

§325-45 COLLEGETOWN AREA FORM DISTRICTS ITHACA, NEW YORK

January 6, 2014

DRAFT

THIS PAGE LEFT INTENTIONALLY BLANK

§325-45. COLLEGETOWN AREA FORM DISTRICTS

CONTENTS

325-45.1 GENERAL PROVISIONS	1
A. Short Title.....	1
B. Intent.....	1
C. Applicability	1
D. Design Review and Approval Required.....	1
E. Landmarks Preservation Commission.....	1
F. Other Applicable Sections	2
325-45.2 DISTRICT STANDARDS	3
A. Establishment of Districts	3
B. Definitions and Related Standards.....	3
C. Collegetown Area Form Districts.....	6
D. Maximum Height (in stories) Map.....	7
E. Collegetown Residential (CR-1, CR-2, CR-3).....	9
F. Collegetown Residential 4 (CR-4).....	17
G. Mixed Use (MU-1, MU-2)	21
325-45.3 ALLOWED USES	27
A. Use Table.....	27
B. Street-Level Active Uses Required.....	31

Collegetown Area Form Districts



Legend

- CR-1
- CR-2
- CR-3
- CR-4
- MU-1
- MU-2
- No Change
- Proposed Historic Designation
- East Hill Historic District

325-45.1 General Provisions

A. Short Title

This section shall be known as the “Collegetown Area Form Districts.”

B. Intent

The intent of this section is to implement the 2009 Collegetown Urban Plan & Conceptual Design Guidelines, endorsed by the Common Council on August 5, 2009. This section establishes the zoning regulations necessary to guide implementation of the City-endorsed vision for the redevelopment of property within the Collegetown area. Specifically, the Collegetown Area Form Districts are intended to:

- (1) Encourage exceptional urban design and high-quality construction;
- (2) Regulate elements of building form to ensure a consistent transition between districts;
- (3) Concentrate additional development in the central areas of Collegetown and protect the character of the established residential neighborhoods;
- (4) Preserve and enhance green space that is a vital ecological, recreational, and aesthetic component of the urban environment; and
- (5) Promote attractive, walkable neighborhoods that prioritize accommodation of alternate modes of transportation.

C. Applicability

- (1) No building or part thereof within any district of the Collegetown Area Form Districts shall be erected, moved, or altered on its exterior unless in conformity with the regulations herein specified for the district in which it is located.
- (2) In the event that provisions of the Collegetown Area Form Districts conflict with other sections of the City Municipal Code, the Collegetown Area Form Districts shall prevail.
- (3) In cases of nonconforming uses, buildings, and lots, refer to Chapter 325 Zoning, Article VI.

D. Design Review and Approval Required

- (1) All new construction (including parking lot construction or expansion) is subject to the design review process set forth in Chapter 160, Design Review, of the City Municipal Code.
- (2) No building permit shall be issued or structure or building shall be erected, and no exterior of an existing building or structure shall be altered, remodeled, enlarged or extended until the project or development has design review approval.

E. Landmarks Preservation Commission

Regardless of the underlying zoning, all new construction (including additions) within a designated local historic district or on the same tax parcel as an individually designated local landmark is subject to review and approval by the Ithaca Landmarks Preservation Commission for compliance with Sections 228-5(B) and (C) of the City Municipal Code.

F. Other Applicable Sections

The following sections of Chapter 325 shall apply in the CR and MU districts. Those sections of Chapter 325 not listed below do not apply within the CR and MU districts.

