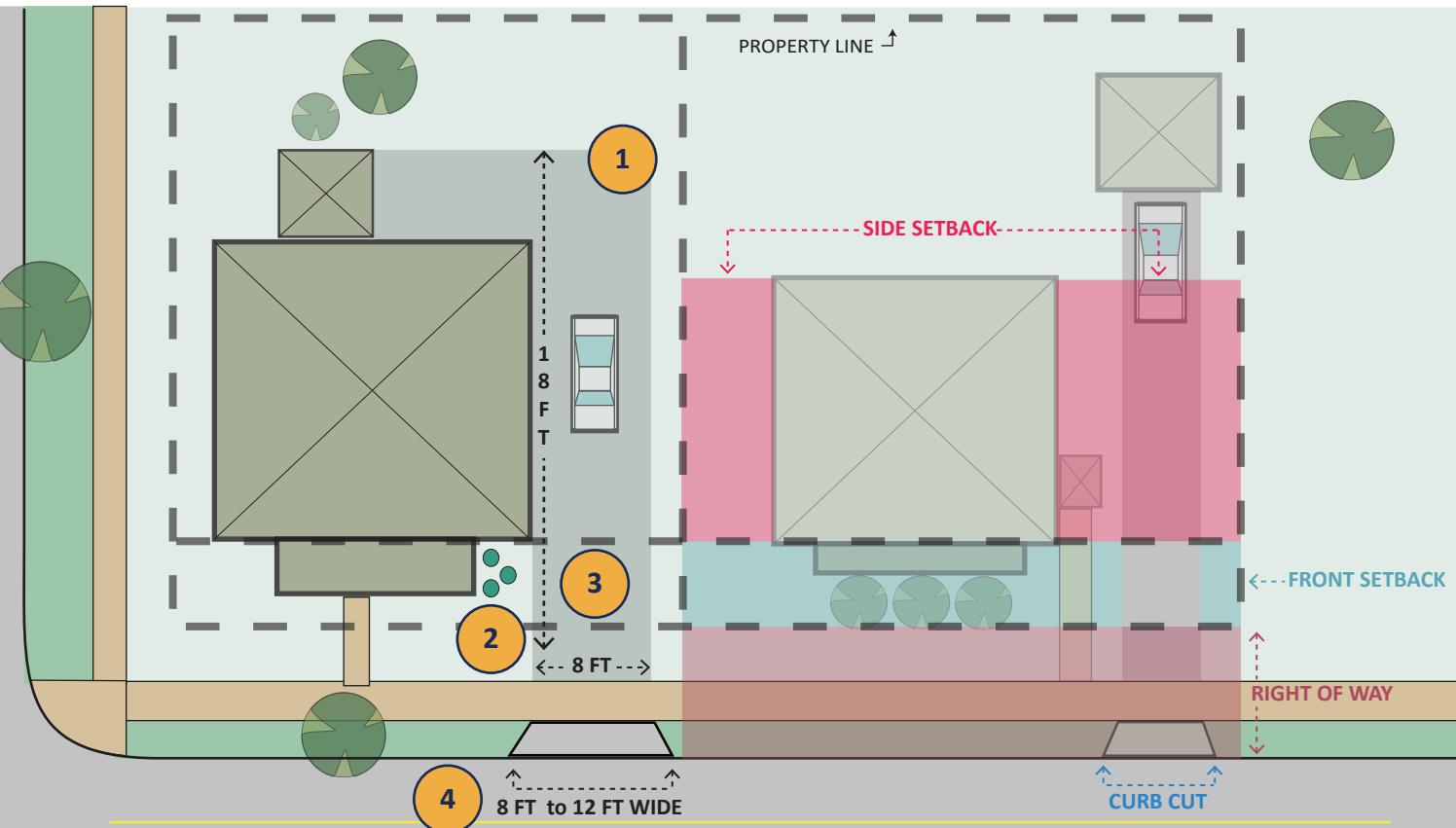




RESIDENTIAL DRIVEWAY GUIDELINES

The City of Syracuse, like other municipalities, mandates specific criteria for driveways to uphold safety for both vehicles and pedestrians. This factsheet provides information regarding driveway and parking requirements in the City of Syracuse.



