



VILLAGE OF BALDWINSVILLE

Codes Enforcement Office



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§ 345-8 VILLAGE OF BALDWINSVILLE § 345-9

ARTICLE IV

RESIDENTIAL R-1 DISTRICTS

§ 345-8. Permitted buildings, structures and uses.

In Residential R-1 Districts, only the following buildings, structures and uses shall be permitted:

- A. Single-family dwellings and two-family dwellings and their accessory uses and buildings.
- B. A church or similar place of worship, rectory, convent and/or parish house, public schools, parochial schools, private schools furnishing like curriculums upon the granting of a special use permit in accordance with Article XIII of this chapter. *Editor's Note: Original Subsection C, which immediately followed this subsection and provided for the other special structures and uses, was repealed 5-18-2002 by L.L. No. 2-2002. [Amended 4-18-1994 by L.L. No. 3-1994]*

§ 345-9. District regulations.

In Residential R-1 Districts, all structures and uses shall be subject to the following regulations:

- A. Required lot area. Lots shall be not less than 7,500 square feet in area, and the minimum lot width at the front building line shall be 75 feet. The required lot area for two-family dwellings shall be not less than 15,000 square feet.
- B. Percentage of lot coverage. All buildings, including accessory buildings, shall not cover more than 25% of the area of the lot.
- C. Front yards. Each lot shall have a front yard with a minimum depth of 40 feet, except that if there are principal structures fronting on the same street within 300 feet of either or both of the side lines of the lot, the front yard depth shall be equal to the average of the setbacks of the nearest of such structures on each side, or to the average of such setback and 50 feet if there is such a structure on one side only, but not less than 20 feet in any case. In the case of a corner lot, there shall be provided on each street a yard equal in depth to the required front yard depth on such street.
- D. Rear yards. There shall be a rear yard not less than 40 feet deep.
- E. Side yards. Each lot shall have two side yards with a total width of not less than 16 feet, neither one of which may be less than six feet in width at the front and rear building line. When a lot less than 75 feet in width exists in separate ownership on the date this chapter becomes effective, the total width of the two side yards may be reduced by one foot for each foot of lot width less than 70 feet, but not to a total width of less than 10 feet. When the total side yard width becomes less than 12 feet, the two side yards shall be of equal width.
- F. Height. Dwellings shall not exceed 30 feet in height. There shall be no limit on the height of nonresidential structures, except that for each foot the height of such a building or structure exceeds 35 feet, the total width of the two side yards shall be increased by two feet, and the depth of the front yard by one foot. In no case shall any structure exceed 40 feet in height.
- G. Private garage and accessory building regulation. No garage or accessory building shall be placed nearer to a side or rear property line than five feet, and, for each foot the height of such building exceeds 15 feet, the offset from the side and rear property lines shall be increased by one foot. No detached garage or other outbuilding shall be constructed nearer the front property line than the front of the main building as located on the lot or, in the case of a corner lot, nearer to the side street line than the distance equal to half the width of the lot.
- H. Maximum lot length (depth). The longest lot length (side) or maximum lot depth, whichever is longer, shall not exceed four times the front lot width as measured at the front building line.
[Added 10-17-2002 by L.L. No. 5-2002]