, bleaching powder, petroleum, asphalt, bricks, concrete, terra cotta, tile, carbon, graphite, lamp-black, creosote, cement, lime, plaster, plaster of paris, explosives, fireworks, matches, fat, grease, lard, starch, fertilizer, compost, potash, gas, gelatine, glue, size, hydrochloric, nitric sulfuric or sulphurous acid, linoleum, oil, cloth, oil paint, turpentine, varnish, rubber, soap, tar, dyes, tar roofing, or waterproof roofing, or the distillation of wood, bones, or coal; the storage, tanning or curing of skins or hides; rolling mills, blast furnaces or smelter, boiler works; slaughtering of animals or fowl, or stockyards; the storage of ammonia, chlorine, fireworks and all articles designed for purely explosive purposes.

5. Minimum Yard Requirements:

For all "Uses" enumerated in Paragraph Two (2) Uses Permitted of this district, there are no yard requirements except as follows:

a. Adjoining Industrial, Residential Districts: Front Yards:

Where the frontage on one (1) side of a street between two (2) intersecting streets or between an intersecting street and the dead end of a street or cul-de-sac is partly in a residential and partly in a nonresidential use district the setback requirement of the residential district shall apply to the nonresidential frontage except where the nonresidential frontage exceeds 50% of the total frontage between such intersecting streets or between such intersecting street and dead end cul-de-sac; and further provide that on corner lots in said block which front on one (1) of such intersecting streets, side yard or setback lines shall not be required to exceed 15% of the total front width of said lot.

b. Adjoining Industrial, Residential Districts: Side and Rear Yards:

Buildings or structures hereafter erected or altered in any nonresidential district, on a lot adjacent to or abutting on a residential district shall comply with the following requirements:

(1) Side Lot Lines - Along the side lot line of nonresidential use lot adjoining a residential district there shall be provided a yard of at least the minimum width required for side yards for residential structures of equal height in such residential districts.

(2) Rear Lot Lines - Along the butt lot line of a nonresidential use lot abutting on the side lot line of a lot in a residential district there shall be provided a rear yard of at least the minimum width required for the side yard for residential structures of equivalent height in such residential districts.

Where the rear of a nonresidential use lot abuts against the rear lot line or a lot in a residential district, a building of incombustible materials not exceeding two (2) stories in height may be erected on the rear lot line in the nonresidential district but any portion of such a building above two (2) stories in height must setback to provide a space equal to the rear yard space required for the adjacent residential property.

6. Coverage:

a. Structural Coverage:

Maximum permitted structural coverage shall be 100%.

b. Parking Surface Coverage:

Maximum permitted parking surface coverage shall be 100%.

7. Off-Street Parking Requirements:

All uses permitted in this district are subject to the parking requirements set forth in Part C, Section III, Article 1 of this Ordinance.

8. Off-Street Loading Requirements:

All uses permitted in this district are subject to the loading requirements set forth in Part C, Section III, Article 2 of this Ordinance.

Amended 9/21/92
5/6/02

PART B

SECTION VII HIGHWAY SERVICE DISTRICTS

Article 1 Highway Service District, Class A

1. Purpose and Intent:

The purpose of this district is to provide areas within the City of Syracuse near or adjacent to the interchanges of interstate highways which permit land uses intended to serve the motoring public, entering or exiting from such interstate systems. In promoting the general purpose of this Ordinance, the specific intent of this district is to permit land uses that will not:

a. Be detrimental to adjoining districts and permitted uses;

b. Be detrimental to the orderly flow of pedestrian and vehicular traffic on-site and off-site;

c. Create hazardous or obnoxious conditions.

2. Uses Permitted by Special Permit:

The following uses and structures accessory thereto, may be erected, and used subject to all applicable regulations in a Highway Service District, Class A zone as Special Permit uses upon approval of the City Planning Commission and the concurrence, by ordinance, of the Common Council, as provided hereunder:

a. Motels and hotels.

b. Restaurants.

c. Coin-operated laundromats, including coin-operated dry cleaning machines, ice vending machines, when located within a building or as part of the principal structure.

d. Gasoline service stations.

e. Motor vehicle repair, light duty (provided there be no parking of vehicles in the city right-of-way).

f. On-site parking.

g. Private garages.

3. Special Procedures for Special Permit Use:

All Special Permit Uses permitted within this zoning district shall comply with the following procedures:

a. Application

An application for a Special Permit Use within this zoning district shall be filed with the City Planning Commission on forms provided by the Commission with the following supplementary data:

(1) Topographic map at contour intervals to show the existing topography on the lot proposed for the Special Permit Use, including the topography of all adjoining areas for a distance of not less than twenty five (25) feet from the subject property lines.

(2) Topographic map showing the proposed topography as it will be at the completion of all construction.

(3) A plot plan showing the location of all structures and improvements, including all improvements required under the Zoning Rules and Regulations.

(4) Elevation plans of all structures which are existing and will be retained or which will be constructed, showing all four sides and dimensions of said structures.

(5) A landscape plan showing the landscaping which will be incorporated in the Special Permit Use.

(6) Any two or more of the foregoing requirements may be combined on one sheet where such may be combined without obscuring clarity of the data presented.

(7) Any other data or material considered by the Commission as necessary in review of the application.

b. Approval

The City Planning Commission, after a Public Hearing, and with the approval, by ordinance, of the Common Council, may permit the utilization of any lot within this zoning district for the uses permitted herein, subject to any condition or modification of these rules and regulations it deems necessary to attain the objectives of these rules and regulations and tending to protect the health, safety and welfare of the public.

Before approval of any Special Permit Use, the Commission shall make specific determination that the proposed use, as depicted on the submitted data and supplemented by the testimony and research:

(1) is not detrimental to adjoining zoning districts, and permitted uses;

(2) is not detrimental to the orderly flow of pedestrian and vehicular traffic on-site and off-site;

(3) will not create hazardous or obnoxious conditions;

(4) is approvable by any other municipal department having jurisdiction over the proposed use or its appurtenant facilities.

4. Minimum Lot Area:

The minimum lot area for any use within this district shall be not less than twenty thousand (20,000) square feet.

5. Minimum Frontage:

Every lot on which a permitted use is located shall provide a minimum street frontage of not less than one hundred fifty (150) feet.

6. Minimum Yard Requirements:

Except as otherwise provided in this Article, all uses permitted by special permit within this district shall comply with the following yard requirements:

a. Front Yard

Every use or structure located on any parcel within this zoning district, except as otherwise specifically permitted herein, shall be located such as to provide a minimum front yard of not less than 60 feet.

(1) No structures, shrubs, plants, or alterations to existing topography shall be permitted within the first fifteen (15) feet, measured from the front lot line of the required front yard, such as to obscure visibility to and from the street, between the elevations of three (3) feet and eight (8) feet above street grade. Such provisions shall not apply to any portions of the required front yard where the ground elevation is more than eight (8) feet above adjacent street grade.

(2) The foregoing provisions (1) shall not prevent the maintenance and establishment of a lawn, nor the location of any tree spaced not less than ten (10) feet apart, provided all branches are trimmed up to a height of eight (8) feet, within such fifteen (15) foot front yard area.

(3) Street grade applicable to this paragraph (a) shall be at the lowest portion of a street abutting the affected lot, at a point measured perpendicularly to the street from the obstructing structure or planting.

b. Side Yard

There shall be provided side yards on each lot occupied by a Special Permit Use within this zoning district as follows:

(1) Any such use located on a lot within this zoning district shall provide side yards of not less than twenty (20) feet. Any such side yard adjacent to any residential use must provide a side yard of not less than forty (40) feet which shall be provided with a solid evergreen hedge of not less than four (4) feet in height adequate to provide an all-year screen and located along such side lot lines.

(2) Any structure located within this zoning district may be located at the common side lot line occupied or to be occupied by a structure housing another special permit within this zoning district. Such a structure at such common lot line shall be provided with a party wall and a copy of an agreement running with the land, between the owners of such contiguous lots for the establishment with the Department of Planning, and provided further, the total frontage of such contiguous structures must not exceed three hundred (300) feet in length.

(3) Side yards of corner lots located within this zoning district shall have minimum width equal to the required front yard of the adjacent lot, fronting on the same street as the side yard of the corner lot, or a distance of thirty (30) feet, whichever is greater.

c. Rear Yard

There shall be provided on each lot occupied by a Special Permit Use within this zoning district a rear yard of not less than twenty five (25) feet, which shall be provided with a landscaped border of not less than fifteen (15) feet, consisting of an evergreen hedge of not less than four (4) feet, nor more than eight (8) feet in height and adequate to provide an all-year screen along the rear lot line. Any such lot contiguous to a residential use district must provide a rear yard of not less than forty (40) feet, which shall be provided with a similarly landscaped border along any portion of such rear yard which is contiguous to such residential use district.

7. Maximum Height:

Any structure erected to house a Special Permit Use within this district may be erected to a height not to exceed forty (40) feet, or three (3) stories, whichever is less.

8. Parking:

Every use or structure, erected or used, within this zoning district shall be provided with open parking spaces within the side or rear yard, or within or below the principal building, as provided in Part C, Section III, Article 1 of the exclusive use of the occupants of the structure, or use.

a. The front yard of any Special Permit Use may be used for parking purposes where that portion of the front yard immediately contiguous to the street for a depth of fifteen (15) feet is landscaped and provided with a hedge not to exceed twenty four (24) inches in height.

b. Parking in the front yard shall be permitted only when a service road to such parking area is provided along the aforementioned landscaped area.

9. Signs:

Signs are permitted in accordance with the rules and regulations set forth in Part C, Section VI, of this Ordinance.

10. Special Conditions:

Any Special Permit Use within this zoning district shall comply with all applicable conditions as specified hereunder:

a. Curbing

Curbing to regulate locations of vehicular traffic, shall be provided for all areas to be used by motor vehicles as follows:

(1) Curbs shall be installed at the edge of the roadway along the entire street frontage of the Special Permit Use.

(2) Drop curbs shall be provided where driveways are located.

(3) Curbs shall also be provided along the edge of all paved areas accessible to motor vehicles and on the parcel of land upon which the Special Permit Use is located.

b. Driveways

(1) Driveways opening on traffic lanes leading to the intersection at which the Special Permit Use is situated shall be located not less than forty (40) feet from the intersection formed by the adjacent street right-of-way lines.

(2) Driveways opening on traffic lanes leading away from an intersection may be located such as to provide not less than fifteen (15) feet spacing between the intersection formed by the street right-of-way lines and the nearest boundary of the driveway.

(3) Driveways located next to a residential district shall provide not less than twenty five (25) feet spacing between such property line and the nearest boundary of the driveway.

(4) All other driveways shall be located not less than ten (10) feet from the property lines, unless otherwise determined by the City Planning Commission as providing a safer traffic condition.

(5) Driveways shall not exceed a width of twenty (20) feet with a curb-cut of not more than thirty (30) feet.

(6) No driveways opening onto public rights-of-way shall be located within thirty (30) feet of another such driveway.

(7) Driveways shall be slanted not more than 60° to the curb line, to permit convenient ingress and egress to the traffic lane nearest the site.

(8) All driveways shall be made with an impervious, all-weather, dustless material.

(9) All dimensions as specified in this paragraph shall be measured along the property line, except as otherwise specifically provided.

c. Easement

No Special Permit Use, as provided in this Article shall be permitted unless the owner of the lot in such zone shall grant an easement running with the land to the owner or owners of adjacent properties, to be approved by the City Planning Commission, and which shall thereafter be recorded in the Onondaga County Clerk's office, permitting ingress and egress over and upon the front forty (40) feet nearest the street right-of-way line of the required front yard, in order to facilitate traffic movements to and from abutting streets and

to all uses permitted within the zoning district, said easement to contain a covenant that the owner shall maintain and keep said easement in good repair. The easement shall provide that it shall automatically terminate whenever the zone may thereafter be changed.

d. Gasoline Pump Islands

Gasoline pump islands for permitted gasoline stations shall be located not less than twenty five (25) feet from the front lot lines and shall be not less than forty (40) feet from a residential use district boundary.

e. Open Area

All open areas shall be landscaped, where required, or paved with an impervious, all-weather, dustless material.

f. Design

Any Special Permit Use permitted within this zoning district shall be designated to provide an integrated landscaping scheme and parking facility to minimize the number of driveways into adjacent streets.

g. Lighting

(1) All lighting shall be located as to prevent direct rays from shining upon adjacent properties.

(2) All flickering or flashing lights and exposed neon lights are specifically prohibited.

(3) No lights shall be permitted which may tend to confuse the motoring public with traffic guidance lights installed by the City.

Amended 5/86

PART B

SECTION VIII INSTITUTIONAL DISTRICTS

Article 1 Planned Institutional District

1. Purpose and Intent:

It is the purpose and intent of this district to permit and encourage the orderly, cooperative and flexible development and expansion of institutional land uses. It is further the intent of this district:

a. To insure compatible relationships between land use activities;

b. To insure the compatible orientation of one (1) building to another in regard to building bulk, architectural and open space;

c. To provide for visually pleasing and functional treatment of open areas;

d. To provide for an efficient and safe circulation system for both pedestrians and vehicles;

e. To provide adequate parking space for immediate and future needs;

f. To insure that signs are adequate, but properly controlled to prevent them from detracting from the appearance of the development;

g. To encourage cooperation among individual owners, and/or developers to achieve the above listed objectives.

2. Uses Permitted:

a. Institutional

Universities, colleges, public and private elementary, junior high, high schools, hospitals, clinics, care homes, sanitariums, religious institutions, eleemosynary institutions, civic uses, fraternities and sororities; day- care centers; business and commercial schools.

b. Accessory Uses

Such accessory uses are those either owned or operated by an institution, or an independent accessory use. Any such accessory use shall be found by the City Planning Commission to be compatible to, in furtherance of and not detrimental to the proposed use or uses of the Planned Institutional District. Such accessory uses are permitted but not limited to the following:

(1) Residential - Dormitories; housing for married students; housing for nurses; housing for medical interns; rectories, convents and parsonages; provided such facilities are owned and maintained by the institution with which the residents are associated.

(2) Off-Street Parking - Off-street parking shall be permitted and required in accordance with the schedule provided in Section i (4) of this Article.

(3) Retail and/or Service - Retail and/or service uses may be permitted to the extent that such uses are found by the City Planning Commission to be appropriate for such a district.

c. Nonconforming Uses

All nonconforming uses created by the applications of this Article will be subject to the control of area regulations contained in the zoning classification which previously applied to the property, until such time that the property is put to uses permitted by this Article, and in accordance with the approved District Plan.

3. Planned Development Review:

a. Initiation

A Planned Institutional Zone may be initiated by an institution, group of institutions, private individuals and/or by the City of Syracuse.

b. Sketch Plan

The initial step to gaining approval of a Planned Institutional District is to submit to the City Planning Commission a sketch plan indicating:

(1) the boundaries of the proposed district;

(2) the type and location of all principal land uses;

(3) and any other information that the City Planning Commission may request.

The purpose of such sketch plan is to enable the City Planning Commission to determine if a Planned Institutional District is appropriate for the proposed location.

c. District Area

The minimum district area must be two (2) contiguous acres or one (1) entire city block. Smaller areas may be zoned Planned Institutional District if they are contiguous to an existing Planned Institutional District. Such smaller area must be treated as a subdistrict of the existing Planned Institutional District. Public rights-of-way shall not be considered as affecting the contiguity of areas.

d. District Plan

Prior to the establishment of a Planned Institutional Zone, a District Plan for the area to be included in the Zone must be presented to and approved by the City Planning Commission.

(1) District Plan Content - The District Plan must include maps, tables and other materials that show the following:

(a) The area and boundaries of the proposed district and of all separate, principal ownerships within the District.

(b) The location and width of all existing or proposed public roadways or public easements within or bordering the area.

(c) The general location and maximum number of points of access to public streets.

(d) Setbacks to be observed from streets and property lines.

(e) Maximum lot coverage, by defined subdistrict of the District and for the District as a whole.

(f) Maximum floor area ratios for defined subdivisions of the Zone and for the Zone as a whole. (Every area completely bounded by public streets should be designated as one (1) or more subdistricts of the District for purposes of designating coverage and floor area ratio limitations).

(g) The general location and approximate number of parking spaces to be included in the District.

(h) The locations and general types of uses or activities existing and to be placed in the District.

(2) Supporting and Explanatory Material

The Commission may require the submission of additional material to explain and justify the District Plan, which could include but is not limited to the following:

(a) Projections of employment, residents, attendance or enrollment, patient loads, or other measures of activity likely to be accommodated in the Zone.

(b) Estimates of development scheduling and sequence.