- (1) § 325-2. Statutory authority, and purpose.
- (2) § 325-3. Definitions, and word usage, except as modified in § 325-45.2 (B), Definitions and Related Standards.
- (3) § 325-4. Establishment of districts.
- (4) § 325-5. Zoning Map.
- (5) § 325-6. Interpretation of boundaries.
- (6) § 325-7. Application of regulations.
- (7) § 325-8. District regulations.
- (8) § 325-9. Standards. (Special Permits)
- (9) § 325-10. Accessory Apartments.
- (10) § 325-14. Application.
- (11) § 325-15. Use regulations.
- (12) § 325-16. Height regulations, except as expressly modified in this section.
- (13) § 325-17. Area regulations.
- (14) § 325-18. Yard regulations.
- (15) § 325-20. Off-street parking.
- (16) § 325-23. General standards applying to all land uses.
- (17) § 325-25. Location of accessory structures.
- (18) § 325-26. New structures along streams or inlets.
- (19) § 325-29. Landmarks.
- (20) § 325-29.1. Adult uses.
- (21) § 325-29.3. Dumpsters.
- (22) ARTICLE VA. Telecommunications Facilities, and Services.
- (23) ARTICLE VI. Nonconforming Uses, Buildings, and Lots.
- (24) ARTICLE VII. Administration and Enforcement.
- (25) ARTICLE IX. Amendments.
- (26) ARTICLE X. Penalties.

325-45.2 District Standards

A. Establishment of Districts

Six zoning districts are established for the Collegetown area. These districts are as follows:

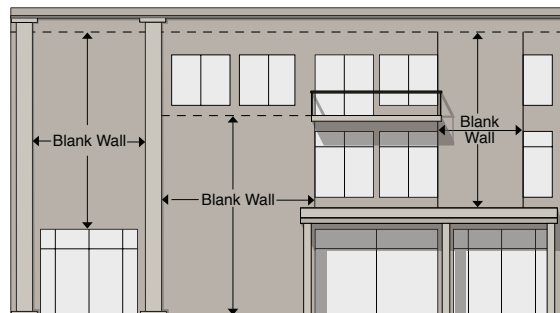
Abbreviation	District
CR-1	Collegetown Residential 1
CR-2	Collegetown Residential 2
CR-3	Collegetown Residential 3
CR-4	Collegetown Residential 4
MU-1	Mixed Use 1
MU-2	Mixed Use 2

B. Definitions and Related Standards

The definitions of §325-3 shall control, except where a definition is provided below.

(1) Blank Wall

- Length of blank wall area means a portion of the exterior facade of the building that does not include: windows or doors; columns or pilasters; other articulation greater than 12 inches in depth; or a substantial material change (paint color is not considered a substantial change).
- Length of blank wall applies in both a vertical and horizontal direction on street-facing facades. The shortest dimension of any rectangular area of blank wall shall not exceed the maximum length for the district (8' in all Collegetown Residential districts and 12' in both Mixed Use districts).



(2) Building Height

- The existing definition of building height shall apply (refer to § 325-3 - "Height of Building").
- Building heights in the CR and MU districts are regulated using feet and stories.
- The only parts of the building which may exceed the maximum building height are bulkheads, housing for mechanical equipment, towers and similar constructions not intended for human occupancy, provided that the requirements of §325-45.2B(10) are met.

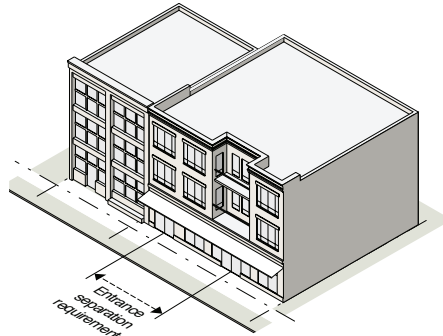
(3) Building Projections

No part of any building shall encroach into any setback, except as described below:

- Overhanging eaves and bay windows may project up to 2 feet into any required setback
- In CR districts, awnings and balconies may extend up to 5 feet into any required setback provided that such extension is at least 2 feet from the vertical plane of any lot line.

