

ZONING

325 Attachment 4

**City of Ithaca, NY
Collegetown Use Table**

District	Permitted Primary Use	Permitted Accessory Use
CR-1	<ol style="list-style-type: none"> 1. One-family detached dwelling occupied by: <ol style="list-style-type: none"> a. An individual or family or functional family (See § 325-3) plus not more than one unrelated occupant; or b. If dwelling is owner occupied, an individual or family plus not more than two unrelated occupants 2. Church and related buildings 3. Public park or playground 4. Library or fire station <p>By special permit of Board of Zoning Appeals (§ 325-9):</p> <ol style="list-style-type: none"> 5. Cemetery and related buildings 6. Public utility structure except office 7. Schools (all) and related buildings 	<ol style="list-style-type: none"> 1. Required off-street parking 2. Private garage for not more than 3 cars 3. Structures for construction purposes, not to remain over 2 years 4. Sign in connection with permitted use (See Sign Ordinance, Ch. 272, City Municipal Code.) 5. By special permit: towers or structures for receipt or transmission of electronic signals for commercial purposes or for generation of electricity to be used on the premises where generated in any district (See § 325-9.), except for personal wireless services facilities 6. By special permit: an accessory apartment (See § 325-10.); permit required in all use districts 7. Adult day-care home 8. Home occupations: special permits required in certain situations [See § 325-9C(1)(i).]

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CR-2	<ol style="list-style-type: none"> 1. One-family detached or semi-detached dwelling occupied by an individual or family or functional family plus not more than two unrelated occupants 2. Two-family dwelling, each unit of which may be occupied by an individual or family plus not more than two unrelated occupants 3. Church and related buildings 4. Library or fire station 5. Public park or playground <p>By special permit of Board of Zoning Appeals:</p> <ol style="list-style-type: none"> 6. Bed-and-breakfast home 7. Cemetery and related buildings 8. Neighborhood commercial facility (See § 325-3.) 9. Nursery school, child day-care center, group adult day-care facility 10. Public utility structure except office 11. Schools (all) and related buildings 	<ol style="list-style-type: none"> 1. Required off-street parking 2. Private garage for not more than 3 cars 3. Structures for construction purposes, not to remain over two years 4. Sign in connection with permitted use (See Sign Ordinance, Ch. 272, City Municipal Code.) 5. By special permit: towers or structures for receipt or transmission of electronic signals for commercial purposes or for generation of electricity to be used on the premises where generated in any district (See § 325-9.), except for personal wireless services facilities 6. By special permit: an accessory apartment (See § 325-10.); permit required in all use districts 7. Adult day-care home 8. Home occupations: special Permits required in certain situations [See § 325-9C(1)(i).]

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CR-3	<ol style="list-style-type: none"> 1. One-family detached, semi-detached, or attached dwelling or two-family dwelling 2. Multiple dwelling (See § 325-3.) 3. Church and related buildings 4. Library or fire station 5. Nursery school, child day-care center, group adult day care 6. Nursing, convalescent or rest home 7. Public park or playground <p>By special permit of Board of Zoning Appeals:</p> <ol style="list-style-type: none"> 8. Bed-and-breakfast homes and inns 9. Cemetery and related buildings 10. Hospital or sanatorium 11. Neighborhood commercial facility (See § 325-3.) 12. Public utility structure except office 13. Schools (all) and related buildings 	<ol style="list-style-type: none"> 1. Required off-street parking 2. Private garage for not more than 4 cars 3. Structures for construction purposes, not to remain over two years 4. Sign in connection with permitted use (See Sign Ordinance, Ch. 272, City Municipal Code.) 5. By special permit: towers or structures for receipt or transmission of electronic signals for commercial purposes or for generation of electricity to be used on the premises where generated in any district (See § 325-9.), Except for personal wireless services facilities 6. By special permit: an accessory apartment (See § 325-10.); permit required in all use districts 7. Adult day-care home 8. Home occupations: special Permits required in certain situations [See § 325-9C(1)(i).] 9. Neighborhood parking area subject to regulations of § 325-20B
CR-4	<ol style="list-style-type: none"> 1. One-family detached, semi-detached, or attached dwelling or two-family dwelling 2. Multiple dwelling (See § 325-3.) 3. Church and related buildings 4. Library or fire station 5. Nursery school, child day-care center, group adult day care 6. Nursing, convalescent or rest home 7. Public park or playground <p>By special permit of Board of Zoning Appeals:</p> <ol style="list-style-type: none"> 8. Bed-and-breakfast homes and inns 9. Cemetery and related buildings 10. Hospital or sanatorium 11. Neighborhood commercial facility (See § 325-3.) 12. Public utility structure except office 13. Schools (all) and related buildings 	<ol style="list-style-type: none"> 1. Required off-street parking 2. Private garage for not more than 4 cars 3. Structures for construction purposes, not to remain over two years 4. Sign in connection with permitted use (See Sign Ordinance, Ch. 272, City Municipal Code.) 5. By special permit: towers or structures for receipt or transmission of electronic signals for commercial purposes or for generation of electricity to be used on the premises where generated in any district (See § 325-9.), except for personal wireless services facilities 6. By special permit: an accessory apartment (See § 325-10.); permit required in all use districts 7. Adult day-care home 8. Home occupations: special permits required in certain situations [See § 325-9C(1)(i).] 9. Neighborhood parking area subject to regulations of § 325-20B

