

AUTHENTICATION OF ORDINANCE NO. 2025-12

(COPY ATTACHED)

An Ordinance Amending The Municipal Code Of The City Of Ithaca, Chapter 325, Entitled "Zoning" To Establish Section 325-46 Southside Form Districts and to Rezone Portions of the R-2b, R-3a, R-3aa, P-1, B-2a, R-3b, SW-2, B-1a, B-2a, and WEDZ-1b to Traditional Residential (TR), Residential Transition (RT), Medium- Density Mixed-Use (MD-MU), and Urban Mixed-Use (UMU).

WHEREAS, the "Greater Southside Neighborhood Plan" was endorsed by Common Council on April 3, 2019, and the adoption of a form-based code has been considered a central measure of its Land Use chapter goals, and

WHEREAS, the "Greater Southside Neighborhood Plan" included a "Future Land Use" map of the Southside Neighborhood depicting four desired Form Districts, and

WHEREAS, city staff has drafted a proposal to establish the desired Form Districts as described in the "Greater Southside Neighborhood Plan" that are modeled after the "Collegetown Area Form Districts" and that include regulations that reflect the neighborhood's built environment; now, therefore,

BE IT ORDAINED AND ENACTED by the Common Council of the City of Ithaca as follows:

ORDINANCE NO. 2025-12

Section 1. Declaration of Legislative Findings and Purpose

The Land Use chapter of the "Greater Southside Neighborhood Plan" identifies several goals for future development in Southside. These goals include:

- Allow architecturally compatible infill development within the Traditional Residential, Residential Transition, and Medium-Density Mixed Use areas;
- Support the redevelopment of underutilized parcels and parking lots within the Urban Mixed Use areas to provide commercial uses and higher density housing;
- Ensure zoning requirements are consistent with the historic character of the Henry St. John Historic District and other locally-designated structures;

- Provide regulation of built-form to ensure new development is compatible with the architectural character of the neighborhood; and
- Preserve and enhance green space that is a vital component of the urban environment.

The "Greater Southside Neighborhood Plan" recommends the adoption of a form-based code as a necessary step to implement the neighborhood plan.

The Common Council finds that the establishment of the Southside Form Districts will advance the City's goals for existing and future development in the Southside neighborhood as specified in the "Greater Southside Neighborhood Plan."

Section 2. Section 325-4 of the Municipal Code of the City of Ithaca are hereby amended to establish the Southside Form Districts which include the following zoning districts: Traditional Residential (TR), Residential Transition (RT), Medium Density, Mixed Use (MD-MU), and Urban Mixed Use (UMU).

Section 3. Chapter 325 of the Municipal Code of the City of Ithaca is hereby amended to add a new Article to be inserted as Article X, entitled, "Southside Zoning," and all subsequent articles and sections shall be hereby renumbered accordingly.

Section 4. "§325-46 Southside Form Districts," shall be inserted in its entirety into said Article X as §325-46.