(c) Explanations of measures to be taken to accommodate parking, loading and circulation requirements.

(d) Plan drawings illustrating possible locations and general dimensions of buildings, major pedestrian and vehicular circulation systems, parking facilities, major open spaces, and outdoor activity areas.

(e) Explanation of general measures to be taken to assure the satisfactory accommodation of storm drainage and other public utility services.

(f) Explanation of general measures to be taken to assure adequate access for police and fire protection.

(g) The existing land use and facilities for a distance of two hundred (200) feet outside the boundaries of the district.

e. Public Hearing

After a Public Hearing and approval of Common Council, the Planned Institutional District will then be established.

f. Project Plan

Prior to the issuance of a building permit for the construction of any new structure or parking or access facilities in the Zone, a Project Plan for the facility to be constructed must be submitted to the City Planning Commission for its review and approval. The Commission must also find that the Project Plan is in substantial conformance with the District Plan, that it makes adequate provision for fire and police access, drainage, and utilities, and that it meets other applicable regulations within its jurisdiction. The Commission may call a Public Hearing on project plans at its discretion.

To facilitate review, Project Plans should be submitted in preliminary form for review, and then, for final approval, in the form required for issuance of building permits.

(1) Project Plan Submissions - Preliminary Project Plans must include maps, drawings and other materials that show:

(a) Site plans for all construction for which building permits are being sought and all adjoining or adjacent structures, parking facilities or drives.

(b) All landscaped open space, plazas, malls, courts, and pedestrian-ways within or immediately surrounding the proposed construction.

(c) Existing and proposed topographic contours within and surrounding the proposed construction.

(d) Existing and proposed drainage and utility patterns, facilities, and/or public easements within or affected by the proposed construction.

(e) Permanent landscaping within and surrounding the proposed construction.

(f) Off-street loading to serve any building or facilities proposed to be constructed.

(g) Any signs to be included in the proposed construction.

(h) Approximate floor elevations of all buildings to be constructed.

(2) Supporting and Explanatory Material - The City Planning Commission may require the submission of additional material to explain and justify the Project Plan, which could include but is not limited to the following:

(a) General floor plans and elevations of proposed structures.

(b) Information necessary to assure compatibility of the proposed project with adjoining existing uses.

(c) An explanation of the manner in which all requirements of the District Plan and of other applicable regulations are to be met and in which adequate access for public and fire protection is maintained.

g. Amendment of Plans

(1) Amendment of District Plan - Any substantial differences between the District Plan and Project Plans, or any proposed changes or additions after original construction, which changes or additions will alter the character or intent of the District Plan must be submitted to all procedures pertaining to the approval of the District Plan. The City Planning Commission may approve an amendment to the District Plan only upon finding that such amendment does not jeopardize the intent of the Planned Institutional District.

(2) Amendment of Project Plan - A Project Plan which has the approval of the City Planning Commission must be resubmitted to the City Planning Commission for approval, if there are any substantial changes thereto. The City Planning Commission must find that the amendment does not jeopardize the intent of the Planned Institutional District.

h. Resubdivision

Appropriate resubdivisions must be made where structures are to be built across existing property lines or where required by the City Planning Commission.

i. Development Requirements

The City Planning Commission, at its discretion, may waive any development requirements, up to but not exceeding 50% of the below-stated requirements, including but not limited to lot coverage, floor area ratio and setbacks, if such a waiver does not jeopardize any article of the intent for this zone and if the waiver is in no way detrimental to adjoining property or development.

(1) Maximum District Coverage - 50% of any district may be covered by structures. Open parking areas and parking garages below grade are not considered structures for this purpose of maximum lot coverage. 20% of the total district must be in appropriately developed open space. Developed open space is defined as: plazas, malls, pedestrian-ways and other areas for active and/or passive recreation, but does not include parking areas. The roofs of structures may be considered for such open space when at grade or not more than one (1) story above grade.

(2) Floor Area Ratio - The floor area to ground area ratio shall not exceed 2.0 for any Planned Institutional District or Subdistrict except where premiums are granted for the provision of amenities or improvements as listed below. The maximum floor area ratio for any District or Subdistrict shall not exceed 4.0. Premiums shall be granted according to the following schedule:

(a) Plaza or Interior Open Space - 0.5

To qualify for the premium herein authorized, a plaza or interior open space shall be open to the sky, completely paved or paved and partially landscaped, open to the public for pedestrian movement, and have:

1) An area of not less than one-sixth (1/6) of the lot, or six thousand (6000) square feet, whichever is greater, or

2) A frontage of fifty (50) feet on at least one (1) street and an area of not less than six thousand (6000) square feet. Weather protection admitting light and air shall not be considered as being in conflict with the requirement of being open to the sky.

(b) Street Arcade - 0.5

To qualify for the premium herein authorized, the first story at grade shall be setback from the lot line for the entire frontage of the lot. Such arcade area shall be completely paved or paved and partially landscaped and shall be unobstructed except for columns or piers required to support the building or roof.

Not less than six (6) feet of arcade depth shall be accessible to the public for pedestrian movement. The full premium shall be given for street arcades eighteen (18) feet in depth. Arcades providing less than six (6) feet of depth for pedestrian movement shall receive no premium.

Arcades providing between six (6) feet and eighteen (18) feet of depth shall receive 8.33% of the maximum premium for each foot over six (6) feet in depth. If a lot has a frontage on more than one (1) street, the premium shall apply to each separate frontage in the degree to which is qualifies.

(c) Public Open Space - 0.5

To qualify for the premium herein authorized, a building shall have a front, side or rear lot line adjoining a public open space of at least one (1) acre in area and of a depth perpendicular to such lot line of not less than two hundred (200) feet. The public open space may include streets adjacent to the public area.

(d) Parking Garage - 1.0

To qualify for the total premium herein authorized, 80% of the required off-street parking for the uses in each District or Subdistrict must be provided in a parking garage or garages. If less than 80% of parking is provided in a garage or garages, the premium granted will be equal to the percent of total required parking provided in parking garages taken as a percent of 1.0. For the purposes of this premium a parking garage is defined as a structure which encloses fifty (50) or more parking spaces, each space being an area nine (9) feet by twenty (20) feet and all spaces being screened by curtain walls or ornamental screening. This definition does not preclude parking on the roofs of such garages if the above-mentioned screening is provided.

(e) Treatment of Open Parking Spaces - 0.5

To qualify for the premium herein authorized, open parking spaces shall include areas of landscaping, providing trees, shrubs, and/or other decorative material such as sculptures or fountains. Such landscaped areas shall be surrounded by non-mountable concrete curbs, and shall be adequately distributed throughout the entire parking area. Such areas of landscaping shall be not less than 10% of the total parking lot area.

(f) Additional Parking

The floor area ratio may be raised .1 for every .05 raise in the parking ratio. (See subsection (4) below for parking ratios).

(3) Setback or Front Yard - The building setback line shall be not less than ten (10) feet from the street right-of-way line. Relationships of buildings to side or rear property line or of one (1) building or another shall be found to be appropriate by the City Planning Commission.

(4) Off-Street Parking - Off-street parking facilities shall be provided in those locations specified on the District Plan for any Planned Institutional District.

The City Planning Commission must find the parking provisions on the Project Plan in conformity with the intent of this zone and provided as follows unless other arrangements satisfactory to the Commission are submitted which indicate the provision of adequate off-street parking.

(a) Classrooms, Libraries, and Laboratories - one (1) space for each fifteen (15) seats or student stations, located within fifteen hundred (1500) feet of the buildings served.

(b) Hospitals, Convalescent Facilities and Care Homes - one (1) space for each four (4) hospital beds and one (1) space more for each six (6) convalescent or nursing beds, located within six hundred (600) feet of the building served.

(c) Churches - one (1) space for each five (5) seats in the main auditorium, located within six hundred (600) feet of the building served.

(d) Dormitories or other Housing for Single Students - one (1) space for each five (5) beds, located within fifteen hundred (1500) feet of the building served.

(e) Dormitories for Married Students - one (1) space for each dwelling unit.

(f) Administrative or Other Offices - one (1) space for each four hundred (400) square feet of gross floor area; at least one-half (1/2) of total spaces required be located within eight hundred (800) feet of the buildings served and the balance within fifteen hundred (1500) feet of the buildings served.

(g) Retail or Service - one (1) space for each five hundred (500) square feet of gross floor area. All spaces should be located within two hundred (200) feet of the building served.

(5) Off-Street Loading - The City Planning Commission must find the off-street loading provisions on the Project Plan in conformity with the intent of these regulations and provided as follows unless other arrangements satisfactory to the Commission are submitted which indicate the provision of adequate off-street loading.

(a) Adequate off-street loading must be provided for each building. Loading berths (12' x 45') must be provided for each building of one hundred thousand (100,000) square feet or more of gross space. Such berths shall be provided at the rate of one (1) berth for each one hundred thousand (100,000) square feet of gross space or portion thereof.

PART B

SECTION-IX LAKEFRONT ZONING DISTRICTS

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Adopted January 26, 2004
Updated transcription December 27, 2007.

PART B

SECTION IX LAKEFRONT ZONING DISTRICTS

Article 1 Purpose and Intent

The Lakefront Zoning Districts described in this Section have been created in furtherance of the City of Syracuse Lakefront Master Plan (LMP), adopted on March 29, 1999, and amended and reconfirmed on January 6, 2003.

The purpose of this Section B-IX is to implement the LMP and the principles of the Onondaga County Settlement Plan (hereinafter, the “Settlement Plan”) within the Lakefront area. These principles are aimed at building a traditional urban fabric characterized by streets and other public spaces that are walkable and inviting to pedestrians and by a mixture of uses, including retail, office, personal services, restaurants, waterfront recreation, and residential, integrated in a fine-grained pattern that creates an urban sense of place with energy and vitality. Another important element of the Lakefront area is the potential for tourism-based retail and entertainment venues within a high quality resort atmosphere, centered upon the current retail and Inner Harbor areas within the LMP, and integrating with the urban and recreation opportunities within the surrounding areas.

The zoning categories in this Section are based upon the "transect" concept, which enables neighborhoods to be designed as coherent environments arranged in a continuum from rural to urban. Rather than regulation based primarily on uses and dimensions, this type of land use regulation focuses on the creation of a dignified public realm, with interconnecting streets lined with buildings. Because the uses are varied, they are harmonized using regulations that address design issues such as building type and placement, facades, streetscapes, and street layout.

Based upon the transect model, the Lakefront has been divided into two urban transect categories, described as "General Urban" (T4) and "Urban Center" (T5). It is possible that other parts of the City of Syracuse may also be rezoned according to transect categories.

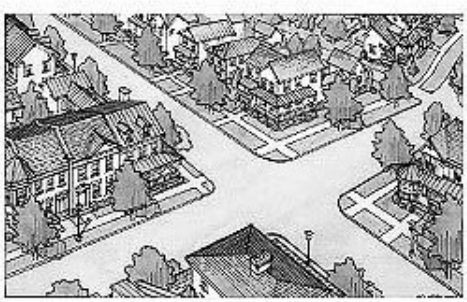
This Section is intended to implement the general goals, principles, and intent of the LMP and the Settlement Plan, which shall be used as interpretive guidance documents and not as the governing law for these districts. The Settlement Plan describes the transect in greater detail. Drawings, maps, and diagrams shown in this Section B-IX are intended as illustrative material only, and do not have any regulatory effect unless expressly indicated. Drawings, maps, charts, and diagrams contained in the Regulating Plan referred to in Article, 3 Section 1, are expressly intended to have regulatory effect, unless otherwise
indicated therein.

Article 2 Establishment of Lakefront Districts

The following districts are hereby established: General Urban (T4) and Urban Center (T5, including T5[1] and T5[2]). These districts are as shown on the "Amended Zoning Plan and Map of the City of Syracuse, New York" (hereinafter, the "Zoning Map") and are more particularly shown and described in the Regulating Plan for the City of Syracuse Lakefront Zoning Districts, attached hereto and made a part hereof (see Article 3 below). These districts replace any prior zoning districts that applied to the area shown on the Regulating Plan. The regulations in this Section B-IX shall apply only to the areas shown on the Regulating Plan.

1. General Urban District (T4), Intent and Purpose

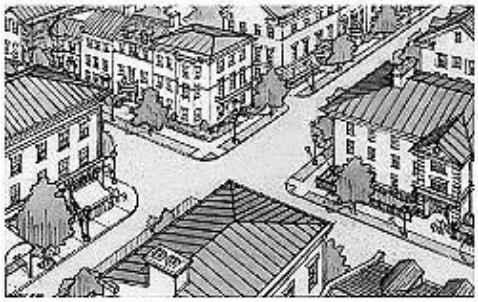
The purpose of the T4 District is to provide a primarily residential mixed use neighborhood in which non-residential uses are present, but small in scale and impact. A variety of building types is encouraged, including attached rowhouses on separate lots, but only one single-family home with an ancillary unit is permitted on each lot.



T4 areas have a primarily residential character with both attached and detached low-rise buildings and shallow front yards.

2. Urban Center District (T5), Intent and Purpose

The purpose of the T5 District is to create a dense, fully mixed use neighborhood with a vibrant street life and a public realm with many design amenities. Residential uses are primarily in apartments.



T5 areas have more mixed uses, taller buildings (3 to 6 stories), and buildings pulled closer to the street.

Article 3 Regulation of Lakefront Districts

Land use and development within the T4 and T5 Districts shall be regulated by the following documents:

1. The Regulating Plan for the City of Syracuse Lakefront Zoning Districts, consisting of eleven (11) sheets with the title "Regulating Plan," incorporated and made a part hereof and labeled as follows:

   Sheet 1 Zoning District Map: Transect Zones and Special Requirements
   Sheet 2 Transect Zone General Requirements
   Sheet 3 Summary Chart (T4 and T5 Zoning Districts)
   Sheet 4 Summary Chart (T4 and T5 Zoning Districts)
   Sheet 5 Transportation Network Plan
   Sheet 6 A/B Street Grid
   Sheet 7 Transportation Network Table and Cross-Sections
   Sheet 8 Transportation Network Table and Cross-Sections
   Sheet 9 Transportation Network Table and Cross-Sections
   Sheet 10 Transportation Network Table and Cross-Sections
   Sheet 11 T5 Special Conditions

2. The procedural provisions in Section C-IX of this Ordinance.

3. The provisions of Article 4 below, which contains regulations and definitions necessary for the effective interpretation and application of the Regulating Plan.

4. Other provisions of the Syracuse Zoning Ordinance, to the extent that they are consistent with the Regulating Plan and with the purpose and intent of this Section BIX. In case of any conflict between the provisions of this Section B-IX and other sections of the Syracuse Zoning Ordinance, this Section shall control.

5. In the case of a lot or parcel lying in more than one of the Lakefront Districts, the owner may apply to the Planning Commission for permission to treat as much of the parcel as he or she chooses (including the entire parcel) as though it were in the district containing more than half of the parcel. The procedure for such an application shall be the same as for a Special Permit, as provided in Section C – IX, Article 5.

Article 4 T4 and T5 District Regulations

1. Definitions

Within the Lakefront Zoning Districts, the following definitions shall apply. Text shown in italics is intended as commentary and has no regulatory effect. Terms not listed below which are defined in Part A, Section III of this Ordinance, shall have the meanings contained in those definitions. **"A" Street:** a street designated on the regulating plan to which all requirements of the regulating plan apply. *An "A" Street is intended to create a high quality pedestrian experience. (See "B" Street.)*

Alley: a vehicular way at the rear of a lot provided for service and /or parking access.

Ancillary Unit: an apartment not greater than 600 sq. ft. sharing utility connections with a principal building. It may or may not be a separate building. An ancillary unit does not count toward maximum density calculations.

Apartment: a dwelling unit sharing a building and a lot with other dwellings and/or uses.

Attic: the area within the slope of a roof. An inhabited attic shall not be considered a story for purposes of determining building height.

"B" Street: a street designated on a regulating plan that is partially exempted from its requirements in order to afford flexibility to accommodate vehicular functions. (See "A" Street.) *Some streets may initially be designated as B Streets and may be reclassified to A Streets as structured parking is added to a neighborhood that becomes more densely urbanized.*

Back-building: see Principal Building.

Bicycle Network: an interconnected network of trails, lanes and routes dedicated to bicycles.

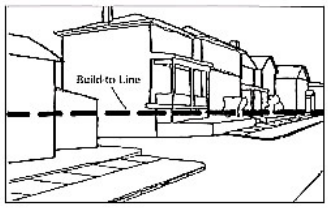
> **Bicycle Lane:** a dedicated bicycle lane adjacent to a vehicular lane, demarcated by striping.
>
> **Bicycle Route:** a vehicular lane suitable for shared use by bicycles, having a speed limit of 25 mph or less.
>
> **Bicycle Trail:** a bicycle way running independent of a vehicular thoroughfare.