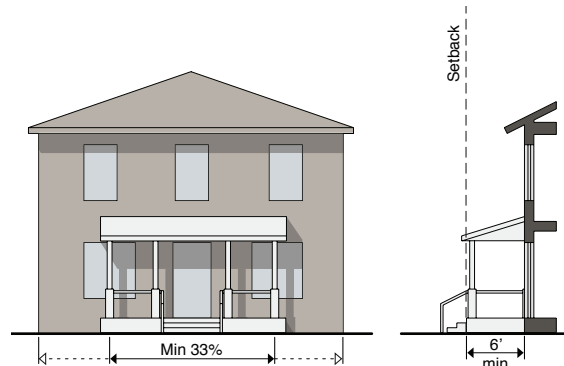
(4) Doors and Entries

- (a) An entrance providing both ingress and egress, operable to residents or customers, is required to meet the street-facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted.
- (b) The entrance spacing requirements must be met for each building.



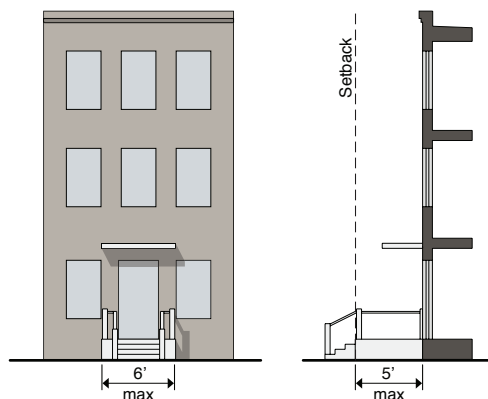
(5) Front Porches

- (a) A front porch must be a minimum of 6 feet deep, not including steps.
- (b) A front porch must cover at least 33% of the street-level story facade width of the building.
- (c) A front porch must be roofed and edged by balustrades (railings) or low walls, and posts that extend up to the roof. The entire front porch must be of open air construction with all exterior faces being at least 50% open.



(6) Front Stoops

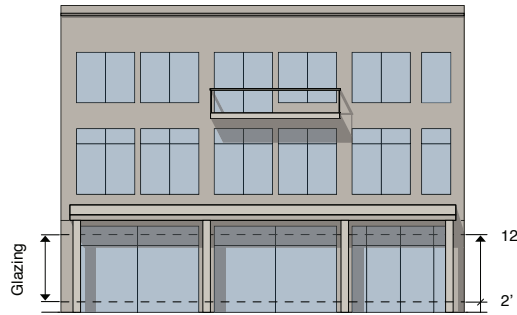
- (a) A front stoop shall be a maximum of 5 feet deep, not including steps, and a maximum of 6 feet wide.
- (b) A front stoop may be roofed but not enclosed.



(7) Glazing

- (a) When required, glazing is the minimum percentage of transparent windows and doors that must cover a street-level story's street-facing facade.
- (b) Glazing is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%.

- (c) Glazing is measured between 2 and 12 feet above the abutting sidewalk.



(8) Infill Development in MU Districts

- (a) More than one principal structure is permitted on a parcel in the MU districts provided that the first principal structure meets all requirements of §325-45.
- (b) Any additional principal structure placed behind a principal structure that abuts the street and sidewalk must meet all requirements of §325-45 except:
 - (1) Front setback;
 - (2) Distance between functioning entries;
 - (3) Glazing (MU-2 district only); and
 - (4) Street-level active uses required (MU-2 district only)
- (c) If the above requirements are met, §325-8B(1) shall not apply to additional structures on a parcel in the MU districts.

(9) Parking Setback

- (a) Definition: A line which extends vertically and parallel to the street, in front of which parking on the site is not allowed.
- (b) All parking areas shall be located behind the parking setback line.
- (c) The parking setback line does not apply to on-street parking.

(10) Required Vegetative Buffer

- (a) A minimum 10 foot vegetative buffer from the rear property line is required for all properties within CR-1, CR-2, and CR-3 districts.
- (b) Accessory structures can be located within the vegetative buffer but must conform to required rear and side yard setbacks.
- (c) Required landscaping must be permanently maintained in a healthy growing condition at all times.