Section 5. The Official Zoning Map of the City of Ithaca is hereby amended to change the designation from R-2b, R-3a, R-3aa, R-3b, and P-1 to Traditional Residential for the following tax parcels: 93.-7-7; 106.-1-2; 93.-7-6; 93.-7-5.1; 93.-7-4; 93.-7-2.1; 93.-7-2.2; 93.-7-1; 105.-3-3; 105.-3-1; 105.-3-2; 93.-6-15; 93.-6-16; 93.-6-17; 93.-6-19; 93.-6-20; 93.-6-21; 93.-6-22; 93.-6-1; 93.-6-2; 93.-6-3; 93.-6-4.1; 93.-6-4.2; 93.-6-5; 93.-6-6; 93.-6-7.5; 93.-6-7.1; 93.-6-7.2; 93.-6-7.3; 93.-6-7.4; 93.-6-8; 93.-6-9; 93.-6-10; 93.-6-11; 93.-6-12; 93.-6-14; 105.-4-5; 105.-4-6; 105.-4-7; 105.-4-8; 105.-4-1; 105.-4-2; 105.-4-3; 93.-5-1; 93.-5-2; 93.-5-3; 93.-5-4; 93.-5-5; 93.-5-6; 93.-5-7; 93.-5-8; 93.-5-9; 93.-5-10; 93.-5-11; 93.-5-12; 105.-2-2; 105.-2-3; 105.-2-4; 105.-2-5; 105.-2-6; 105.-2-7; 105.-2-8; 105.-2-9; 105.-2-10; 105.-2-11; 105.-2-1; 93.-5-13; 93.-5-14; 93.-5-15; 93.-5-16; 93.-5-17; 93.-4-7; 93.-4-8; 93.-4-9; 93.-4-10; 93.-4-6; 93.-4-11; 93.-4-5; 93.-4-12; 93.-4-4; 93.-4-13; 93.-4-3; 93.-4-14; 93.-4-2; 93.-4-15; 93.-4-16; 93.-4-17; 93.-4-18; 93.-4-19; 93.-4-20; 93.-4-21; 93.-4-1; 105.-1.2.2; 105.-1-1; 105.-1-2.1; 105.-1-3; 105.-1-22; 105.-1-4; 105.-1-5; 105.-1-6; 105.-1-7; 105.-1-8; 105.-1-9; 105.-1-10; 105.-1-11; 105.-1-12; 105.-1-13; 105.-1-14; 105.-1-15; 105.-1-16; 105.-1-17; 105.-1-18; 105.-1-19; 105.-1-20; 105.-1-21; 105.-5-1; 105.-5-2; 105.-5-3; 105.-5-