Block: the aggregate of lots and alleys, circumscribed by streets.

Block face: all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

Boulevard: a long-distance, free movement street with a landscaped median designed for balanced vehicular and pedestrian use, usually flanked by parking, sidewalks, and planters buffering the buildings along the sides. Where parking is unable to be provided a one-way service lane may parallel a boulevard to provide parking and access to commercial or residential blocks. (See Sheet 7 of the Regulating Plan.).

Build-to Line: a line parallel to or coinciding with the frontage line, along which building facades are aligned.

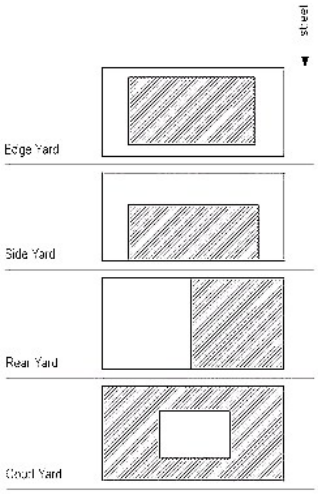


Building Configuration: the three dimensional form of a building and its relation to its lot.

Building Disposition: the placement of a building on its lot.

Building (and Lot) Function: the uses within a building and its lot. Functions are categorized as "restricted," "limited," or "open" according to Transect Zone.

Building Type: the type of building allowed on a lot, defined by its configuration and disposition on the lot. The following are building types:



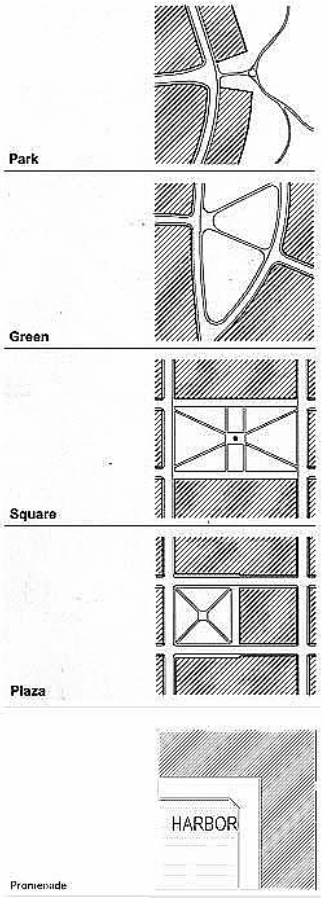
Edge Yard Building: a detached building with setbacks on all sides. *The front yard is intended to be semipublic and visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed outbuilding.*

Side Yard Building: a building that occupies one side of the lot with the primary open space to the other side, sometimes described as a zero lot line building. *The visual opening of the side yard on the street frontage causes this building type to appear freestanding. If the adjacent building is also a side yard type with a blank party wall along the lot boundary, the side yard can be quite private.*

Rear Yard Building: a building that occupies the full frontage of its lot, using common walls, and leaving the rear portion as a large yard. *The building facade continuously defines the edge of the public space while the rear elevation may be articulated for functional purposes. In its residential form, this type is represented by the rowhouse with a back building and well placed outbuilding creating privacy. In mixed use buildings, the depth of the rear yard can accommodate substantial parking.*

Court Yard Building: a building that extends to the boundaries of its lot while internally defining one or more private courtyards. *This is the most urban of types as it is able to shield the private realm from all sides. Because of its ability to accommodate potentially Incompatible activities in close proximity, it is recommended for workshops, lodging, and schools.*

Civic Space: an area designated as a gathering place for the public. The appropriate type of civic space is determined by its intended use and location, surrounding frontage types, and design, landscaping and
finishing. The following are types of Civic Space:



Park: a large civic space or linear corridor available for recreation, usually located at a neighborhood edge, and fronted by buildings. Its landscape comprises paved paths and trails, some open lawn, trees, and open shelters, all naturalistically disposed and requiring limited maintenance.

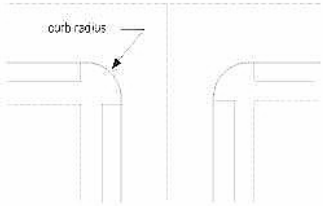
Green: a medium-sized civic open space available for unstructured recreation, circumscribed by building frontages, its landscape predominantly consisting of grassy areas and trees, naturalistically disposed and requiring only limited maintenance.

Square: a civic space, seldom larger than a block, at the intersection of important streets, and circumscribed spatially by frontages, its landscape consisting of paths, lawns, trees, and civic buildings all formally disposed, and requiring substantial maintenance.

Plaza: a civic space at the intersection of important streets set aside for civic purposes and commercial activities. A plaza is circumscribed spatially by frontages, its landscape consisting of durable pavement for parking and trees requiring little maintenance.

Promenade: a linear civic space along a water body.

Civic Use: governmental and non-profit uses, including but not limited to educational, cultural, arts, religion, library, recreation, post office, and municipal.



Common Lawn: see Frontage Type.

Court Yard: see Building Type.

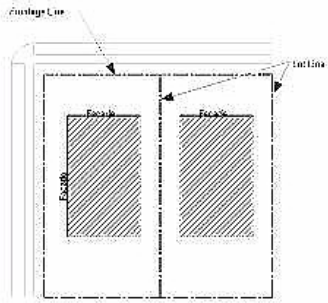
Curb Radius: the curved edge of a street at an intersection, measured at the inside edge of the travel lane. The smaller the curb radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. Control of the maximum curb radius is an important variable in the fostering of a pedestrian environment.

Driveway: a vehicular access way within a lot.

Edge Yard: see Building Type.

Elevation: the exterior walls of a building not along a frontage. See Facade.

Enfront: the placing of an element along a frontage line, as in "porches enfront the street."



Entrance, principal: the principal place of pedestrian entry to a building. *In the support of pedestrian activity, the entrance door should generally be along the frontage rather than a parking area.*

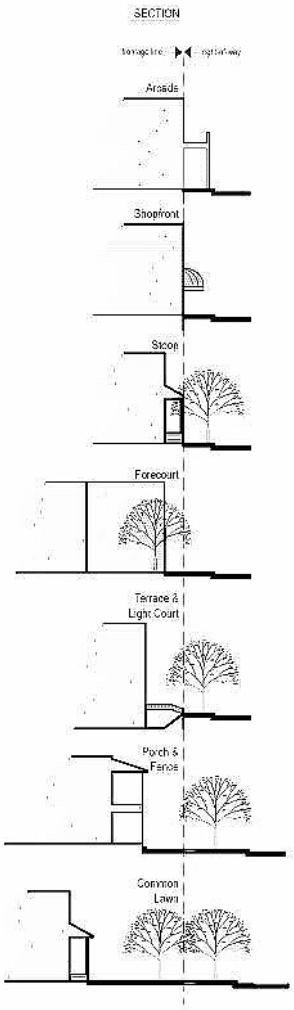
Facade: the exterior walls of a building that are set along a frontage line. See Elevation. *Facades support the public realm and are subject to frontage requirements additional to those required of elevations.*

Forecourt: see Frontage Type.

Frontage Build-out: the minimum percentage of the length of a build-to line along which a building façade must be constructed in order to properly enclose the public space of the street.

Frontage Line: the lot line lying along a street or a civic space. Corner lots shall be deemed to have frontage lines on all streets they enfront.

Frontage Type: the type of façade that lies along the primary frontage line. The typology of frontage types is as follows:



Arcade: a shopfront facade aligned on the frontage line with either an attached colonnade, or a second story of the building extending over the sidewalk, while the ground story remains set back at the frontage line. *This type is appropriate for retail use, as long as the sidewalk is fully absorbed within the arcade so that a pedestrian cannot bypass it. An easement for private use of the public right-of-way is usually required. To be useful, the arcade should be no less than 12 ft. wide.*

Shopfront: a facade aligned at or close to the frontage line with extensive glazing and the entrance at sidewalk grade. *This type is conventional for retail frontage. It is commonly equipped with cantilevered shed roof or an awning. The absence of a raised ground story precludes residential use on the ground floor, although this use is appropriate on upper stories.*

Stoop: a facade aligned close to the frontage line with the ground story elevated from the sidewalk, and a raised stoop and steps projecting from the entrance. *The elevated facade increases privacy for the windows. This type is suitable for ground-floor residential uses at short setbacks with rowhouses and apartment buildings. An easement may be necessary to accommodate the encroaching stoop. This type may be interspersed with the shopfront.*

Forecourt: a facade aligned close to the frontage line with a portion of it set back. *The forecourt created is suitable for gardens, vehicular drop-offs, and utility off loading. This type should be used sparingly and in conjunction with the two frontage types above, as a continuous excessive setback is boring and unsafe for pedestrians. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.*

Terrace and Light Court: a facade set back from the frontage line with an elevated garden or terrace, or a sunken light court. *This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is suitable for restaurants and cafes as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.*

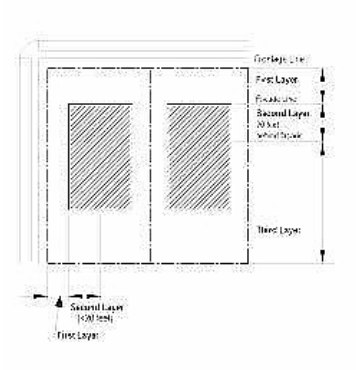
Porch and Fence: a facade set back from the frontage line with an encroaching porch appended and a low fence at the frontage line. *The porch should be within a conversational distance of the sidewalk, while a fence at the frontage line maintains the demarcation of the yard. A great variety of porches is possible, but to be useful, none should be less than 8 ft. wide.*

Common Lawn: a facade set back substantially from the frontage line. *The front yard thus created should remain unfenced and be visually continuous with adjacent yards. The ideal is to simulate buildings sitting in a common lawn area. A front porch is optional, as social interaction from the enfronting street is unlikely at such a distance. Common Lawns are suitable frontages for higher speed streets, as the large setback provides a buffer from the traffic.*

Gallery: see Frontage Type.

Green: see Civic Space.

Layer: the depth of the lot within which certain activities or structures are permitted. The first layer is the area between the frontage line and the facade. The second layer is the area starting at the facade to a depth of 20 ft. The third layer is the area starting 20 ft. behind the front (only) facade to the rear lot line. Buildings set at the frontage line have no first layer.



Light Court: see Frontage Type.

Liner Building: a shallow building designed to screen a parking lot, parking structure, or blank wall.

Lot Width: the dimension of a lot measured along the frontage line.

Outbuilding: see Principal Building.

Park: see Civic Space.

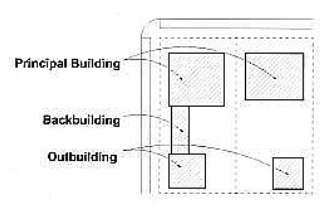
Parking Structure: a building containing two or more stories of parking. *Parking structures create negative pedestrian experiences along the frontages unless there is retail frontage in the parking structure or in liner buildings at the street level.*

Passage: a pedestrian connector passing between buildings. Passages provide shortcuts through long blocks and connect rear parking areas with street frontages. Passages may be roofed over and lined by shopfronts. Variants include a “court,” which is a passage wide enough to be landscaped and to offer frontage to buildings which are otherwise provided with vehicular access only by rear parking lots or alleys.

Path: a pedestrian way traversing a park or greenway and connecting with the sidewalk network.

Plaza: see Civic Space.

Porch and Fence: see Frontage Type.



Principal Building: the main building on a lot, located closest to the frontage line. A principal building contains the uses described under Building Function in the Regulating Plan.

> **Backbuilding:** a structure connecting a principal building to an outbuilding.
>
> **Outbuilding:** an ancillary building, usually located towards the rear of the lot, on the same lot as the Principal Building.

Rear Yard Building: see Building Type.

Regulating Plan: the maps, charts, street sections, drawings and diagrams described in Article 3, Section 1 appended to and made a part of this Section B-IX.

Retail: Pedestrian-oriented uses that offer goods for direct sale to customers or provide direct services to customers, including retail sales of goods, personal service establishments, restaurants, and those types of offices (such as real estate and banks) which rely extensively on walk-in clientele.

Retail Frontage: shopfront, arcade, or terrace frontage types that are suitable for retail use.

Service Lane: see Boulevard.

Setback: the area of a lot measured from a lot line to a building that must be maintained clear of permanent structures, except galleries, fences, garden ways, arcades, porches, stoops, balconies, bay windows, terraces, and decks (that align with the first floor level) which are permitted to encroach into the setback.

Shopfront: see Frontage Type.

Square: see Civic Space.

Stoop: see Frontage Type.

Story: a habitable level within a building of no more than 14 feet in height from finished floor to finished ceiling. Attics and raised basements are not considered a story for the purposes of determining building height.

Street: a paved vehicular way consisting of moving lanes and parking lanes. *Streets in the lakefront districts are classified in the Regulating Plan as Boulevards or Street types 1 and 3. The street and its adjoining streetscape, including sidewalks, street trees, street furniture, and the private front yards and facades of buildings are a primary element of the public realm.*

Streetwall: an opaque, freestanding wall built along the Frontage Line, or in the same plane as the facade, for the purpose of screening a parking lot from the street.

Terminated Vista: a location at the axial conclusion of a street which creates a high degree of visibility along the street it terminates. *A building located at a terminated vista may be required by an annotation on the Regulating Plan to respond architecturally to its location.*

Terrace: see Frontage Type.

Transition line: a horizontal line, the full width of a façade, expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

(BLANK AREA)

2. Street Right-of-Way Standards

a. General

The street right-of-way consists of vehicular travel lanes, parking lanes, curbs, planters, street trees, greenspace, street lights, street furniture, and sidewalks. Street types and their requirements are designated on the Regulating Plan. The implementation of the streetscape design requirements of this section is intended to create an environment conducive to walking throughout the Lakefront Districts, and shall be accomplished by a combination of measures, including but not limited to site plan approvals, subdivision approvals, and the installation of public improvements by the City and private property owners. This ordinance is intended to supersede any conflicting provisions in any city ordinances, regulations, or operating policies or procedures relating to public improvements made by the Office of the City Engineer, the Department of Public Works and other City departments.

b. Street Network

(1) All streets shall terminate at other streets, forming a network. Cul-de-sacs shall be allowed only when there is no alternative due to site conditions such as waterways, wetlands, or steep slopes.

(2) The street network shall consist of blocks with maximum average block perimeters of 1400 feet in the T4 district and 2000 feet in the T5 district. In the T5 district, blocks with perimeters greater than 1400 feet shall include mid-block passages. These block perimeters may be exceeded to accommodate a parking lot or structure that is internal to a block and not visible at ground level from any A street. Maximum block perimeters shall not apply to blocks that abut waterways or limited access highways.

(3) Streets may intersect at non-orthogonal (non-perpendicular) angles as acute as 30 degrees but are subject to approval by the Office of the City Engineer.

(4) New streets shown on the Regulating plan shall be built in the approximate locations shown, unless the Planning Commission and Syracuse Common Council approves a different alignment that is consistent with the requirements of this Section B-IX, according to the Regulating Plan Amendment procedures set forth in Article 6 of Section C-IX. No buildings shall be constructed in locations shown as streets on the Regulating Plan unless the Planning Commission and Common Council has approved an alternate street alignment.

c. Bicycle Network

A bicycle network consisting of bicycle trails, lanes and routes shall be provided throughout the area covered by the Lakefront Districts. During the site plan approval process projects will be reviewed on how they contribute to the network.

d. On-Street Parking

On-street parallel parking spaces (metered and unmetered spaces) shall be individually “T” striped.

e. Utility Easements

The full width of all public paths, passages, and alleys shall contain a utility easement.

f. Location of Street Trees and Street Lights

(1) The locations required by the Regulating Plan for street trees and street lights may be adjusted for specific conditions, such as pre-existing street trees and street lights and the location of building entrances.

(2) Tree grates shall conform to all city standards and shall be a minimum five feet square and constructed of cast iron. Tree grates shall be located at least 1-foot offset from the back of the curb and shall be spaced according to street tree spacing standards. Only grates that can be altered to provide growth of the tree trunk shall be used.

