

ZONING

270 Attachment 2

Town of Ithaca

Setback and Yard Requirements for Ground-Mounted Solar Energy Systems

Setback and yard requirements for ground-mounted solar energy systems

Small scale (≤2000 ft²)	CON	AG	LDR	MDR	HDR	MR	LR	MHP	NC	CC	LC	VFR	OPC	LI	I	PDZ
Allowed as principal p or accessory A use ¹	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Front setback	Minimum: same as for a principal building in the zone													≥50'		
Side/rear setback	≥10'															
Medium scale (>2000-7000 ft²)	CON	AG	LDR	MDR	HDR	MR	LR	MHP	NC	CC	LC	VFR	OPC	LI	I	PDZ
Allowed as principal  or accessory  use ¹	A	PA	P _{sp} Asp	Asp	Asp	Asp		A	A	A			PA	PA	PA	Asp
Front setback	Minimum: same as for a principal building in the zone (also applies to PDZ)													≥50'		Same as for principal building
Setback from lot line next to NC/CC/LC/VFR/OPC/LI/I zone	≥30'															
Setback from lot line next to any other zone	≥60'															
Large scale (>7000 ft² - 35 ac)	Large scale photovoltaic solar energy system overlay zone															PDZ
Allowed as principal  or accessory  use	P _{sp} Asp															P ² _{sp} Asp
Front/side/rear setback	≥75'															

¹ *sp* site plan review required. Otherwise, no site plan review is required, unless the project is part of a new or modified development plan that independently requires site plan review.

² Allowed as a principal use only if the underlying planned development zone specifically allows it.

n/a - not applicable.  - not allowed