4; 105.-5-5; 105.-5-6; 105.-5-7; 105.-5-8; 105.-5-9; 105.-5-10; 105.-5-11; 105.-5-12; 105.-5-13; 105.-5-14; 105.-5-15; 105.-5-16; 105.-5-17; 105.-5-18; 105.-5-19; 105.-5-20; 105.-5-21; 105.-5-22; 105.-5-23; 105.-5-24; 105.-5-25; 105.-5-26; 105.-5-27; 105.-5-28; 105.-5-29; 105.-5-30; 105.-5-31; 105.-6-6; 105.-6-7; 105.-6-1; 105.-6-2; 105.-6-3; 105.-6-4; 103.-3-1; 103.-3-2; 103.-3-3; 103.-3-4; 103.-3-5; 103.-3-6; 103.-3-7; 103.-3-8; 103.-3-9; 103.-3-10; 104.-1-3; 104.-1-4; 104.-1-5; 105.-1-6; 105.-1-7; 105.-1-8; 103.-2-1; 103.-2-2; 103.-2-3; 103.-2-4; 103.-2-5; 103.-2-6; 103.-2-7; 103.-2-8; 103.-2-9; 103.-2-10; 103.-2-11; 103.-2-12; 103.-2-13; 103.-2-14; 103.-2-15; 103.-2-16; 103.-2-17; 103.-2-18; 103.-2-19; 103.-2-20; 103.-2-21; 103.-2-22; 103.-2-23; 103.-2-24; 103.-2-25; 94.-3-1; 94.-3-2; 94.-3-3; 94.-3-4; 94.-3-5; 94.-3-6; 94.-3-7; 94.-3-8; 94.-3-9; 94.-3-10; 94.-3-11; 94.-3-12; 94.-3-13; 94.-3-14; 94.-3-15; 94.-3-16; 94.-3-17; 94.-3-18; 94.-3-19; 94.-3-20; 94.-3-21; 94.-3-22; 94.-3-23; 94.-3-24; 94.-3-25; 94.-3-26; 94.-3-27; 94.-3-28; 94.-3-29; 94.-3-30; 94.-3-31; 94.-3-32; 94.-3-33; 94.-3-34; 94.-3-35; 93.-1-1; 93.-1-2; 93.-1-3; 93.-1-4; 93.-1-5; 93.-1-6; 93.-1-7; 93.-1-8; 93.-1-9; 93.-1-10; 93.-1-11; 93.-1-12; 93.-1-13; 93.-1-14; 93.-1-15; 93.-1-16; 93.-1-17; 93.-1-19; 93.-1-22; 93.-1-23; 93.-1-24; 93.-1-25; 93.-1-26; 93.-1-29; 93.-1-30.1; 93.-1-30.2; 80.-8-1; 80.-8-2; 80.-8-3; 80.-8-5; 80.-8-6; 80.-8-7; 80.-8-8; 80.-8-9; 80.-8-10; 80.-8-11; 80.-8-12; 80.-8-13; 80.-8-14; 93.-2-1; 93.-2-2; 93.-2-3; 93.-2-4; 93.-2-5; 93.-2-6; 93.-2-7; 93.-2-8; 93.-2-9; 93.-2-10; 80.-11-1.1; 80.-11-4; 80.-11-5; 93.-3-1; 93.-3-2; 93.-3-3; 93.-3-4; 93.-3-5; 93.-3-6; 70.-7-15; 70.-7-16; 80.-10-1; 80.-10-4; 80.-10-5; 80.-10-6; 80.-10-7; 80.-10-8; 80.-10-9; 71.-10-4; 71.-10-5; 71.-10-6; 71.-10-7; 71.-10-8; 71.-10-9; 71.-10-10; 71.-10-11; 80.-9-1; 80.-9-2; 80.-9-3; 80.-9-4; 80.-9-5; 80.-9-6; 80.-9-7; 80.-9-8; 80.-9-9; 80.-9-10; 80.-9-11; 80.-9-12; 71.-9-4; 71.-9-5; 71.-9-6; 71.-9-7; 71.-9-8; 71.-9-9; 71.-9-10; 71.-9-11; 80.-6-1; 80.-6-2; 80.-6-3; 80.-6-4; 80.-6-5; 80.-6-6; 80.-6-7; 80.-6-8; 80.-6-9; 80.-6-10; 80.-6-11; 80.-6-12; 80.-6-13; 80.-6-14; 71.-8-7; 71.-8-8; 71.-8-9; 71.-8-10; 71.-8-11; 71.-8-12; 71.-8-14; 71.-8-15; 71.-8-16; 80.-5-3; 80.-5-5; 80.-5-6; 80.-5-7; 80.-5-8; 80.-5-9; 80.-5-10; 80.-5-11; 80.-5-12; 80.-5-13; 80.-5-14; 80.-5-16.2; 80.-5-15; 71.-7-3; 71.-7-4; 71.-7-5; 71.-7-6; 79.-9-3; 79.-9-4; 79.-9-5; 80.-1-2; 80.-1-3; 80.-1-4; 80.-1-5; 80.-1-6; 80.-1-7; 80.-1-9; 80.-1-10; 71.-7-19; 71.-7-20; 71.-7-21; 72.-8-17; 72.-8-19; 79.-4-3; 79.-4-4; 79.-4-6; 79.-4-8; 79.-4-9; 79.-4-10; 79.-4-11; 79.-4-12; 79.-4-13; 79.-4-14; 79.-4-15; 79.-5-12; 79.-5-13; 79.-5-14; 79.-5-15; 79.-5-16; 79.-5-17; 79.-5-18.1; 79.-5-18.2; 79.-5-18.3; 79.-5-20; 79.-5-21.1; 79.-8-1; 79.-8-2; 79.-8-3; 79.-8-4; 79.-8-5; 79.-8-6; 79.-8-7; 79.-8-8; 79.-8-9.11; 79.-8-9.12; 79.-8-9.21; 79.-8-9.22; 80.-2-1; 80.-2-2; 80.-2-3; 80.-2-4; 80.-2-5; 80.-2-6; 80.-2-8; 80.-2-9; 80.-2-10; 80.-2-11; 80.-2-12; 80.-2-14; 80.-2-15; 80.-2-16; 80.-2-18; 80.-2-19; 80.-2-20; 79.-6-10; 79.-6-13; 79.-6-14; 79.-6-15;

79.-6-16; 79.-7-4; 79.-7-5; 79.-7-6; 79.-7-7; 80.-3-1; 80.-3-3; 80.-3-4.2; 80.-3-6; 80.-3-7; 80.-3-8; 80.-3-9; 80.-3-10; 80.-3-14; 80.-3-15; 79.-6-8.2; 80.-4-1; 80.-4-2; 80.-4-3; 80.-4-4; 80.-4-5; 80.-4-6; 80.-4-7; 80.-4-8; 80.-4-9; 80.-4-10; 80.-4-11; 80.-4-12; 80.-4-13; 80.-4-15; 80.-4-17; 80.-4-18; 80.-7-1; and portions of 79.-6-8.2; 80.11-1.2; and 103.-1-1.2.