(3) At the time of planting, street trees shall have a height of at least 15 to 20 feet, and a minimum caliper of four inches measured 4.5 feet above the root ball (diameter at breast height, or DBH). Trees shall have a minimum branching height of eight feet. Obtain tree species approval from the City Engineer for any trees planted in the public right-of-way.

g. Encroachments

(1) Minor Encroachments. Awnings, front steps, and tables, chairs, umbrellas, and related temporary structures for outdoor dining may encroach onto and over the public sidewalk up to a maximum of fifteen feet or half the sidewalk width, whichever is less. Arcades shall normally encroach the entire width of the sidewalk. Such minor encroachments shall be permitted with site plan approval by the Zoning Administrator and the office of the City Engineer, upon a finding that such encroachments will not impair pedestrian movement or public safety. Such encroachments shall be deemed to be licenses (not property rights) to use the public right-of-way, revocable by the City at its sole discretion when necessary for public safety or for the construction of public improvements. An applicant for a minor encroachment who seeks to be granted a property right may apply to the Planning Commission and Common Council as provided in (2) below, but such right shall not be granted unless the applicant can show that the investment to be made in the public right-of-way is substantial.

(2) Major Encroachments. Encroachments greater than or for purposes other than those permitted by (1) above shall require approval by the Planning Commission and the Common Council. Such encroachments shall also require the execution of an instrument of conveyance in the form of a license, lease, or the transfer of a fee simple interest. The payment of consideration may be required for such a conveyance. Such consideration may be waived if the Planning Commission finds that the encroachment confers a significant public benefit upon the City.

(3) Consultation with the Office of the City Engineer and Public Works Department. The approval of any encroachment shall require consultation with the Office of the City Engineer and the Public Works Department for its opinion as to the effect of a proposed encroachment on public safety and pedestrian movement, and access to underground infrastructure.

3. General Standards for all Lakefront Districts Outside the Street Right-of-Way

Development in the Lakefront Zoning Districts shall comply with the Regulating Plan and the following additional standards. Standards and exceptions specific to the T4 and T5 Districts are contained in Subsections 4 and 5 respectively. Exemptions for "B" Streets are contained in Subsection 6.

a. Lots and Buildings

(1) All lots shall enfront a street, except that lots served by an alley, also defined as public right-of-way, may enfront a path or passage. Lots in the T5 district may enfront a waterfront walkway or promenade.
(2) Buildings containing residential units shall be located within no more than 1000 feet of a designated civic space and 2000 feet of a location designated for retail use. These distances shall be measured along existing or proposed sidewalks, paths, or passages.
(3) Rear doors, loading docks, and service entries are prohibited along frontages.
(4) One principal building and one outbuilding may be built on each lot.
(5) Back buildings shall be no higher than one story and no wider than 24 feet.
(6) Outbuildings shall be no higher than two stories.
(7) Building height limitations do not apply to any portion of a building having a floor area of 240 square feet or less.
(8) Overhead garage door(s) shall generally be located on alleys. Where this is not feasible, such doors shall be positioned no closer to streets, squares or parks than 20 feet behind the principal plane of the building facade. Garages facing streets, squares or parks shall not exceed two cars per garage and such garage doors shall not exceed 10 feet in width. Where space permits, garage doors shall face the side or the rear, not the front.
(9) Build-to lines on block faces with existing buildings shall be established based upon the location of the existing building closest to the street, provided that such building complies with the "build-to line" requirements in the Regulating Plan. If no existing buildings comply with the “build-to” requirements, the zoning Administrator shall, in consultation with an applicant, establish a build-to line for the block face.
(10) Rehabilitation of existing structures is strongly encouraged. The Standards for Rehabilitation established by the U.S. Secretary of the Interior for all National Register properties shall be applied as standards for restoration of buildings.
(11) Demolition or substantial modification of existing structures listed or eligible for listing on the National Register of Historic Places shall not be allowed without a Special Permit, upon a showing either that the retention of the historic building is not economically feasible or that the replacement building will better advance the purposes and requirements of the Lakefront Zoning districts than the existing building. Architectural harmony (similar materials, window proportions, color range, mass/void ratio, roof type and pitch) with the original structure shall be required for approval of any modifications to such structures.
(12) Corner lots shall be deemed to have two (or more) frontages, side yards, and no rear yards.
(13) All new development shall under ground new utilities.

b. Parking

The purpose of these parking regulations is to create a balance between compact pedestrian oriented development and the need for car storage. The goal is to construct neither more nor less parking than is needed. Required parking does not need to be provided on-site, as long as it is located within two blocks of the building.

(1) Minimum parking requirements are based upon building function as indicated on Sheet 3 of the Regulating Plan. Required parking does not need to be provided on-site, as long as it is located within two blocks of the building.
(2) On-street parking is permitted throughout the T4 and T5 Districts but is subject to approval by the Commissioner of Public Works.

(3) On-street parking along the adjacent frontage shall be counted toward the parking requirements but is subject to approval by the Commissioner of Public Works.

(4) One bicycle parking or storage space shall be provided for every 15 off-street vehicular parking spaces.

(5) Parking lots shall be at the Second or Third Layer from the frontage and shall be screened by a building, streetwall, or continuous hedge between 3.5 and 4.5 feet in height. Streetwalls shall be constructed of a material matching the adjacent building façade. Openings in such streetwalls and hedges shall be no larger than necessary to allow automobile and pedestrian access. If, due to site constraints or a pre-existing condition, a parking lot is located in the first layer, it shall be screened by a streetwall and/or hedge. The requirements of this subsection (5) may be waived on “B” streets.

(6) Liner Buildings shall be exempt from any minimum parking requirement.

(7) Parking beyond what already exists on the site shall not be required for restored or rehabilitated pre-1930 buildings listed or eligible for listing on the National Register of Historic Places.

(8) Parking shall be accessed from an alley wherever feasible.

(9) Corner lots that have both rear and side access shall access parking through the rear.

(10) Wherever feasible, shared parking or the use of public parking lots shall be encouraged. Applicants may also pay a fee in lieu of providing on-site parking, according to established legislation. The applicant shall provide a parking analysis justifying any proposed parking solution during special permit or site plan review processes. The parking analysis is subject to review by the Zoning Administrator and Office of the City Engineer, as well as the City Planning Commission in the case of Special Permits.

(11) Minimum parking space dimensions for head-in or diagonal parking shall be 9' x 18' with 11 foot drive lanes (22' for 2 way traffic) and parallel parking spaces shall be 7' x 20' minimum with 10 foot drive lanes (20' for 2 way traffic).

(12) Parking shall be provided as necessary to meet the requirements of the Americans with Disabilities Act.

(13) The exterior lighting fixture standard for open parking lots shall be a minimum 12-foot and maximum 18-foot high pole with a "full cutoff" luminaire. The light source shall be metal halide or on energy efficient white light lamp.

(14) Whenever possible, light fixtures shall be located at landscaped medians, and along landscaped pedestrian paths.

(15) Surface parking lots shall be paved. Approved paving materials are concrete, concrete pavers, brick pavers, and asphalt.

(16) Parking lots shall not sheet drain to the street. Stormwater shall be collected on site and discharged at a rate approved by the City Engineer.

c. Parking Structures

(1) Parking structures fronting on a “B” street or the Onondaga Creek Corridor shall have an architecturally finished facade complementary with adjacent buildings. Facade openings shall be a maximum of 60% of these facades.

(2) Parking structures on “A” streets shall be set back a minimum of 50 feet from the property lines of all adjacent streets to reserve room for Liner Buildings between parking structures and the street. Such Liner Buildings shall be no less than two stories in height. Liner Buildings may be detached from or attached to parking structures. Alternatively, parking structures on A Streets may be built up to the frontage lines if they have street level retail frontage along such frontage lines.

(3) Facades shall be designed so that parked vehicles and interior ramps and inclines are obscured from view.

(4) Parking structures shall provide retail frontages at grade if so required on the Regulating Plan. In addition, parking structures that front on Bear Street, Harborside Drive, Solar, Plum, or Franklin Streets and are not required to have retail frontage are encouraged to do so.

(5) The first level of all parking structures visible from a public ROW shall have a solid wall or spandrel panel three feet minimum in height, or a dense planting of evergreen plant materials or attached planters to screen parked cars from the public ROW. This standard shall apply wherever service retail or commercial space is not integrated into the parking structure or a liner building along the public ROW.

(6) Wherever possible, the narrow facade of a parking garage shall be oriented towards the street.

d. Landscaping, General Requirements

A diversity of tree species throughout the Lakefront area is encouraged. All plant materials shall conform to the American Nurserymen's Standards for quality and hardiness.

(1) The list of acceptable trees is as follows:

Locations with Individual Planters (Tree Pits):

Japanese tree lilac- (*Syringa reticulata*)
Honeylocust - (*Gleditsia triacanthos*)
Callery Pear - (*Pyrus calleryana*)
Ginkgo - (*Ginkgo biloba*)
Green Ash - (*Fraxinus pennsylvanic*a)

Locations without Overhead Wires:

Honeylocust - (*Gleditsia triacanthos*)
Callery Pear - (Pyrus calleryana)
Ginkgo - (*Ginkgo biloba*)
Littleleaf linden - (*Tilia cordata*)
Northern hackberry - (*Celtis occidentalis*)
Green Ash - (*Fraxinus pennsylvanica*)
London Planetree - (*Platanus acerifolium*)
Japanese Pagoda Tree - (*Sophora japonica*)
Sweetgum - (*Liquidambar styraciflua*)

Locations with Overhead Wires:

Japanese tree lilac- (*Syringa reticulata*)
American hornbeam - (*Carpinus caroliniana*)

(2) Evergreen trees shall not be planted as street trees, along driveways, or in parking lots. Evergreens should be used as screening materials.

(3) Other street tree requirements are shown in the Regulating Plan.

e. Landscaping and parking lots

Parking lot landscape requirements are as follows:

(1) Parking lots shall be planted with indigenous shade trees at a ratio of at least one tree for every ten parking spaces

(2) For parking lots containing more than 18 spaces, landscape strips of at least six feet in width shall be provided between parking aisles of either head-in or diagonal parking. Tree spacing in parking lots shall be designed to create as continuous a shade canopy as possible.

(3) In lieu of landscape strips, landscape islands can be provided. No more than 12 consecutive parking stalls are permitted without a landscape island of at least 6 feet in width and extending the entire length of the parking stall. A minimum of one tree and a combination of shrubs and/or ground cover shall be planted in each landscape island.

(4) The minimum size shade tree shall be four-inch caliper and 15 to 20 feet in height. Trees shall have a minimum branching height of six feet.

(5) Shade tree plantings are required at the ends of all parking bays. These trees hall count toward the tree/parking space requirement specified above. Alternative design solutions for this requirement may include:

a) Planting islands formed by a continuous granite or concrete curb, with a 10- foot minimum width from back of curb to back of curb. These islands may be planted with ground covers and shrubs in addition to the required trees.

b) The use of tree grates or a permeable paving system in the tree planting zones is permitted, as long as each tree is protected from potential vehicle caused damage through the use of bollards or other vertical elements.

f. General Lighting Standards

The following standards shall apply to all new construction, additions, alterations, and rehabilitations.

(1) No high-pressure sodium or low-pressure sodium light sources shall be used for any exterior lighting.

(2) Metal halide or incandescent light sources shall be used for exterior lighting and only mercury light sources shall be used for landscape lighting.

(3) Roadway type "cobra head" and "high mast" fixtures on poles exceeding 35 feet in height shall not be used outside the public R.O.W.

(4) Floodlight fixtures shall be located at ground level, behind roof parapets (in the case of building setbacks) or, wherever possible, located on the rooftop of buildings across the street and opposite each other. Floodlights shall use incandescent, metal halide lamps, or other energy efficient white light lamp.

(5) Residential buildings shall not be floodlighted.

4. Specific Standards for the T4 District

a. Building Disposition

(1) Facades shall be built parallel to the principal Frontage Line along a minimum of 50% of its length with a build-to line set 12 to 18 feet from the Frontage Line. The build-to line shall be same for all buildings on a given block face, but may be different on opposite sides of a street.

(2) Open porches, stoops, balconies, awnings and bay windows may encroach up to 50% of the distance between the build-to line and the frontage line. Stoops, balconies, awnings and bay windows may encroach up to 50% of the depth of any setback.

b. Architecture

(1) The exterior finish materials shall be limited to brick, stone, wood or cementations clapboard siding. Two or more materials may be combined horizontally on façades.

(2) Balconies and porches shall be built of wood, brick, or metal. While pressure treated lumber may be utilized for concealed structural members, exposed pressure treated lumber is not permitted. All exposed surfaces, including floor decks, stairs, railings, columns, brackets and any other structural and/or decorative roof support members, are to be built with paint grade finish lumber or metal and painted in appropriate colors. Porch stairs shall have solid risers and sides enclosed with either solid wood construction or open lattice panels with maximum openings of 4 square inches.

(3) Buildings shall have flat, hip, or symmetrical pitched roofs. Flat roof buildings shall have concealed HVAC equipment. Pitched roofs shall have slopes with no less than 5:12, except that porch roofs may be sheds with pitches no less that 3:12. All gables shall be parallel with the street.

(4) All architectural openings, including windows, doorways, arches and porch framing, shall be constructed with their height equal to or greater than their width.

(5) Sliding doors and sliding windows are prohibited along frontages.

(6) Fences at the First Layer of a lot shall be painted wood pickets, garden walls, or hedges not more than 42 inches in height. Fences at other layers may be Syracuse Lakefront Zoning Amendments painted pickets, wood board, wrought iron, cast aluminum, or masonry, not more than 8 feet in height.

c. Signs

(1) Address numbers, with a maximum 12" height shall be attached to the building and the mailbox.

(2) In the event of Limited Office or Lodging Use, a single sign of less than 4 square feet and less than 4 feet in height from grade to the top may be permanently installed in the front yard.

(3) Signage may be externally lit with incandescent bulbs, provided that all lighting is directed downward with a full cut off fixture and does not spill onto adjoining properties.

5. Specific Standards for the T5 District

The standards contained in this Subsection 5 shall apply throughout the T5 District, except as they may be varied for the special conditions in the T5 [1] (urban center waterfront) and T5 [2] (Franklin Square) subdistricts. Within the T5 [1] subdistrict, buildings that face both the waterfront and public ROW shall be deemed to have primary frontage and build-to lines enfronting both the promenade and the public ROW (see Regulating Plan, Sheet 11). Buildings located on the Inner Harbor piers shall be exempt from build-to line requirements. See Subsection ‘e’ for regulations that apply only to the T5[2] subdistrict.

a. Building Disposition

(1) Facades shall be built parallel to the principal Frontage Line along a minimum of 70% of its length, with a build-to line set 0-12 feet from the Frontage Line. The build-to line shall be same for all buildings on a given block face, but may be different on opposite sides of a street. Instead of building along the remnant of the lot width, a freestanding wall may be built in the same plane as the facade.

(2) Stoops, balconies, awnings and bay windows may encroach up to the frontage line.

(3) The first floors of buildings for residential use shall be raised above sidewalk grade a minimum of 2 feet.

b. Architecture

(1) The exterior finish materials on all facades shall be limited to brick, stone, wood, or cementitious clapboard siding. Two or more materials may be combined horizontally on façades.

(2) Balconies and porches shall be built of wood or metal. While pressure-treated lumber may be utilized for concealed structural members, exposed pressure treated lumber is not permitted. All exposed surfaces, including floor decks, stairs, railings, columns, brackets and any other structural and/or decorative roof support members, are to be built with paint grade finish lumber or metal and painted in appropriate colors. Porch stairs shall have solid risers and sides enclosed with either solid wood construction or open lattice panels with maximum openings of 4 square inches.

(3) Buildings shall have flat, hip, or symmetrical pitched roofs. Flat roof buildings shall have concealed HVAC equipment. Pitched roofs shall have slopes no less than 5:12, except that porch roofs may be sheds with pitches no less that 3:12. All gables shall be parallel with the street.

(4) All architectural openings, including windows, doorways, arches and porch framing, shall be constructed with their height equal to or greater than their width.

(5) Sliding doors and sliding windows are prohibited along frontages.

(6) Streetwalls shall be located at the First Layer and along the facade line. They shall be made of brick, stone or stucco or other material to match the façade of the Principal Building and not more than 8 feet in height.

(7) Mechanical systems proposed for rooftops may exceed the maximum height requirements provided they are adequately screened and set back from the building facade.

(8) Vertical architectural extensions such as parapets, gables, sloped roofs, and towers may exceed the height maximums but will be reviewed on a case-by-case basis.

(9) Towers, antennas, and satellite receiving antennas, whether attached to a building or free standing, which exceed 25 feet in height as measured from the mounting surface (i.e. ground or roof) or any satellite receiving antennas will be reviewed on a case-by-case basis.

c. Service and Outside Storage Areas

(1) No off-street loading, service or storage areas shall enfront a designated civic space or A Street. Such areas shall be located behind buildings or parking structures, or enclosed within the envelope of the principal building. Service or storage areas shall not be located in rear yards adjacent to Onondaga Creek.