(11) Top Story Limitation

A habitable 3rd story in CR-1, CR-2, and CR-3 districts must be fully contained within a pitched roof. Projecting eaves and dormers are permitted. The aggregate width of the dormers cannot exceed 50% of the width of the roof on the side where the dormer(s) are located, except as may be allowed by design review.

(12) Row House

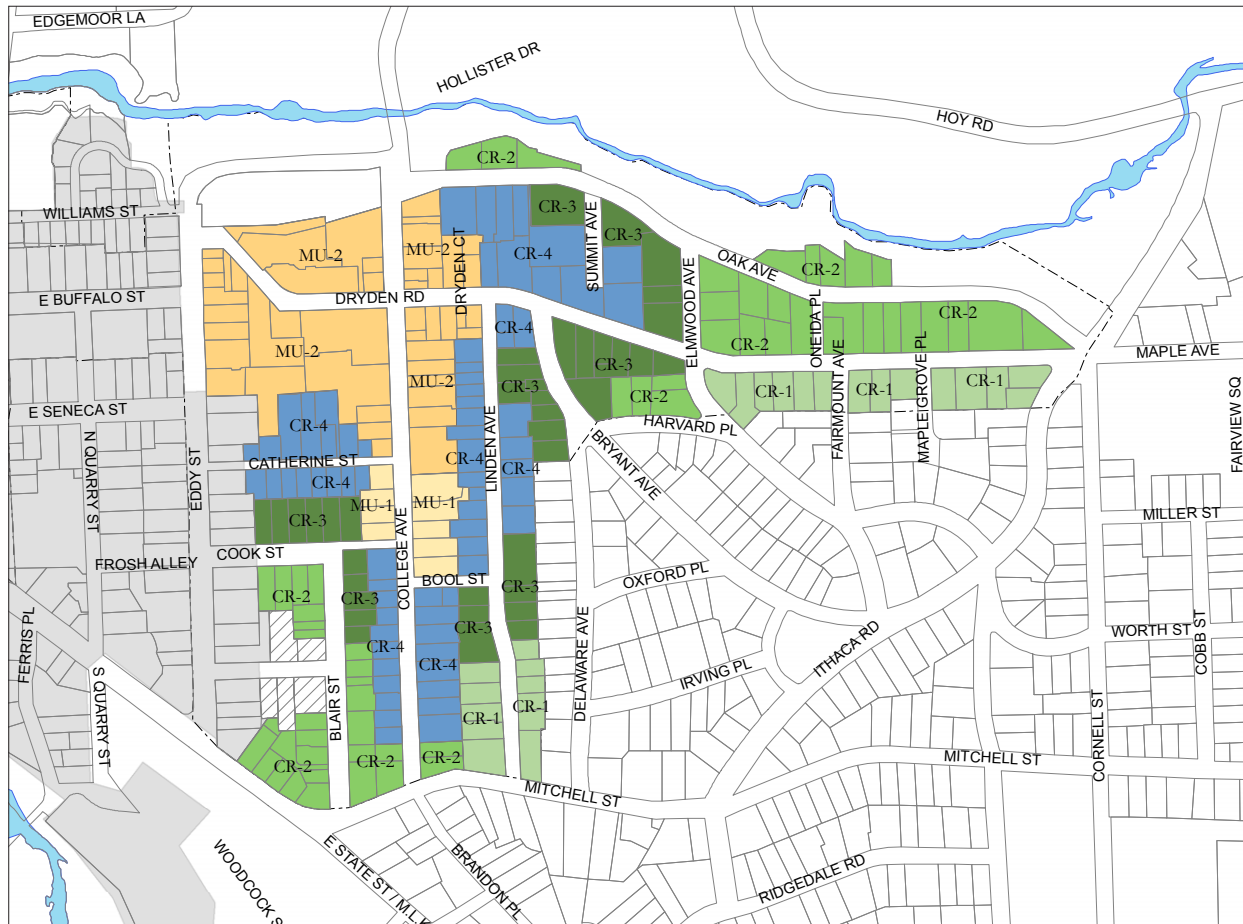
- (a) Definition: A residential structure composed of three or more attached modules with shared sidewalls, the facade of each module measuring no more than 25-feet in length and maintaining a uniform setback from the street line. Modules within a row house may consist of a single dwelling unit or may contain multiple vertically-stacked dwelling units. Each module must have one street-facing entry.