DRAWING NOT TO SCALE

REQUIREMENTS

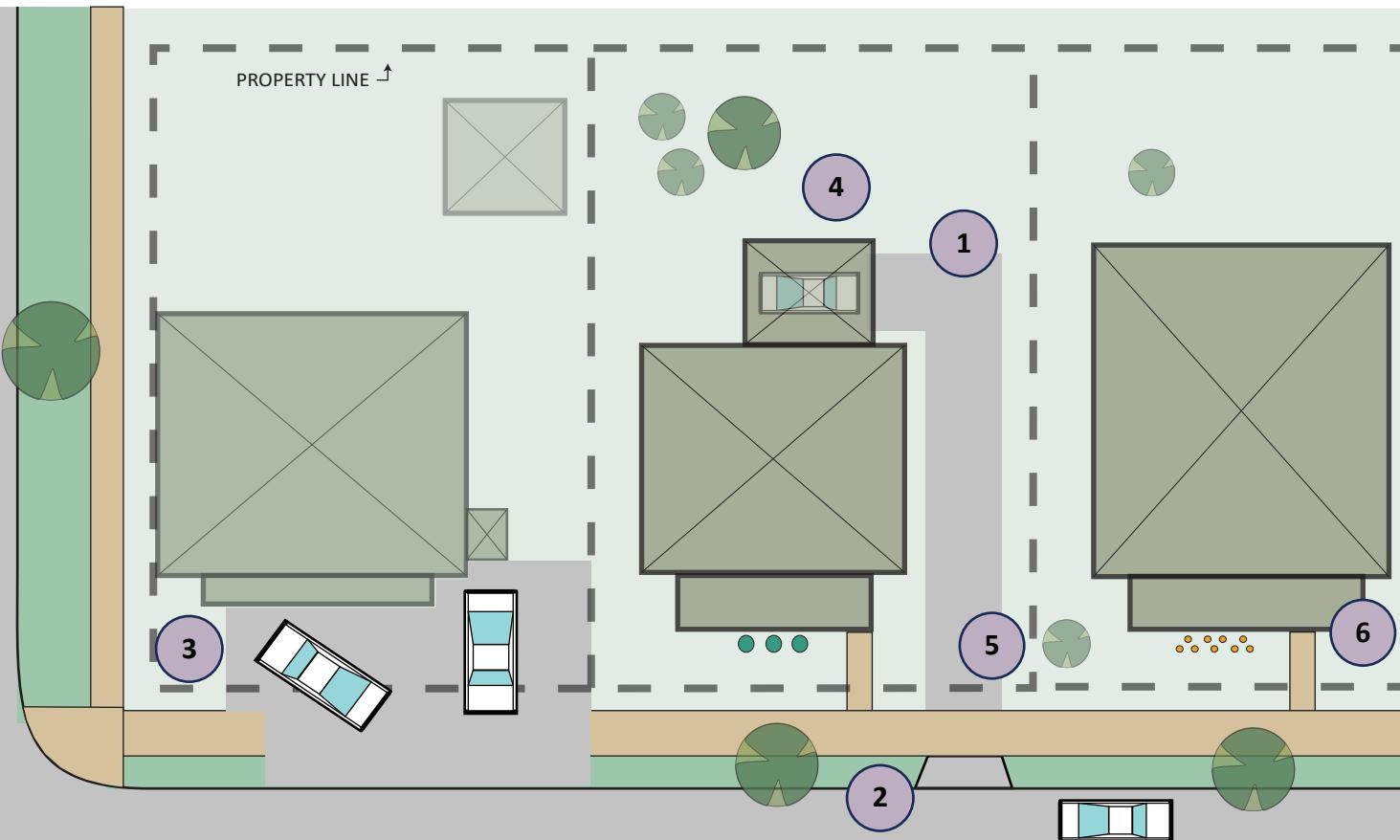
- 1 Driveways must lead to a legal parking area to the side or rear of the property or directly to a garage.
- 2 Parking in front of the building, between the building's face and right-of-way is not permitted.
- 3 Driveways must be able to accommodate enough space for an [18 ft long x 8ft wide] parking space. Parked vehicles may not overhang into the right-of-way/obstruct sidewalk areas.
- 4 Driveways and associated curb-cuts may be a minimum of 8 ft and a maximum of 12 feet wide.

GLOSSARY

Building setback refers to the mandatory distance that must be maintained between the boundary of a property (known as the lot line) and a building or structure constructed on that property. The setback ensures that there is enough space between the building and the property line or road to meet safety and zoning regulations.

Right of Way (ROW) is the space above or below public roads, bike lanes, and sidewalks that the city owns. It's used for traveling and also for utilities and drainage. The extent of the right-of-way can differ between individual properties.

A **curb cut** is a lowered part of the sidewalk and curb that allows vehicles to move from the street to places like driveways, garages, parking lots, loading docks, or drive-throughs.



DRAWING NOT TO SCALE

LEGAL PARKING AREAS

- 1 Residential properties are only allowed one driveway per parcel.
- 2 Driveways must include a curb-cut or other City-approved opening from the street. Curb-cut/openings and associated driveways must lead to a legal parking area.
- 3 **No driveway or parking area may be in the front setback** except for a driveway leading to a legal parking area. Driveways or parking areas **may not block** access to the primary structure.
- 4 Legal parking areas include driveways:
 - on the side setback
 - on designated areas in the rear yard
 - on a driveway leading directly to garage
- 5 Legal parking areas must be large enough to park without using a neighbor's property or extending into the Right-of-Way (sidewalk or roadway).
- 6 Not all properties can accommodate an allowed driveway, or legal parking area.