(2) All service, storage areas, or outdoor trash storage areas on any lot shall be screened from view of a public ROW. The required screening must be a masonry wall five feet to six feet in height with architecturally compatible walls and gates; landscape screening is also encouraged. The screening wall must be compatible with adjacent structures and with existing building materials.

(3) Existing loading and service facilities may continue to be used, but wherever possible they should be screened from view of a public ROW.

(4) Lighting for security at storage areas or loading areas shall be the minimum (as per the IESNA recommended practices) necessary for safety and security. The lighting design shall be such that it will have a discrete presence and shall not necessarily extend beyond the site boundary. The primary light sources shall be energy-efficient white light. No high- or low-pressure sodium sources are allowed for outdoor use.

d. Signs

(1) Address numbers shall be attached to the building and the mailbox.
(2) A single external sign band may be applied to the facade of each building providing it does not exceed 3 feet in height.
(3) A single sign, for each business, of less than 4 square feet may be attached perpendicular to the facade.
(4) Signage may only be externally lit. Signage within shopfront windows may be neon.

e. Additional Regulations Applicable only in the T5 [2] (Franklin Square) Subdistrict

(1) Architecture Generally (T5 [2] only)

The architecture within T5 [2] subdistrict is characterized by low to mid-rise industrial buildings, predominantly of brick construction. The buildings date from the late nineteenth and early twentieth centuries. Many of the older buildings feature stone foundations, while some of the relatively newer buildings are framed with reinforced concrete. However, it is the use of brick as the primary building material and its characteristics of color, texture and opportunities for surface embellishment and detail which define the architectural idiom for the district. The urban design feature that gives the district its unique identity is this architectural idiom. The similarity of architectural characteristics among the district buildings creates a consistency in scale, texture, and pattern that reinforces an overall district identity.

(2) Facade Openings (Fenestration) (T5 [2] only)

The architectural harmony of the district can be attributed to the use of windows of a similar size, style, and placement resulting in consistency in the relationship of solids (exterior walls) to voids (window openings). Unique design solutions within this overall framework are encouraged.

(a) Solid to void relationships in existing building facade openings shall be preserved and remain unaltered wherever possible. When new window or door openings are introduced, they shall respect the existing façade pattern.
(b) Total window openings on facades visible from A Streets and Onondaga Creek shall not be greater than 60% nor less than 30% of the total facade.
(c) Glass curtain walls are prohibited. Spandrel glass is discouraged, but will be reviewed on a case-by-case basis.
(d) Only two-way glass may be used in windows; mirrored glass is prohibited. Tinted glass will be reviewed on a case-by-case basis to consider color and degree of tint. Dark, heavy tint is discouraged.
(e) For all buildings, new windows must be set back a minimum of four inches from the exterior facade. Replacement windows should maintain the setback of the existing windows.
(f) When existing windows have been closed up with wood, metal or concrete block, they shall be reopened and treated in the same way as surrounding window openings.
(g) Existing bricked in openings may remain when brick is set back to reveal the outline of the original opening and the brick matches the facade color.

(3) Color and Materials (T5 [2] only)

The dominant facade colors within the district are the earth tones and reds of the existing brick facades. This range of colors provides visual consistency and unity. The dominant colors of building facades are enhanced through the use of accent colors for the trim and detailing of the facade.

(a) No more than two building materials in addition to glass may be used as exterior cladding, and brick shall be the dominant cladding material. The brick shall be compatible to adjacent structures in terms of color and size.

(b) The following cladding materials for building facades are prohibited: imitation stone veneer, aluminum siding, galvanized steel, wood siding, drive-it and plastic siding.

(c) Trim elements such as pilasters, cornice lines, string courses, window lintels, and rustication add detail to a building's facade. The following materials shall be used for trim elements: brick, cast stone, stone, cast iron, concrete or wood.

(d) A color applied to trim fascia boards, door panels, mullions, cornice moldings, or miscellaneous metals is called an accent color. Accent colors shall be selected to complement the facade. Original cast stone, or concrete trim elements shall not be painted.

(e) Existing facades shall not be painted unless renovations or repairs create color differences between the original facade and the repaired area.

(4) Storefronts (T5 [2] only)

The following standards shall apply to storefronts designed as components of new buildings or rehabilitations.

(a) A maximum of 25% of the total storefronts may be opaque. Storefronts shall be predominantly of clear glass.

(b) The use of the following materials is encouraged:

- Clear, beveled, etched, or sandblasted glass.
- Brick, natural stone, milled woodwork.
- Brass, copper, chrome.

(c) The use of simulated versions of brick and wood is prohibited.

(d) In building rehabilitations, improvements should retain as much of the original storefront as possible, paying particular attention to the frame of the storefront and original materials.

(e) The proportion and scale of new storefronts should be in harmony with adjacent storefronts; recessed entries are recommended.

(f) Awnings and canopies should fit within the storefront frame and be color coordinated with building materials and signage.

(g) Solid roll-down gates over storefront display windows are prohibited.

(5) Exterior Signage and Graphics: General Provisions (T5 [2] only)

All signage within a development project shall be conceived as a complete program with consistent colors, materials, typefaces, etc.

(6) Building Identification Signage (T5 [2] only)

(a) Above the first floor level, logo and letter size may not exceed 30 inches in height. At the first floor level, the logo and letter size may not exceed 18inches in height.

(b) Size, design, and location of building mounted signage shall complement and harmonize with the architectural form and detailing of the building.

(c) Freestanding building identification signage may be appropriate in areas of the district where building setbacks and other site specific conditions may warrant their use. However, a building may not have both building mounted and free standing identification signage.

1) Freestanding signs shall not exceed 16 feet in length and four feet in height.

2) The signboard may be constructed of concrete, stainless steel, or any other approved material.

(d) Signs shall not obscure architectural elements, and electrical wiring and boxes must be concealed.

(e) Only one sign per building face shall be used to identify a building.

(f) Banners may extend to the roof cornice line but shall not exceed 20 feet in height. They may project from the facade a maximum of four feet.

(g) Rooftop and skyline signs, billboards, detached non-premise signs, and flashing or motion signs are not permitted. Oversize signs utilizing the entire upper facade of the building are not permitted.

(7) Major Tenant Signage (T5 [2] only)

(a) When mounted on a building, major tenant signage may not exceed 60% of the size permitted for building identification signage mounted in a similar location.

(b) Major tenant signage may also be incorporated into freestanding building identification signage, within the size constraints specified above.

(8) Storefront Signage (T5 [2] only)

(a) Storefront signs shall be limited to trade name and logo only.

(b) One sign or other graphic treatment is allowed per storefront elevation.

(c) Length of signage shall not exceed 60% of storefront width.

(d) Projecting blade signs shall be a minimum of 10 feet above grade and are allowed only at the first floor level, and may contain text and/or graphic symbols. The sign envelope shall not project more than five feet from the building facade nor five feet in height.

6. Exemptions for "B" Streets

a. Purpose of Exemptions. A major objective of the Lakefront Zoning Districts is the creation of pleasant pedestrian experiences that invite pedestrians to walk from one block to the next. The practical need to allow access to buildings by trucks and to parking lots by motorists may conflict with this objective because of the disruptive nature of service and parking lot frontages and access facilities. This conflict can be mitigated by designating “A” streets, which create a continuous street network where the pedestrian experience has first priority, and “B” streets, which accommodate the service requirements of cars and trucks. In order to optimize the quality of the pedestrian experience on “A” streets, “B” streets are allowed to have more flexible requirements for building frontages.

b. Permitted Exemptions. Building frontages along streets designated as “B” streets in the Regulating Plan may be exempted from the Building Disposition and Building Configuration requirements of this Section B-IX.

c. The Zoning Administrator may grant a permitted exemption for a “B” street in conjunction with a site plan review application, provided that the Zoning Administrator finds such an exemption is necessary for efficient vehicular and service access to buildings enfronting “A” streets, to minimize disruption of the pedestrian experience on “A” streets from vehicular parking and delivery needs, and/or to ensure convenient vehicular access to parking lots and structures in the Lakefront area as a whole.

7. Continuation of Existing Structures, Uses, and Streets

a. Structures and uses in existence at the time of enactment of the Lakefront Zoning District provisions of this Section B-IX may continue without being required to conform to the Regulating Plan and the standards for the Lakefront Zoning Districts. If any such use is discontinued for six months or more, it may be reestablished only in compliance with this Section. Any alteration of such structures and uses shall increase the degree of compliance with these standards to the maximum extent economically feasible. Any demolition and subsequent construction of structures shall fully comply with these standards.

b. Streets that existed at the time this Section was first enacted may continue in their existing configuration. Any changes made shall increase conformance with this Section.

8. Uses by Special Permit

A Special Permit from the City Planning Commission shall be required for the following (See Section C-IX-5):

a. Uses designated on the Summary Chart (Sheet 3 and Sheet 4 of the Regulating Plan) as requiring Special Permits.

b. Uses which do not comply with all of the requirements of this Section B-IX, are not prohibited by Article 5, and which the Planning Commission finds are substantially in accordance with the purposes of the Lakefront Zoning Districts, the Lakefront Master Plan, and the Onondaga County Settlement Plan.

Article 5 Prohibited Uses

Notwithstanding any other provisions of the Syracuse Zoning Ordinance or any other provisions of law or regulation, the following uses shall be prohibited in the Lakefront Zoning Districts: billboards and freestanding towers for wireless communications(transmitting devices attached to buildings shall be permitted). The following uses shall be prohibited from any "A" street frontage: gasoline service stations, motor vehicle repair, motor vehicle sales, parking lots in the first layer of a lot, and drive-through windows.

Article 6 Tourism Overlay (TO) District

1. *Legislative Intent* The City of Syracuse Common Council hereby determines that redevelopment of the Syracuse Lakefront as a resort destination is consistent with the goals of the Lakefront Master Plan and will maximize opportunities for the promotion of economic development in the City. To permit and encourage redevelopment proposals that will further this intent, the Tourism Overlay District (hereinafter the "TO District") is hereby created. The provisions of this Article 6 of this Ordinance shall be broadly interpreted to promote this legislative intent. The underlying zoning and regulating plan, where applicable, for the area covered by the Tourism Overlay District shall remain in effect, except where an applicant has received approval for an application for development under the provisions of this Article 6, in which case the underlying zoning shall be superseded. Because the TO District is an overlay upon other zoning classifications which allows significantly larger scale uses than the underlying zoning, it is also the intent of this Article 6 that development permitted by this overlay shall be in harmony with development occurring pursuant to the underlying zoning and with the neighborhoods that adjoin the TO District.

2. *Establishment of District and District Map* All land designated on the map entitled "Tourism Overlay District" shall be included within the Tourism Overlay District. The "Tourism Overlay District" map (hereinafter the "TO Map) shall become part of the official City of Syracuse Zoning Map. Areas shown as "public waterfront access" on the TO Map shall remain accessible to the general public in any development within the TO District pursuant to subsection 7.

3. *Development Plans within the Tourism Overlay District* Any person seeking to develop land in accordance with this Section B-IX, Article 6 shall submit a proposed development plan to the Zoning Administrator. The Zoning Administrator shall determine whether the proposed plan is included within a comprehensive development plan as provided in subsection 4 or will be reviewed as an individual project plan pursuant to subsection 5.

4. *Comprehensive Development Plan Option*

   a. An applicant may submit a comprehensive development plan to the Planning Commission for any portion of the TO district that includes at least 30 contiguous acres owned or controlled by such applicant. For purposes of this Section, "contiguous" shall be interpreted to include lands adjoining but separated by streets, utility easements, waterways and/or other rights-of-way.

   b. The comprehensive development plan shall be in the form of a conceptual site plan showing, at a minimum, the following proposed features:

      (1) street layouts and access and egress to and from each building and use on the site
      (2) topography and natural features
      (3) vehicular, pedestrian and bicycle circulation systems
      (4) public transportation facilities
      (5) harbor and marina facilities
      (6) the general intensity and land use categories for each portion of the site
      (7) the approximate location of specific uses or categories of uses
      (8) an open space system including public, semi-public, and private open space areas and the connections between them
      (9) setbacks, building heights, and other bulk standards for particular portions of the site and/or for the site as a whole
      (10) buffers between potentially incompatible uses

(11) where necessary, buffers between the proposed development and areas outside the TO District
(12) location and general layout of parking and loading areas
(13) landscaping and vegetation
(14) lighting
(15) utilities
(16) phasing of the plan's implementation
(17) existing conditions (on a separate sheet)
(18) wherever the proposed development is within 300 feet of an area of existing residential or mixed uses (defined as combining residential and small-scale office or retail uses), the architectural and site design features of the development that are visible from such existing residential or mixed uses.

c. Approval of a comprehensive development plan shall follow the same procedures as provided for approval of a Special Permit in § C-IX, Article 5. Such an application does not need to be consistent with the requirements of the Lakefront Zoning Districts or Onondaga County Settlement Plan. The standards the Planning Commission shall apply in approving such a plan are whether the comprehensive development plan:

(1) constitutes a functionally integrated and coherent whole
(2) is consistent with the purposes of the TO district
(3) is in harmony with and will not negatively impact the surrounding land uses, taking into account the scale and character of neighboring land uses and whether they are tourism-related, industrial, large-scale retail, or interstate highways, whether such areas are proposed to be developed pursuant the underlying lakefront zoning district classifications, and how development proposed under the comprehensive development plan will affect nearby residential or mixed use neighborhoods.

d. The Planning Commission may attach such conditions as it deems necessary, including design standards for areas within 300 feet of existing residential or mixed use development, to ensure that the implementation of the comprehensive development plan will result in meeting the standards in (c) above.

e. Upon approval of the comprehensive development plan by the Planning Commission, only Site Plan approval by the Zoning Administrator, pursuant to § C-IX, Article 4, shall be required to implement individual components of the proposed plan.

f. A comprehensive development plan may include flexibility or "alternative plan" provisions that allow the applicant to move specified uses shown on the plan to other specified locations without the need for a comprehensive development plan amendment.

g. Any change in a comprehensive development plan not provided for in an approved flexibility or alternative plan provision and not considered a "minor amendment" under Section C-IX, Article 4, subsection 7 shall require a comprehensive development plan amendment from the Planning Commission, which shall be adopted according to the same procedures and subject to the same standards as the initial adoption of the plan. Once a comprehensive development plan has been approved, the Zoning Administrator shall approve any application for an individual project which is consistent with the comprehensive development plan as provided in Section C-IX, Article 4.

5. Applications Not Subject to a Comprehensive Development Plan

Development plans submitted under the TO district provisions which are not part of an approved comprehensive development plan shall be allowed by Project Site Review under the City of Syracuse Project Site Review Law (Section C-I, Article 9 of this Zoning Ordinance), provided that they are included in the list of "permitted uses" in Subsection 6 below and satisfy the standards in subsection 4(c)(ii) and (iii). In order to ensure adequate review of projects in the TO District, an applicant who elects not to submit a comprehensive development plan on a site consisting of 30 acres or more shall remain subject to the requirements of the Project Site Review Law even if such applicant satisfies all of the requirements of Section C-I, Article 9, subsection III(F), "Super Projects." Subsection III(F) shall not apply in such cases.

6. Permitted Uses

The following uses, together with accessory uses, are authorized within the Tourism Overlay District. Notwithstanding any other provision of the Syracuse Zoning Regulations, the uses shall be broadly interpreted to further the legislative intent of this Part B, Section IX, Article 6.

a. Golf courses, including club houses and other accessory uses thereto.
b. Auditoriums, stadium and other sports venues, theaters, skating rinks, bowling alleys, indoor amusement venues, entertainment venues, parks and playgrounds.
c. Hotels, motels, and related lodging facilities.
d. Restaurants.
e. Studios, galleries, museums and exhibition areas.
f. Spas.
g. Convention centers.
h. Marinas, water parks and aquariums.
i. Retail and service stores, office buildings, employment training facilities, tourism centers and banks, except for free-standing retail commercial uses (commonly referred to as "big box" or "strip commercial" retail) exceeding 60,000 square feet in gross floor area.
j. Dwellings, apartments, condominiums, and tourist lodging.
k. Parking lots, on-site parking, private garages, parking garages, mass transit and public transportation facilities and warehouse/distribution facilities used in connection with tourism uses within or outside of the TO district.
l. Research, development and light manufacturing facilities for renewable energy generation, cogeneration facilities, and distribution of energy generated for or used in connection with tourism related uses and uses permitted by the underlying zoning.
m. Any related uses not specifically listed above that the Planning Commission determines will further the intent of Section B-IX, Article 6.

