



# URBAN RENEWAL

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CITY OF UTICA

**BUILD YOUR DREAM HOME**

# **Build Your Dream Home Today!**

**The City of Utica, New York is seeking proposals from individuals and housing developers (both for-profit and not-for-profit) interested in the construction of single-family and two-family homes.**

**792-0105**





# **Build Your Dream Home Today!**

**Building on the success of recent housing developments in Utica, the City of Utica is now actively seeking redevelopment of selected sites for single-family and/or two-family homes, that fit into the character of the existing neighborhood.**

**792-0105**



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## **CITY COMMITMENT**

The City of Utica is committed to the redevelopment of residential neighborhoods. The City of Utica will support this redevelopment with special reduced pricing of available lots to ensure successful redevelopment of these sites.

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## ZONING

The City of Utica current zoning regulations require that a lot must be at least 60 x 100 feet to build a new house.

In most cases this means obtaining two adjacent lots.

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## **TAX INCENTIVE**

**There is a 10 year  
Tax incentive for  
new home  
construction in  
the City of Utica.**

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## **TAX INCENTIVE**

**Section 485-j of the Real Property Tax Law authorizes the City of Utica to offer a partial exemption from real property taxation for residential property constructed subsequent to January 1, 2005.**

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## **TAX INCENTIVE**

Generally, the amount of the exemption in the first year is 50% of the increase in the assessed value attributable to the construction. The exemption amount then decreases by 5% in each of the next nine years.

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# Build Your Dream Home Today!

Following is a list of available  
building lots within the Urban  
Renewal Agency Target Area.

Give us a Call at 315-792-0105  
to discuss the potential for  
finding YOU a location for your  
new home!

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# 1150 & 1152 Brinckerhoff

- Located in the center of the City on a major bus route
- Two Lots Available  
40 x 125' each
- Zoned RT-1 Two Family low
- 10, 000 Square Ft. of Land

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# 17 Clinton Pl

- Located in the Historic Midtown Neighborhood
- This large lot is 82 x 207'
- Zoned RM2 Multifamily high density
- Suitable for anything from a large 1 Family to an apartment House
- 16,974 Square Ft. of land

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# 3 Dent

- Located on the West side of the City near a major bus route
- Two Lots Available  
51 x 146' & 36 x 156
- Zoned RM2  
Multifamily high density
- Suitable for anything from a large 1 Family to an apartment House
- 13,500 Square Ft. of land

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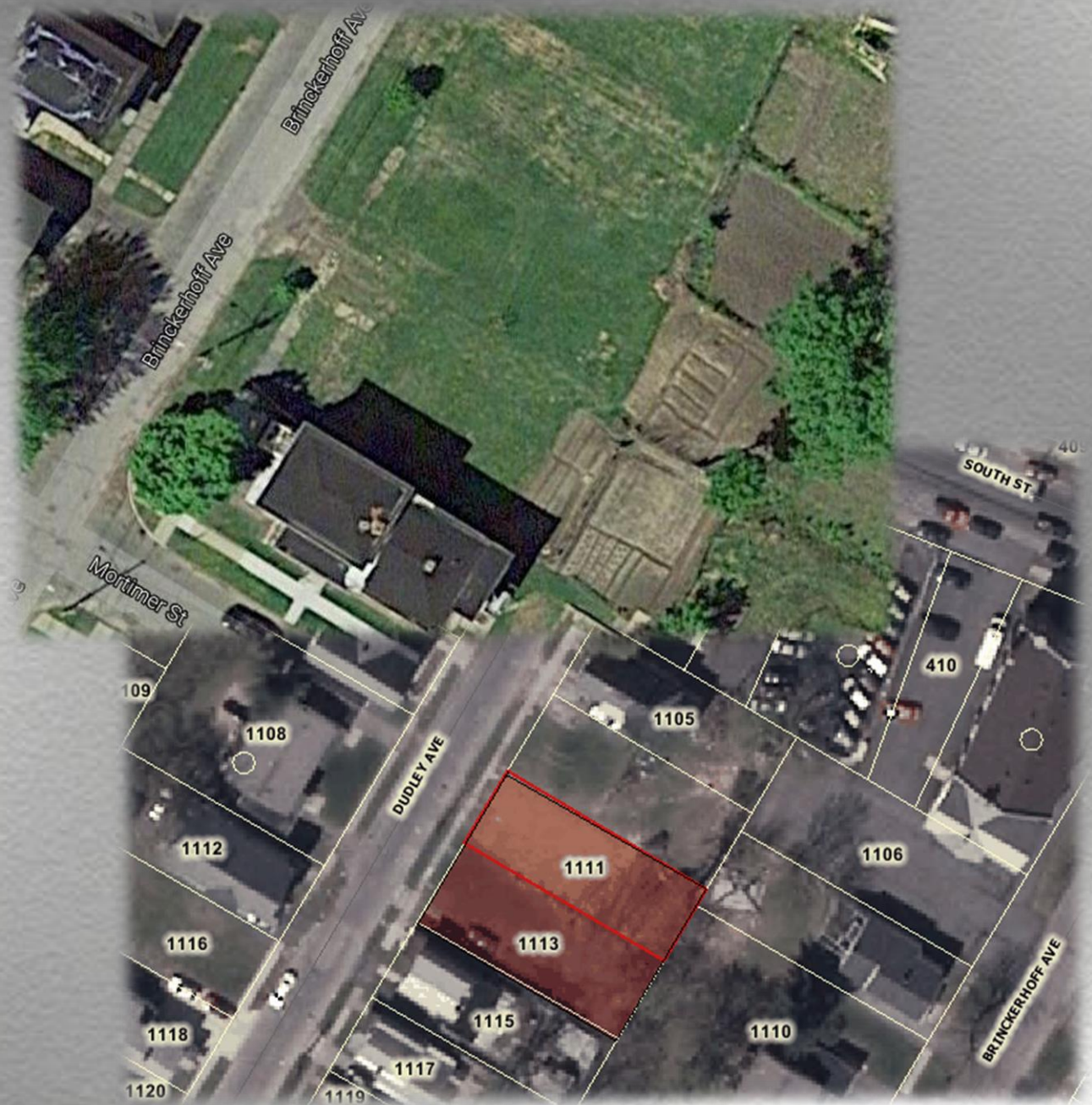




# 1111 & 1113 Dudley

- Located in the center of the City near a major bus route
- Two Lots Available 40 x 103' each
- Zoned RT-1 Two Family low
- 8,240 Square Ft. of land

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# 1148 & 1150 Dudley

- Located in the center of the City on a major bus route
- Two Lots Available 40 x 105' each
- Zoned RT-1 Two Family low
- 8,400 Square Ft. of land

792-0105





# 1102 & 1104

## Howard

- Located in the center of the City near a major bus route
- Two Lots Available
- 1102  
Zoned Neighborhood commercial 45 x 87
- 1104  
Zoned RT-1 Two Family low 60 x 130  
*(Note this lot is buildable by itself)*
- 11,715 Square Ft of land

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# 713 & 715 Oswego

- Located on the West side just near Sunset Ave.
- Two Lots Available  
26 x 136'  
41 x 142
- 9,358 Square Ft of land
- Zoned RT-1 Two Family low

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# 1210 & 1212 West

- Located in the center of the City – South of Eagle St.
- Two Lots Available  
30 x 114'  
40 x 114
- 7,980 Square Ft. of land
- Zoned RT-1 Two Family low

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THE END