(13) Utilities and Mechanical Equipment

All utilities and mechanical equipment must be screened from public view.

- (a) Incorporation of mechanicals into stories with occupiable space is encouraged; if this is done, mechanicals will be calculated as part of building height.
- (b) Alternatively, mechanicals will not be measured as part of building height, provided that:
 - (1) The mechanical equipment is not incorporated into stories with occupiable space;
 - (2) The mechanical equipment is architecturally integrated into the building; and
 - (3) The mechanical equipment is less than one-third of the building footprint and does not exceed 9 feet in height above the roof.

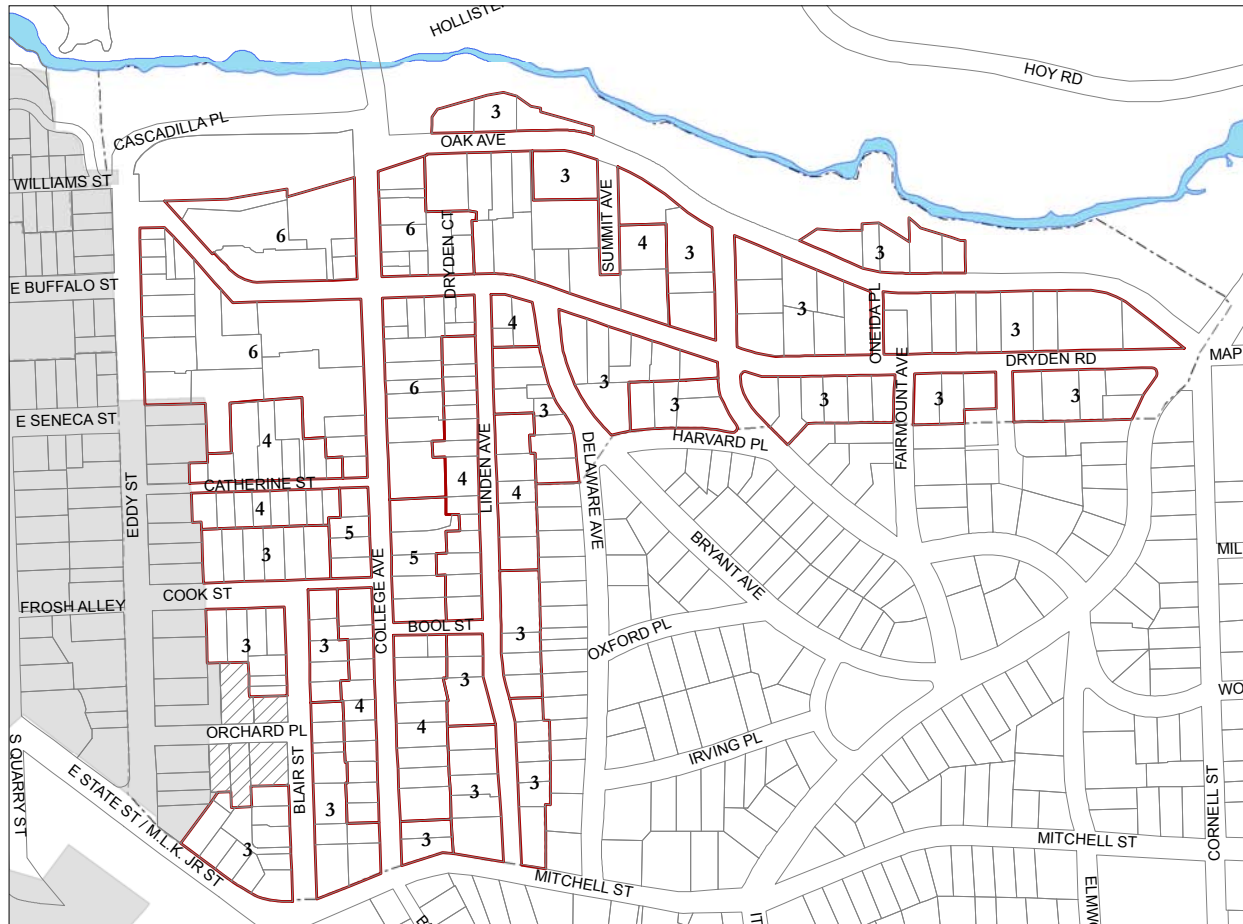
C. Collegetown Area Form Districts



Legend

- CR-1
- CR-2
- CR-3
- CR-4
- MU-1
- MU-2
- No Change
- Proposed Historic Designation
- East Hill Historic District

D. Maximum Height (in stories) Map



- (1) Building heights in the CR and MU districts are regulated using feet and stories. A table illustrating the range of height appears below:

MAX. & MIN. HEIGHT IN STORIES & FEET				
District	Max. Stories	Min. Stories	Max. Feet	Min. Feet
CR-1	3*	2	35'	19'
CR-2	3*	2	35'	19'
CR-3	3*	2	35'	19'
CR-4	4	2	45'	19'
MU-1	5	3	70'	30'
MU-2	6	4	80'	45'

* Top Story Limitation - A habitable 3rd story in CR-1, CR-2, and CR-3 districts must be fully contained within a pitched roof.

THIS PAGE LEFT INTENTIONALLY BLANK

E. Collegetown Residential (CR-1, CR-2, CR-3)