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MU-1	<ol style="list-style-type: none"> 1. One-family detached, semi-detached, or attached dwelling or two-family dwelling 2. Bed-and-breakfast homes 3. Multiple dwelling (See § 325-3.) 4. Cemetery and related buildings 5. Church and related buildings 6. Library or fire station 7. Nursery school, child day-care center, group adult day care 8. Nursing, convalescent or rest home 9. Public utility structure except office 10. Public park or playground 11. Schools (all) and related buildings 12. Business or professional office 13. Bank or monetary institution 14. Club, lodge, or private social center 15. Confectionery, millinery, dressmaking and other activities involving light hand fabrication as well as sales 16. Funeral home or mortuary 17. Hospital or sanatorium 18. Hotel 19. Inn 20. Neighborhood commercial facility (See § 325-3.) 21. Office of government 22. Public, private, or parochial school 23. Retail store or service commercial facility 24. Restaurant, fast food establishment, tavern 25. Theater, bowling alley, auditorium or other similar place of public assembly 	<ol style="list-style-type: none"> 1. Required off-street parking 2. Private garage for not more than 4 cars 3. Structures for construction purposes, not to remain over two years 4. Sign in connection with permitted use (See Sign Ordinance, Ch. 272, City Municipal Code.) 5. By special permit: towers or structures for receipt or transmission of electronic signals for commercial purposes or for generation of electricity to be used on the premises where generated in any district (See § 325-9.), except for personal wireless services facilities 6. By special permit: an accessory apartment (See § 325-10.); permit required in all use districts 7. Adult day-care home 8. Home occupations: special Permits required in certain situations [See § 325-9C(1)(i).] 9. Neighborhood parking area subject to regulations of § 325-20B

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District	Permitted Primary Use	Permitted Accessory Use
MU-2	<ol style="list-style-type: none"> 1. One-family detached, semi-detached, or attached dwelling or two-family dwelling 2. Bed-and-breakfast home 3. Multiple dwelling (See § 325-3.) 4. Cemetery and related buildings 5. Church and related buildings 6. Library or fire station 7. Nursery school, child day-care center, group adult day care 8. Nursing, convalescent or rest home 9. Public utility structure except office 10. Public park or playground 11. Schools (all) and related buildings 12. Business or professional office 13. Bank or monetary institution 14. Club, lodge, or private social center 15. Confectionery, millinery, dressmaking and other activities involving light hand fabrication as well as sales 16. Funeral home or mortuary 17. Hospital or sanatorium 18. Hotel 19. Inn 20. Neighborhood commercial facility (See § 325-3.) 21. Office of government 22. Parking garage 23. Public, private, or parochial school 24. Retail store or service commercial facility 25. Restaurant, fast food establishment, tavern 26. Theater, bowling alley, auditorium or other similar place of public assembly 	<ol style="list-style-type: none"> 1. Required off-street parking 2. Private garage for not more than 4 cars 3. Structures for construction purposes, not to remain over two years 4. Sign in connection with permitted use (See Sign Ordinance, Ch. 272, City Municipal Code.) 5. By special permit: towers or structures for receipt or transmission of electronic signals for commercial purposes or for generation of electricity to be used on the premises where generated in any district (See § 325-9.), except for personal wireless services facilities 6. By special permit: an accessory apartment (See § 325-10.); permit required in all use districts 7. Adult day-care home 8. Home occupations: special permits required in certain situations [See § 325-9C(1)(i).] 9. Neighborhood parking area subject to regulations of § 325-20B 10. Employee, customer, or public parking areas (See § 325-20.)