

ZONING

40 Attachment 1

City of Ithaca
Table of Land Use Intensity Class Standards

Land Use Intensity Class and Zone	Maximum Development Density (Units per Gross Acre)									Maximum Impervious Surface Ratio									Maximum Floor Area Ratio								
	R-1	R-2	R-3	R-4	R-O	M-H	C-1	C-2	I-1	R-1	R-2	R-3	R-4	R-O	M-H	C-1	C-2	I-1	R-1	R-2	R-3	R-4	R-O	M-H	C-1	C-2	I-1
Class I																											
One-family dwelling unit	•	•	•	NA	•					.20*	.20*	.30		.50													
Two-family dwelling unit	•	•	•	•	•					.20*	.20*	.30	.45	.50													
ECHO housing	•	•	•	NA	NA					NA	NA																
Class II																											
Public/private recreation	•	•	•	•	NA					.05	.05	.05	.05						NA	NA	NA						
Cemeteries	•									.05									NA	NA	NA						
Performance subdivision	2.6	3.2	5.4	NA						.25	.25	.30															
Conventional subdivision	1.3	1.6	3.6	NA						.20	.30	.35															
Planned unit development	2.6	3.2	5.4	NA						.25	.25	.30															
Mobile home park	NA	NA	NA	NA		•									.40												
Prefab. housing development	NA	NA	NA	NA		•									.40												
Site condominiums	2.6	3.2	5.4							.30	.30	.35															
Class III																											
Educational institutions	•	•	•	•						.40	.50	.60	.70						.45	.45	.60	.60					
Day care centers/group homes	NA	•	•								.20	.30															
Religious institutions	•	•	•	•	•					.40	.50	.60	.70	.70					.45	.45	.60	.60	.60				
Public utilities	•	•	•	•	•	•	•	•	•	.40	.50	.60	.70	.70		1.0	.50	.40	.40	.40	.40	.40	.40	1.0	.40		
Convalescent homes	NA	•	•	•							.50	.60	.70						.45	.45	.60	.60					
Multiple-family dwellings	NA	NA	NA	•	•		•						.50	.70		.90											
Funeral homes	NA	•	•		•						.30	.40		.50						.45	.60		.60				
Class IV																											
Hospitals, medical center	NA	•	•	•							.50	.60	.70							.50	.60	.60					
Public/semipublic institutions	NA	NA	•	•								.60	.70								.60	.60					
Offices	NA	NA	NA		•									.55								.60					
Private clubs/meeting places		•	•				•				.30	.40				1.0				.45	.50			3.0			
Class V																											
Commercial services	NA	NA	NA	NA	•		•	•						.70		1.0	.76						.60		3.0	.42	
Retail commercial	NA	NA	NA	NA			•	•								1.0	.76								3.0	.40	
Wholesale/retail storage	NA	NA	NA	NA			•	•								1.0	.76								.60	.40	
Recreation/amusement businesses	NA	NA	NA	NA				•									.76									.40	
Industry (mfg/warehousing)	NA	NA	NA	NA					•									.90									1.0

Notes:
*.25 with ECHO housing.
• Allowed in district at maximum density for that district.
^a RV parks, campgrounds.
^b Amusement parks, fairgrounds.
^c Nonpublic commercial recreation businesses.