The boundaries of this amendment are shown on the map entitled "Southside Form Districts - October 2025," a copy of which shall be on file in the City Clerk's office.

Section 6. The Official Zoning Map of the City of Ithaca is hereby amended to change the designation from R-2b, R-3a, R-3aa, R-3b, and SW-2 to Residential Transition for the following tax parcels: 104.-1-2; 103.-1-2.1; 103.-1-2.2; 94.-1-6.2; 94.-1-8; 94.-1-9; 94.-1-10; 94.-1-11; 94.-1-12; 94.-1-13; 94.-1-14; 94.-1-15; and portions of 94.-1-22 and 103.-1-1.2.

The boundaries of this amendment are shown on the map entitled "Southside Form Districts - October 2025," a copy of which shall be on file in the City Clerk's office.

Section 7. The Official Zoning Map of the City of Ithaca is hereby amended to change the designation from R-2b, R-3aa, B-1a, and B-2a to Medium Density Mixed Use for the following tax parcels: 70.-7-1; 70.-7-2; 70.-7-3; 71.-10-1; 71.-10-2; 71.-10-3; 71.-9-1; 71.-9-2; 71.-9-3; 71.-8-1; 71.-8-2; 71.-8-3; 71.-8-4; 71.-8-5; 71.-8-6; 71.-7-1; 71.-7-2; 71.-7-7; 71.-7-8; 71.-7-9; 71.-7-10; 71.-7-11; 71.-7-12; 71.-7-13; 71.-7-14; 71.-7-15; 71.-7-16; 71.-7-17; 71.-7-18; 72.-8-9; 72.-8-10; 72.-8-11; 72.-8-12; 72.-8-13; 72.-8-14.2; 72.-8-15; 72.-8-16; 79.-6-8.1; and a portion of 79.-6-8.2.

The boundaries of this amendment are shown on the map entitled "Southside Form Districts - October 2025," a copy of which shall be on file in the City Clerk's office.

Section 8. The Official Zoning Map of the City of Ithaca is hereby amended to change the designation from R-2b, SW-2, and WEDZ-1b to Urban Mixed Use for the following tax parcels: 103.-1-1.1; 103.-1-3; 94.-1-1; 72.-8-1; 79.-4-1; 79.-5-1.1; 79.-5-21.2; 79.-5-25.1; and a portion of 94.-1-22.

The boundaries of this amendment are shown on the map entitled "Southside Form Districts - October 2025," a copy of which shall be on file in the City Clerk's office.

Section 9. All applicable sections within the Municipal Code of the City of Ithaca shall be updated in accordance with the amendments made herewith.

Section 10. Severability. If any selection, subsection, sentence, clause, phrase or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this ordinance.

Section 11. Effective date. This ordinance shall take effect immediately and in accordance with law upon publication of notices as provided in the Ithaca City Charter.

Carried 8-1 (Opposed: Kuehl)
(Absent: Fabrizio, Haines-Sharp)

STATE OF NEW YORK
COUNTY OF TOMPKINS ss:
CITY OF ITHACA

I, Shaniqua Lewis, Deputy City Clerk of the City of Ithaca, New York, do hereby certify that the foregoing is a true and exact copy of Ordinance 2025-12 “ An Ordinance Amending The Municipal Code Of The City Of Ithaca, Chapter 325, Entitled “Zoning” To Establish Section 325-46 Southside Form Districts and to Rezone Portions of the R-2b, R-3a, R-3aa, P-1, B-2a, R-3b, SW-2, B-1a, B-2a, and WEDZ-1b to Traditional Residential (TR), Residential Transition (RT), Medium- Density Mixed-Use (MD-MU), and Urban Mixed-Use (UMU)”, duly adopted by the Common Council of said City of Ithaca at a Special Meeting of Common Council held on November 19th 2025

IN WITNESS WHEREOF, I have hereunto set my hand and the Corporate Seal of the City of Ithaca, New York, this 20th day of November 2025.

Shaniqua Lewis, Deputy City Clerk
City of Ithaca, New York

(City Seal)