

ZONING

40 Attachment 2

City of Ithaca
Schedule of Regulations

Zoning Districts	Minimum Lot Size Per Dwelling Unit/Main Structure		Maximum Height of Structures (feet)	Minimum Yard Setbacks (feet)			Minimum Floor Area (square feet)	Minimum Building Width (feet)	Additional Regulations	Accessory Buildings Total Max. Floor Area (square feet)
	Area (square feet)	Width (feet)		Front	Side	Rear				
R-1 Rural Residential	22,000	120	35 ^(c)	40	20	25	1,400	20	See Art VI	864 ^(d)
R-2 Suburban Residential	20,000	100	35 ^(c)	35	15	25	1,200	20	See Art VII	864 ^(d)
R-3 Community Residential	12,000	80	35 ^(c)	30	15 ⁽¹⁾	30	1,000	20		864 ^(d)
R-4 Multifamily Residential									(Plus 80 square feet for each additional bedroom)	864 ^(d)
Two-family	7,000	80	35	^(c)	10 ⁽²⁾	30	720	20		
Multiple-family	Per D.U.	90	40	30	20	30	350	20		
Efficiency	3,000	90	40	25	20	30	400			
One bedroom	3,000	90	40	25	20	30	600			
Two bedroom	4,200	90	40	25	20	30	720			
Three bedroom	5,100	90	40	25	20	30	800			
Four + bedroom	5,700	60	25	25	9	15	None			
Commercial	None		9							
Mobile home	5,000	50	25 ^{(3)(e)}	15 ^(a)	25 ^{(4)(b)}	10	N/A			100
RO Restricted Office									(Plus 80 square feet for each additional bedroom)	864 ^(d)
Single-family	7,000	80	^(c)	25	6 ⁽⁵⁾	25	1,000			
Two-family	7,000	80	35	25	6	25	1,000			
Multiple-family	Per D.U.	90	35	25	6	25	380			
Efficiency	3,000	90	35	25	6	25	400			
One bedroom	3,000	90	35	25	6	25	600			
Two bedroom	4,200	90	35	25	6	25	720			
Three bedroom	5,100	90	35	25	6	25	800			
Four + bedroom	5,700	80	35	10	6	25	None			
Commercial	5,000		35							
C-1 Central Business	None	None	40	None	None	10	None			^(e)
C-2 General Commercial	10,000	100	30	40	20	25	None		See 13.06:4	^(e)
I-1 Industrial	1 acre	150	30	20	20	25	None		See 14.05	^(e)

Notes:

⁽¹⁾ Zero lot line dwelling: 20 feet total.

⁽²⁾ There shall be two side yards totaling at least 20 feet at the building line and no side yard shall be less than 10 feet, provided that where a side yard adjoins a side street a minimum yard of 20 feet is required.

⁽³⁾ Applies to central office/clubhouse only; no other structure shall exceed 20 feet in height.

⁽⁴⁾ Minimum combined side yard width is 25 feet; minimum width for one side yard is 10 feet.

⁽⁵⁾ Both side yards shall total at least 15 feet; on corner lot, where side yard adjoins side street, minimum side yard setback shall be 20 feet.

⁽⁶⁾ RV Parks, campgrounds, fairgrounds: 10 acres; water oriented amusement parks: five acres.

⁽⁷⁾ RV Parks, campgrounds: 400 feet.

^(a) Front yard of a mobile lot is that portion of the lot between the street right-of-way and the closest part of the mobile home.

^(b) Side yard of a mobile home lot is that portion of the lot between the lot line running more or less perpendicular to the street and the nearest part of the mobile home.

^(c) Maximum height of detached accessory building: 20 feet.

^(d) The total floor area of all accessory buildings on a lot may equal, but not exceed, the ground floor area of the main buildings, see § 40-4.05.

^(e) Maximum total area of all accessory buildings shall not exceed 10% of required rear yard and 25% of nonrequired rear yard.