7. Maintenance of Public Access

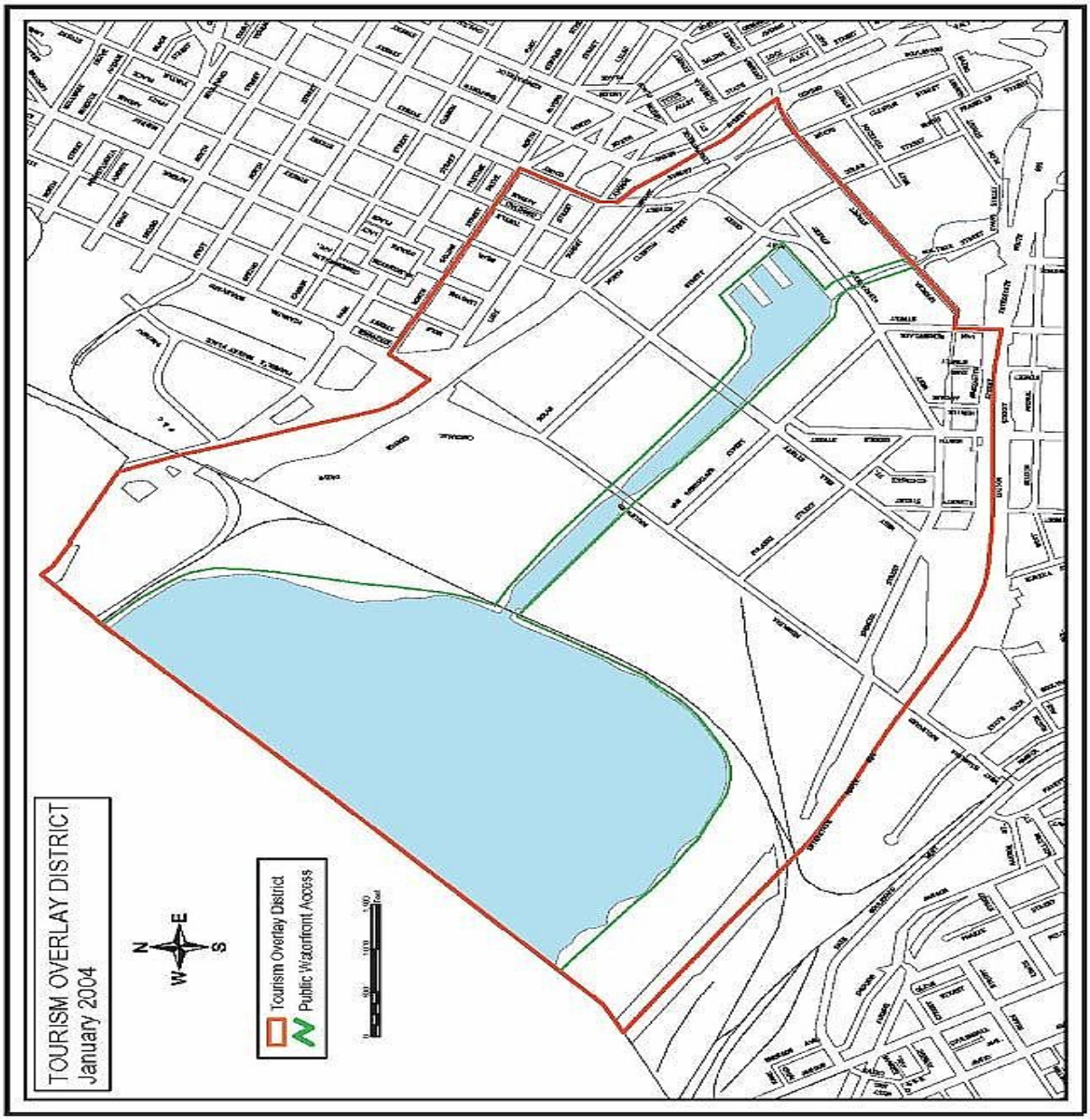
Development plans shall show land accessible to the public along the Onondaga Creek and harbor waterfront, where such land is shown as "public waterfront access" on the TO Map. Such public waterfront access shall consist of a strip of land at least 50 feet in width running parallel to the shoreline, and shall remain permanently open to the public by easement, dedication to the City, reservation by a public entity as grantor, or other effective legal means. All development plans shall provide for public access connections from public streets and other public areas, such as sidewalks, promenades, parks, bike paths and trails, to the designated public waterfront access areas.

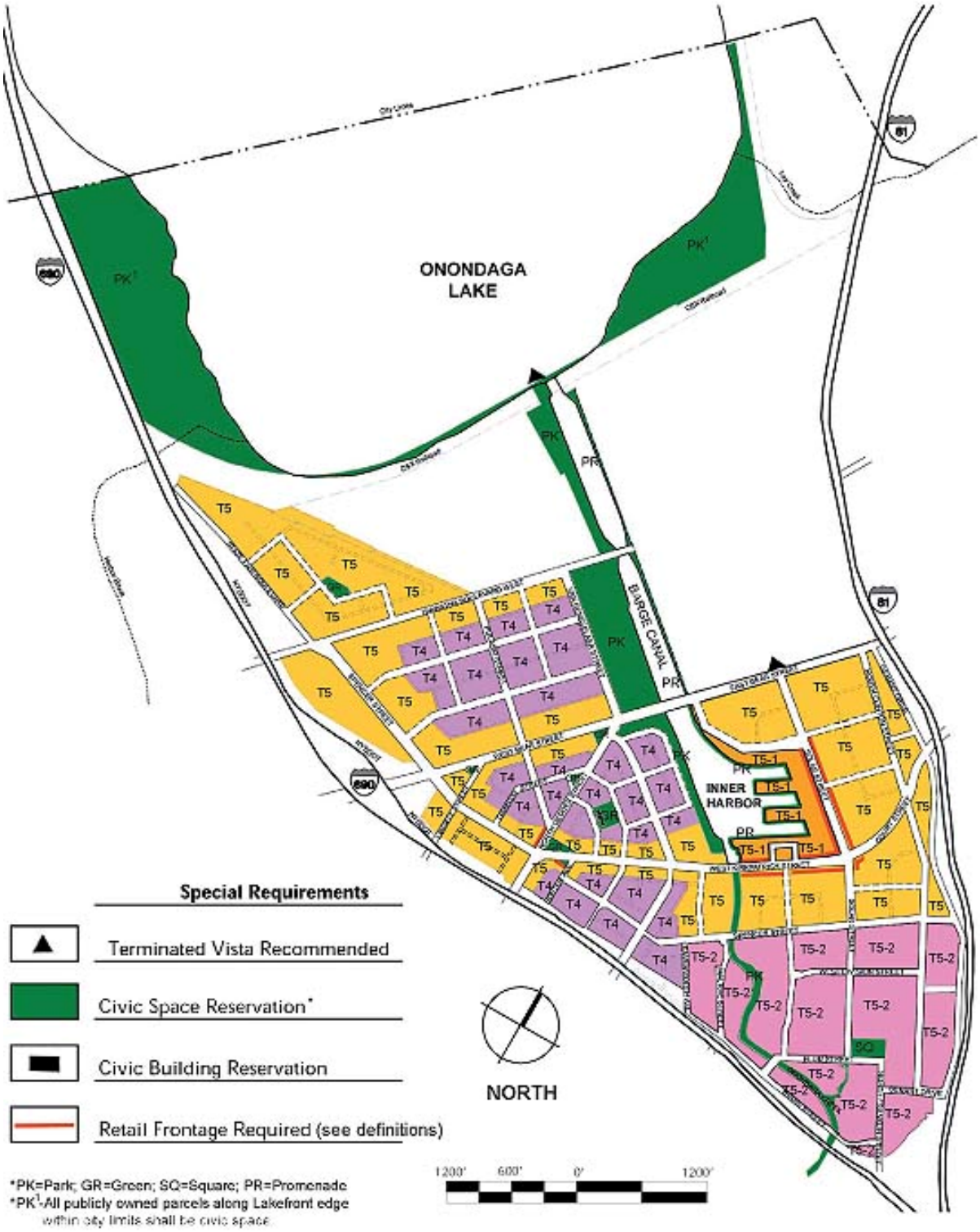
8. Severability

In the event that this Article 6 or any part of it is found to be invalid by a court of competent jurisdiction, such a finding shall not affect the validity of the remainder of Part B, Section IX, Lakefront Zoning Districts or of Section C-IX, Lakefront Zoning District Procedures.

9. Map of Tourism Overlay District

The Tourism Overlay District shall include the lands bounded by the City Boundary on the north, Interstate Route 690, Van Rensselaer Street, and Spencer Street on the south, and Interstate Route 81, Court Street, North Salina Street, Hiawatha Boulevard East, and again Interstate Route 81 on the east.




ONONDAGA LAKE
BARGE CANAL
INNER HARBOR
Special Requirements
Terminated Vista Recommended
Civic Space Reservation*
Civic Building Reservation
Retail Frontage Required (see definitions)
NORTH
1200' 600' 0' 1200'
*PK=Park; GR=Green; SQ=Square; PR=Promenade
*PK1-All publicly owned parcels along Lakefront edge within city limits shall be civic space

Transect Zones	Lot Width	Build-to Line Location	Side Bldg. Setback (Principal Building)	Rear Bldg. Setback (Principal Building)	Bldg. Height	Parking Layers
T4:General Urban	36 ft. to 72 ft.	12 to 18 ft. from ROW line	12 ft. total	24 ft. min	2 story minimum 3 stories maximum	2nd & 3rd layer
T5:Urban Center	18 ft. to 54 ft.	0 to 12 ft. from ROW line	0 ft. min	0 ft. min	2 stories minimum 6 stories maximum	2nd & 3rd layer
T5-1:Urban Center-Waterfront	18 ft. to 54 ft.	8 ft. from parking lot curb	0 ft. min	12ft. min. from promenade	2 story minimum 3 stories maximum	1st layer
T5-2:Urban Center-Franklin Square	18 ft. to 54 ft.	0 to 12 ft. from ROW line	0 ft. min	0 ft. min	3 stories minimum 6 stories maximum	2nd & 3rd layer

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D1:Lakefront Resort District18 ft. to 54 ft.8 ft. from parking lot curb0 ft. min0 ft. min3 stories minimum6 stories maximum2nd & 3rd layer11 Parking requirements in the D1 District may be negotiated, based on the provision of alternate transportation, mass transit facilities, shared uses, loading/unloading needs and remote parking facilities.

	T4-GENERAL URBAN	T5-URBAN CENTER
TRANSPORTATION NETWORK		
Path	permitted	prohibited1
Passage	prohibited	permitted
Bike Trail	prohibited[1]	prohibited[1]
Bike Route	permitted	permitted
Bike Lane	permitted	permitted
Alley 1	permitted	permitted
Alley 2	prohibited	permitted
Close	permitted	permitted
Street 1	permitted	permitted
Street 3	permitted	permitted
Boulevard	prohibited	permitted

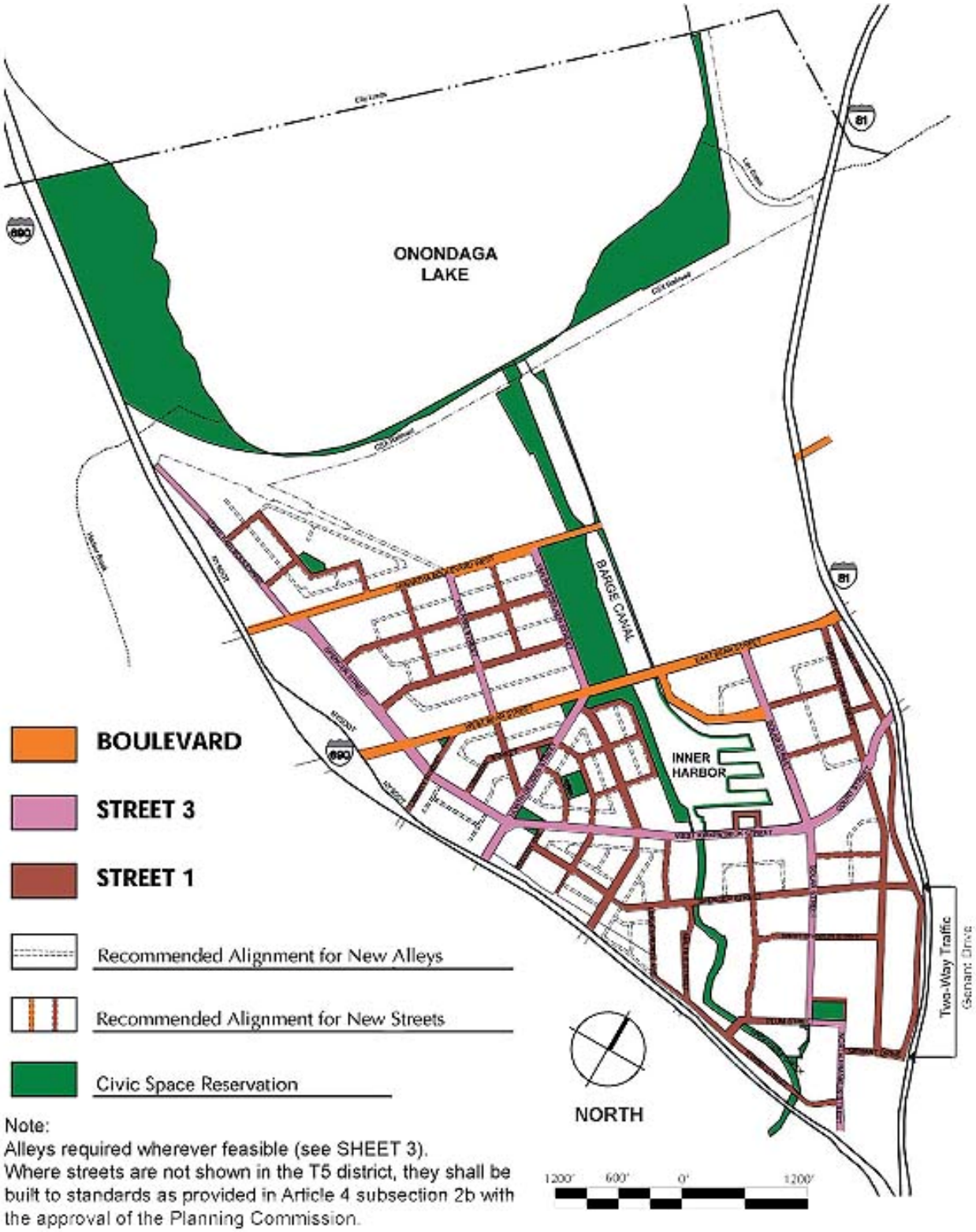
[1] Permitted in parkland and Onondaga Creek corridor.

BUILDING FUNCTION[2] [2](Parking requirements listed may be satisfied by shared parking or by payment of a fee in lieu of providing on-site parking, as described in Section B-IX-4.)

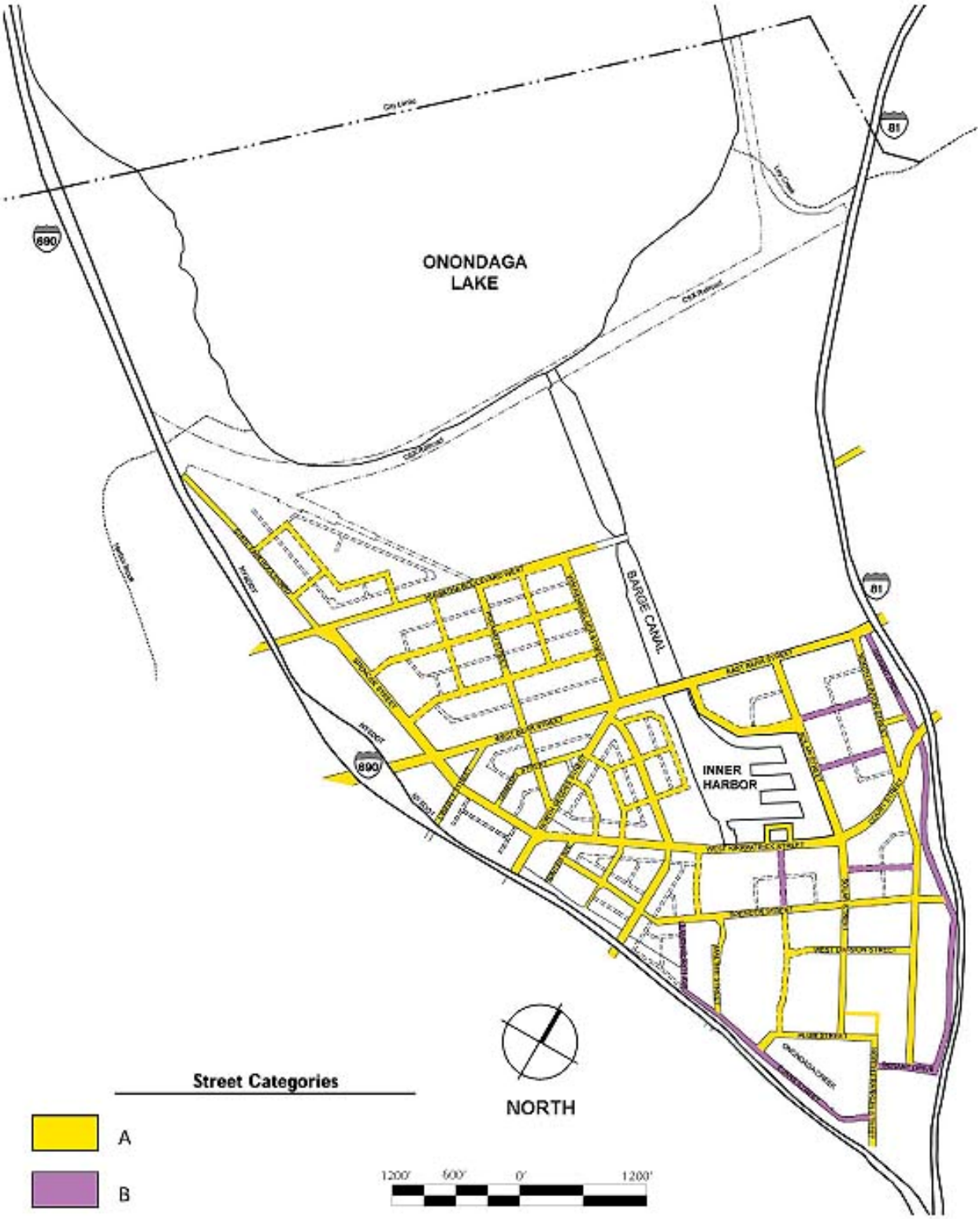
RESIDENTIAL	**limited residential** - The number of dwelling units on each lot is limited to one within a principal building and one within an ancillary unit, with 1.5 assigned parking places for each. Both dwelling units shall be under single ownership.	**open** - The number of residences is limited by the requirements of 1.0 assigned parking spaces for each dwelling unit.
LODGING	**limited** – The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirements for each residence. Food service may be provided only before 11 a.m. The maximum length of stay shall not exceed seven days.	**open** - The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom and one for each on-duty employee. For service may be provided at all times.
OFFICE	**limited** - The area available for office use is limited to one story of the principal building and/or to the ancillary building, and by the requirement of one assigned parking space for each 350 net sq. ft., in addition to the parking requirements for each resident.	**open** - The area available for office use is limited by the requirement of one assigned parking space for each 500 net sq. ft.
RETAIL AND CHILD CARE	**limited** - The area available for retail use is limited to the first story of buildings at corner locations. The specific use shall be further limited to neighborhood store, child care, or limited food service seating no more than 40. The parking requirements shall be negotiated according to the specific activity.	**open** -The area available for retail use is limited by the requirement of one assigned parking space for each 350 sq. ft. of gross retail space. Required retail frontage is shown on SHEET 1.
HOME OCCUPATION	**permitted**	**permitted**
LIGHT MANUFACTURING	**prohibited**	**special permit**
WATER-DEPENDENTUSES	**N/A**	**by special permit as accessory uses only.**
CIVIC	**special permit**	**special permit**

	T4-GENERAL URBAN	T5-URBAN CENTER
BUILDING DISPOSITION		
LOT DIMENSION		
Width	36 ft. to 72 ft.	18 ft. to 54 ft.
Depth	100 ft. min [3]	80 ft. min. [3]
FRONTAGE BUILD-OUT	50% min.	70% min.
BUILD-TO-LINE		
All Buildings	12 ft. to 18 ft.	0 ft. to 12 ft.
SIDE SETBACK		
Principal Building	12 ft. total	0 ft. min.
Back Building	6 ft. min. each side	0 ft. min. each side
Outbuilding	6 ft. min. each side	0 ft. min. each side
REAR SETBACK		
Principal Building	24 ft. min [3]	0 ft. min.
Outbuilding	3 ft. min. [3]	0 ft. min.
BUILDING CONFIGURATION		
BUILDING TYPE		
Edgeyard	permitted	permitted
Sideyard	permitted	permitted
Rearyard	permitted	permitted
Courtyard	prohibited	permitted
FRONTAGE TYPE		
Common Lawn	prohibited	prohibited
Porch & Fence	permitted	prohibited
Stoop	permitted	permitted
Forecourt	prohibited	permitted
Terrace	prohibited	permitted
Shopfront	prohibited	permitted
Arcade	prohibited	permitted
BUILDING HEIGHT	2-3 stories	2-6 stories

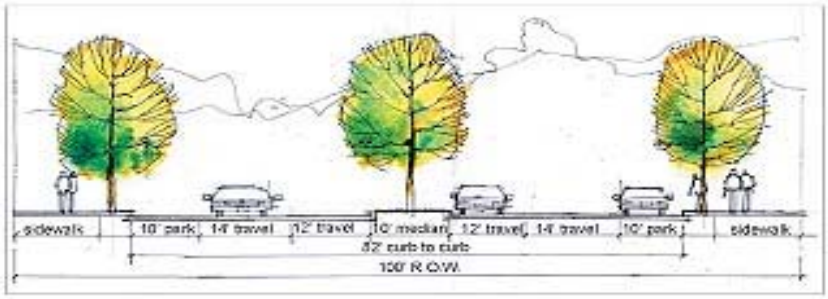
[3] May be reduced for any land that is dedicated to the City of Syracuse for public parking purpose.



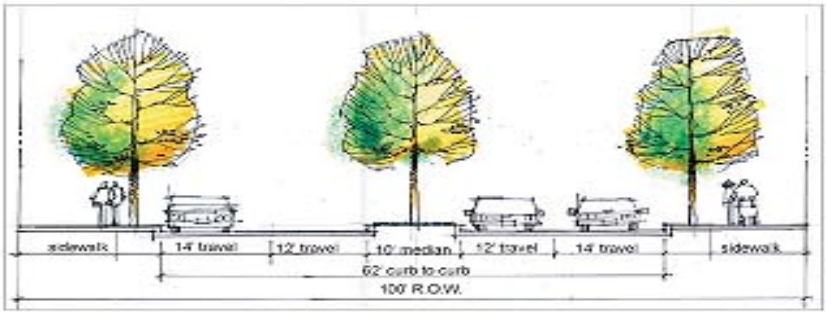
Note:
Alleys required wherever feasible (see SHEET 3).
Where streets are not shown in the T5 district, they shall be built to standards as provided in Article 4 subsection 2b with the approval of the Planning Commission.


ONONDAGA
LAKE
BARGE CANAL
INNER
HARBOR
NORTH
Street Categories
A
B
1200'
600'
0'
1200'

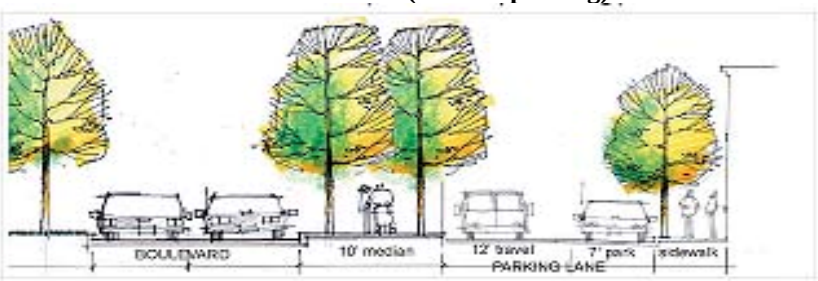
TRANSPORTATION NETWORK TABLE AND CROSS-SECTIONS



Boulevard (with parking)



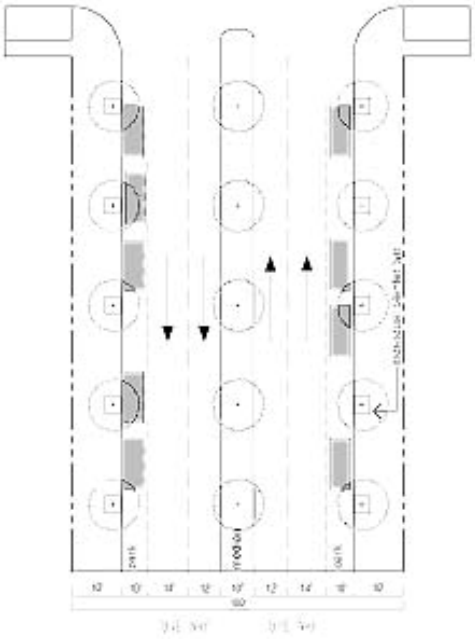
Boulevard (without parking)



Boulevard (with service lane)

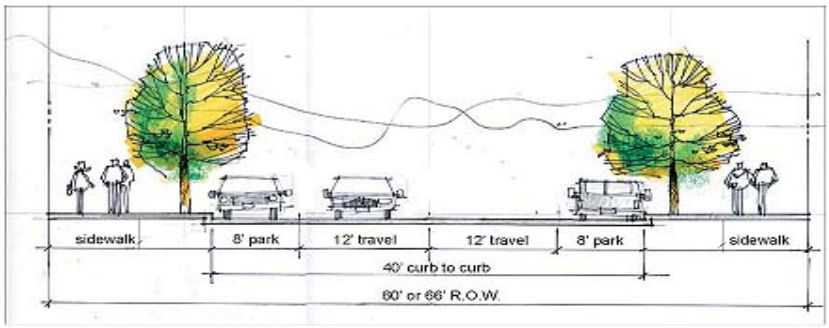
A service lane is a one-way travel lane adjacent and parallel to a boulevard without parking. Single sided parallel parking is required. Private sidewalks are provided between the public sidewalk and the building entrances. The parking and private sidewalk system are landscaped to provide shade and shelter and a streetwall buffer.

REGULATING PLAN



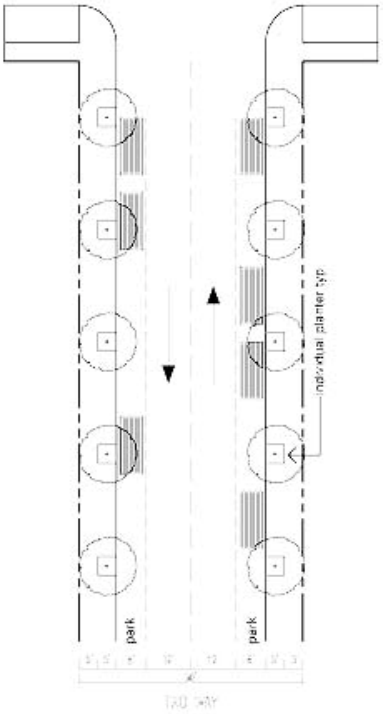
Boulevard: Provides frontage for higher-density mixed-use buildings including shops and offices. It is urban in character with raised curbs, storm-drain inlets, and striped Drive). Trees are planted in a linear alignment so as to create a continuous canopy to the extent feasible. Clear trunks and high canopies are necessary to avoid shopfronts, signage, and awnings.

TRANSPORTATION NETWORK	**BOULEVARD**
Transect Zone	T4-T6
Traffic Flow	Two Ways
Curb Type	Raised
Curb Radius	25 ft. max (TBD by City Engineer)
Planter Width (Tree Grate)	5 ft. min.
Planter Type	Individual
Planting Pattern	Allee spaced 30 ft. on center
Preferred Street Light Type	Urban (see sheet 11)
Street Light Spacing	(TBD by City Engineer)
Sidewalks	Both Sides
Sidewalk Width	10 ft.



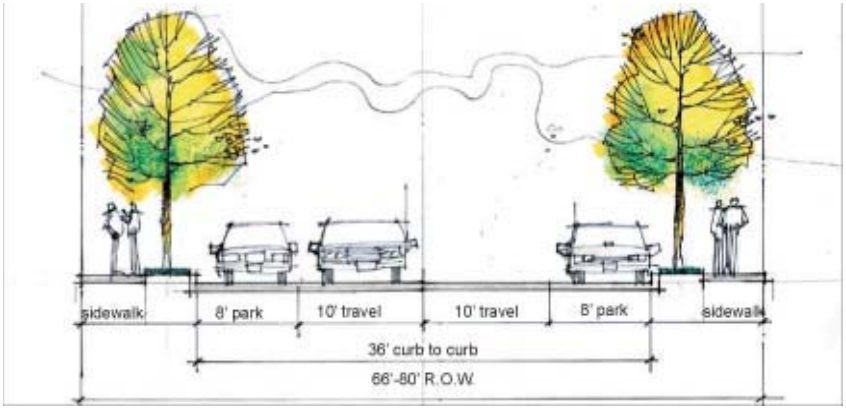
Street 3*

In certain situations Street 3s may be permitted without parking, subject to approval by the Office of the City Engineer.

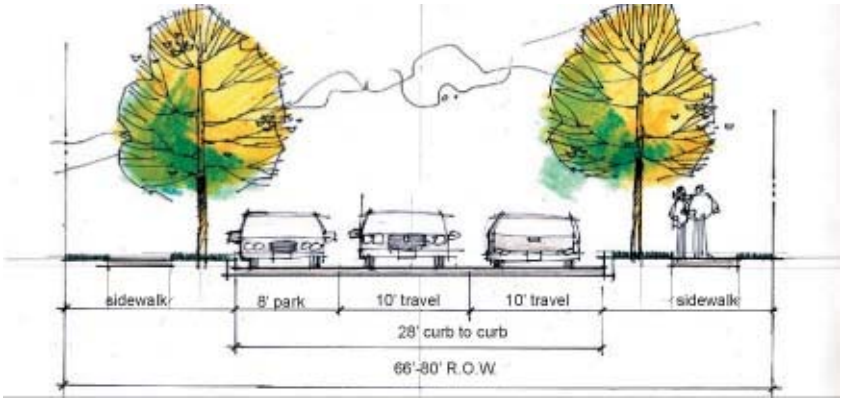


Street 3: A local, slow-movement street that provides frontage for higher-density buildings such as offices, shops, apartment buildings, and rowhouses. Street 3 is urban in character, with raised curbs, closed drainage, wide sidewalks, parallel parking, and trees in individual planting areas. Character may vary somewhat, however, responding to the enfronting commercial or residential uses.

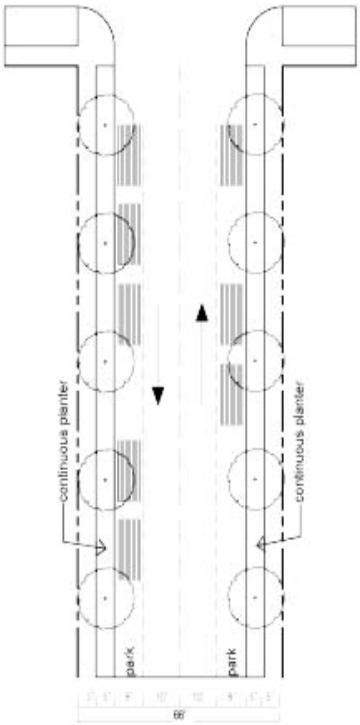
TRANSPORTATION NETWORK	**STREET 3**
Transect Zone	T4-T6
Traffic Flow	Two Ways
Curb Type	Raised
Curb Radius	20 ft. max (TBD by City Engineer)
Planter Width (Tree Grate)	5 ft. min.
Planter Type	Individual
Planting Pattern	Allee spaced 30 ft. on center
Preferred Street Light Type	General (see sheet 11)
Street Light Spacing	(TBD by City Engineer)
Sidewalks	Both Sides
Sidewalk Width	5 ft.



Street 1 (with double-sided parking)

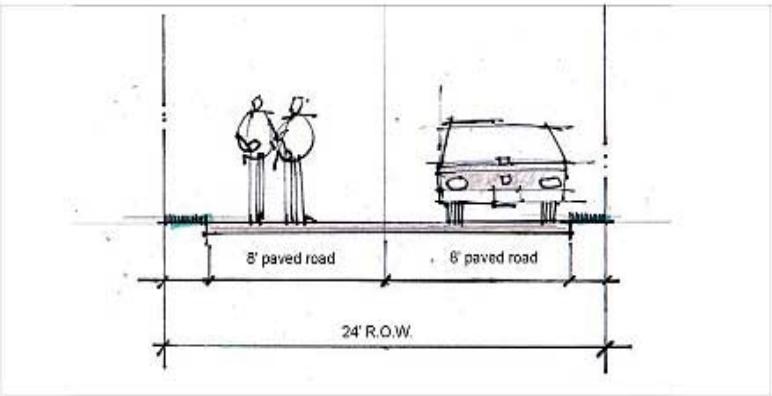


Street 1 (with single-sided parking)

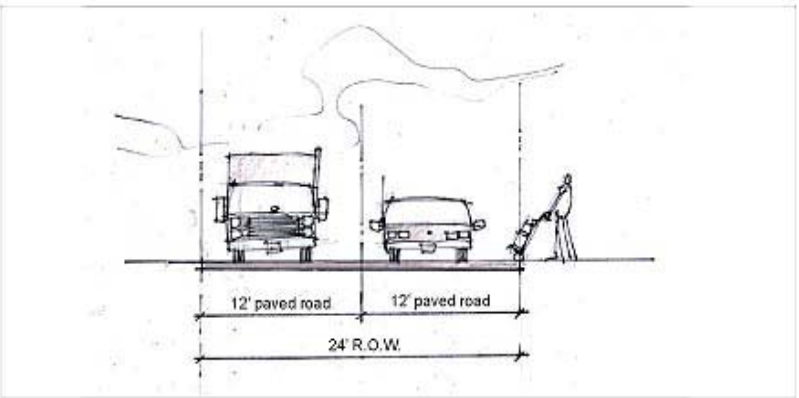


Street 1: A local and more intimate street than Street 3. Street 1 provides less intensive uses than Street 3. Street 1 is also urban in character, with raised curbs, closed drainage, parallel parking, and trees in a continuous planting strip. In comparison to Street 3, Street 1 has narrower travel lanes and sidewalks. Character may vary somewhat, however, responding to the enfronting commercial or residential uses

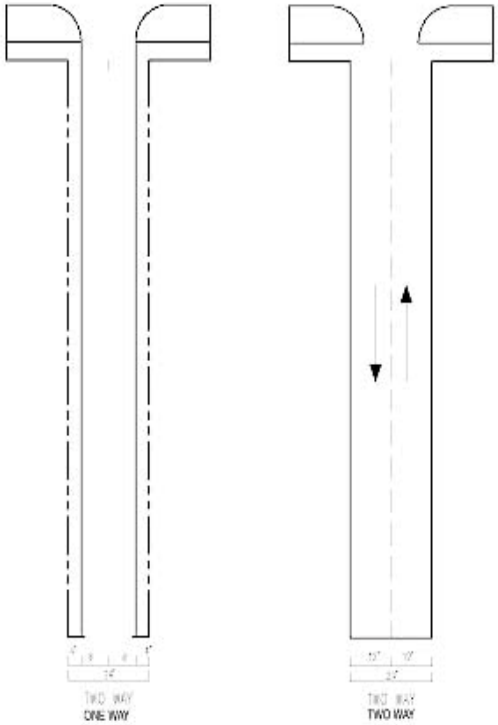
TRANSPORTATION NETWORK	**STREET 1**
Transect Zone	T3-T6
Traffic Flow	Two Ways
Curb Type	Raised
Curb Radius	15 ft. max
Planter Width (Tree Grate)	5 ft. min.
Planter Type	Continuous
Planting Pattern	Allee spaced 30 ft. on center
Preferred Street Light Type	General (see sheet 11)
Street Light Spacing	(TBD by City Engineer)
Sidewalks	Both Sides
Sidewalk Width	5 ft.



ALLEY 1



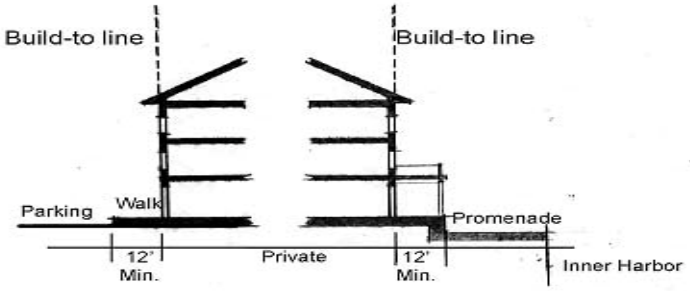
ALLEY 2



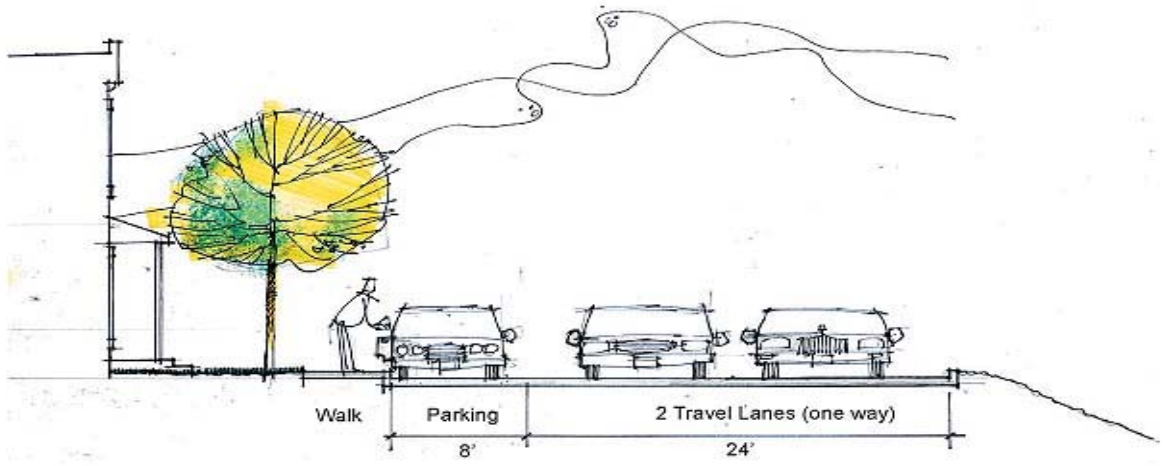
ALLEY 1 **ALLEY 2**

Alley: A vehicular access way to the rear of lots located in General Urban and Urban Center Zones providing service areas, parking access, and utility easements. Alley locations are not fixed but shall be designed to accommodate the street's purpose. Alleys may be incorporated into parking lots as drive aisles and fire lanes. Alley 2 is for more intensive uses. Unlike Alley 1, Alley 2 allows a paved surface within the entire right-of-way (R.O.W.).

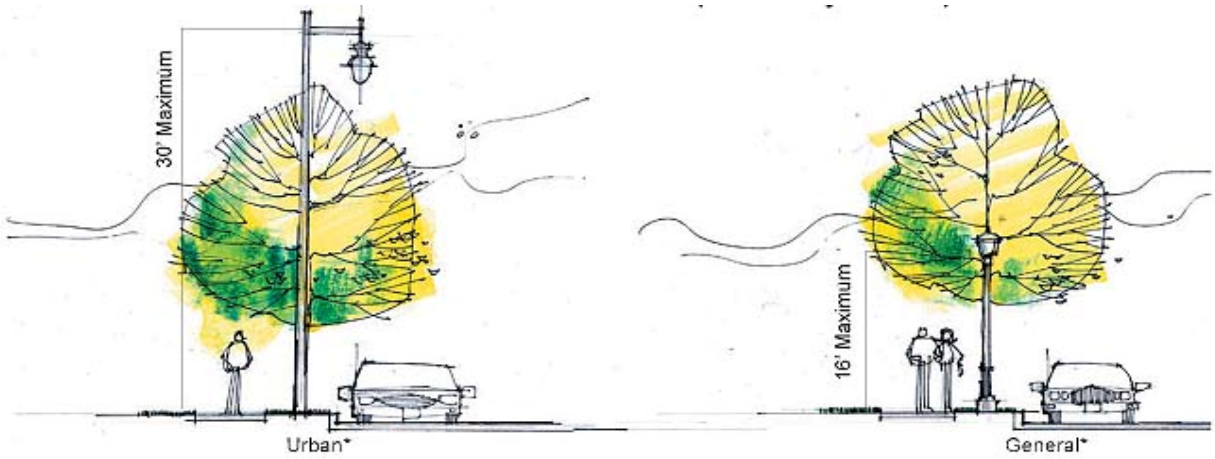
TRANSPORTATION NETWORK	**STREET 1**
Transect Zone	T3-T5
Traffic Flow	Two Ways
Curb Type	None
Curb Radius	20 ft. max (TBD by City Engineer)
Planter Width (Tree Grate)	None
Planter Type	None
Planting Pattern	None
Preferred Street Light Type	Private Lighting without motion detectors
Street Light Spacing	N/A
Sidewalks	None
Sidewalk Width	N/A



T5-1: Build-to Lines



Genant Drive (one-way traffic)



*Location determined by transportation network type.

Preferred Street Lighting Types

PART B

SECTION X DEVELOPMENT DISTRICTS

Article 1 Planned Development District

1. Purpose and Intent:

This District is intended to be a flexible but controlled alternative to conventional commercial and industrial zoning districts for development and expansion of beneficial, unobtrusive commercial and light manufacturing land uses. It is intended for establishment within neighborhoods not primarily characterized by commercial or industrial uses where conventional districts accommodating such uses would be inappropriate. Provision for this District is intended:

a. To insure the compatible relationship between the land uses being developed or expanded and other land uses in proximity;

b. To insure the compatible orientation of new and existing buildings to each other;

c. To accommodate efficient and safe circulation for both pedestrians and motor vehicles;

d. To provide for adequate parking space for the intended development;

e. To insure that signs necessary for premises identification are appropriate to the aesthetics of the development and the bordering neighborhood;

2. Uses Eligible for Inclusion in a District Plan for a Planned Development District:

a. Commercial

Office, retail, wholesale, and warehouse uses with light to moderate traffic generation characteristics, specifically excluding uses involving the sales, rental, or repair of motor vehicles and excluding uses where a principal function is the storage or impoundment of motor vehicles.

b. Light Manufacturing

Manufacturing, fabrication, or assembly operations which are neighborhood compatible, which generate minimally disruptive vehicular traffic, and which produce little or no noise, adverse lighting, bad odors, particulate emissions, or uncontained waste discharges.

3. Non-Conforming Uses

Any property with a non-conforming use created by application of this Article will, to the extent the non-conforming use is involved, be controlled by the area regulations of the zoning classification which affected the property immediately prior to the Planned Development District. Such regulations shall hold until such time that the property is put to a use consistent with the currently applicable Planned Development District Plan.

4. Planned Development Review:

a. Initiation

A Planned Development District may be initiated by private individuals and/or by the City of Syracuse.

b. Sketch Plan

The initial step toward approval of a Planned Development District is submission of a sketch plan to the City Planning Commission for the purpose of determining whether a Planned Development District is appropriate for the proposed location. Such sketch plan should indicate:

(1) The boundaries of the proposed District;

(2) The type and location of all existing and intended principal land uses;

Supplemental information may be required by the City Planning Commission in order to clarify the intended development.

c. District Area

The minimum initial District area must be at least one contiguous acre. Contiguity shall be within a block. Land on opposite sides of a public right-of-way shall not be considered contiguous. Additions to an existing Planned Development District may be smaller than one acre but must be contiguous to the District and in the same block.

d. District Plan

Prior to the establishment of a Planned Development District, a District Plan for the area to be included in the District must be presented to and approved by the City Planning Commission.

(1) District Plan Content - The District Plan must include maps, tables, and other materials that show the following:

(a) The boundaries and areas of the proposed District.

(b) The boundaries and areas of all separate, principal ownerships within the District.

(c) The location and width of all existing or proposed public roadways or public easements within or bordering the District.

(d) The general location and maximum number of points of access to public streets.

(e) Setbacks to be observed from streets and property lines.

(f) Maximum lot coverage for the District as a whole and by blocks, as bounded by public rights-of-way, if more than one block is involved.

(g) Maximum floor area ratios for the District as a whole and by blocks, as bounded by public rights-of-way, if more than one block is involved.

(h) The general location and approximate number of parking spaces to be included throughout the District.

(i) The locations and general types of uses or activities existing and to be placed in the District.

(2) Supporting and Explanatory Material

The Commission may require the submission of additional material to explain and justify the District Plan, which could include but is not limited to the following:

(a) Projections of employment, customers, goods produced, or other measures of activity likely to be accommodated in the District.

(b) Identification of properties within the district initially to contain non-conforming uses.

(c) Estimates of development scheduling and sequence.

(d) Explanations of measures to be taken to accommodate parking, loading and circulation requirements.

(e) Plan drawings illustrating possible locations and general dimensions of buildings, major pedestrian and vehicular circulation systems, parking facilities, major open spaces, and outdoor activity areas.

(f) Explanation of general measures to be taken to assure the satisfactory accommodation of storm drainage and other public utility services.

(g) Explanation of general measures to be taken to assure adequate access for police and fire protection.

(h) Indication of the existing land uses for a distance of 200 feet outside the boundaries of the District.

e. Public Hearing and Approval

The City Planning Commission shall conduct a Public Hearing for each proposed Planned Development District. All Planned Development Districts shall require the approval of the City Planning Commission and the Common Council.

f. Project Plan

Prior to the issuance of a building permit for the construction of any new structure or parking or access facilities in the District, a Project Plan for the facility to be constructed must be submitted to the City Planning Commission for its review and approval.

The Commission must find that the Project Plan is in substantial conformance with the District Plan, that it makes adequate provision for fire and police access, drainage, and utilities, and that it meets other applicable regulations within its jurisdiction. The Commission may call a Public Hearing on project plans at its discretion.

(1) Project Plan Submissions - Project Plans must include maps, drawings and other materials that show:

(a) Site plans for all construction for which building permits are being sought and all immediately adjoining or adjacent structures, parking facilities or drives.

(b) Existing and proposed drainage and utility patterns, facilities, and/or public easements within or affected by the proposed construction.

(c) Intended landscaping within and surrounding the proposed construction.

(d) Off-street loading facilities as required for proposed buildings.

(e) Any signs to be installed.

(2) Supporting and Explanatory Material - The City Planning Commission may require the submission of additional material to explain and justify the Project Plan, which could include but is not limited to the following:

(a) General floor plans and elevations of proposed structures.

(b) Existing and proposed topographic contours within and surrounding the proposed construction for sites which are not flat.

(c) Information necessary to assure compatibility of the proposed project with adjoining existing uses.

(d) An explanation of the manner in which all requirements of the District Plan and of other applicable regulations are to be met and in which adequate access for public and fire protection is maintained.

g. Amendment of Plans

(1) Amendment of District Plan - Any differences between the District Plan and Project Plans, or any proposed changes or additions after original construction, which materially alter the character or intent of the District Plan shall be considered changes to the District Plan and shall be subject to all procedures pertaining to the approval of the District Plan. District Plans may be amended only upon finding that the amendment will not conflict with the purpose and intent of this Article. District Plans may not be amended unilaterally by the City Planning Commission but must also have the consent and approval of the Common Council.

(2) Amendment of Project Plan - A Project Plan which has the approval of the City Planning Commission must be resubmitted to the City Planning Commission for reapproval, if there are any substantial changes thereto. The City Planning Commission must find that the amendment does not conflict with the District Plan.

h. Resubdivision

Appropriate resubdivisions must be made where structures are to be built across existing property lines.

i. Development Requirements and Waivers

The City Planning Commission and Common Council shall not adopt District Plans which are less restrictive than the requirements enumerated below but may adopt District Plans which are more restrictive. The City Planning Commission, in its review of Project Plans may in specific instances waive up to, but no more than, 50% of the requirements stated below, if such waivers do not jeopardize to any extent the intent of this District and if the waivers are in no way detrimental to adjoining property or development.

(1) Maximum District Coverage - No more than seventy-five percent of any District or block bounded by public rights-of-way within a District may be covered by structures. Open parking areas and parking garages below grade shall not be considered structures for the purpose of maximum lot coverage.

(2) Floor Area Ratio - The ratio of floor area to ground area shall not exceed 2.0 for any Planned Development District or block bounded by public rights-of-way within a District.

(3) Setbacks - Building setback lines from public rights-of-way shall be established so as to be compatible with surrounding existing uses.

(4) Yards - Where the District abuts other districts the immediately abutting portions of the District shall have the same side or rear yard requirements respectively as the contiguous properties on the other side of the District boundaries. No side or rear yard restrictions need otherwise be adopted.

(5) Off-Street Parking - Off-street parking facilities shall be provided in accordance with Part C, Section III, Article 1 of these Zoning Rules and Regulations (Parking and Loading Requirements). Satisfactory alternative numbers of parking spaces less than the required spaces specified in that Article must be justified and must be approved as part of the District Plan.

(6) Off-Street Loading - Adequate off-street loading must be provided for each building. Loading berths (12' x 45') must be provided for each building of 100,000 square feet or more of gross space. Such berths shall be provided at the rate of one berth for each 100,000 square feet of gross space or portion thereof.