PURPOSE & INTENT

The Collegetown Residential 1-3 (CR-1, CR-2, CR-3) districts contain predominantly residential structures occupied as single-family homes, as duplexes, or as multiple residences often rented by university students. The intent is to maintain the existing housing stock. Significant redevelopment within these districts is neither anticipated nor encouraged.

Any new construction shall be similar in form and scale, and the zoning requirements of these districts are intended to protect the character of the established residential neighborhoods. Mandatory architectural elements, such as front porches and pitched roofs, ensure that new construction is in keeping with the existing built environment. All three districts have a maximum building height of three stories, provided that the third story is completely contained within the required pitched roof. In addition, buildings cannot exceed 35 feet in height.

The Collegetown Residential 1-3 districts accommodate single-family, two-family, and multi-family uses, depending on the district. Denser residential uses are permitted in those areas closer to central Collegetown.

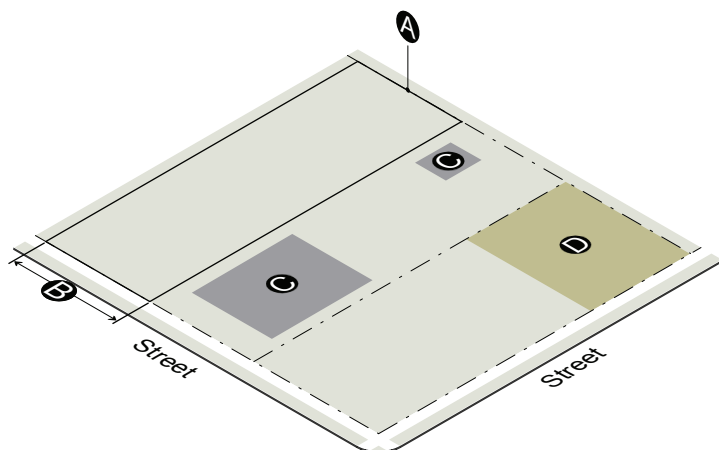


← Viewpoint of intent illustration above



(1) Collegetown Residential 1 (CR-1)

LOT CRITERIA



LOT SIZE

A Area, min	
1. One-family detached dwelling	4,000 sf
2. Other uses	5,500 sf
B Width at street line, min	
1. One-family detached dwelling	45'
2. Other uses	50'

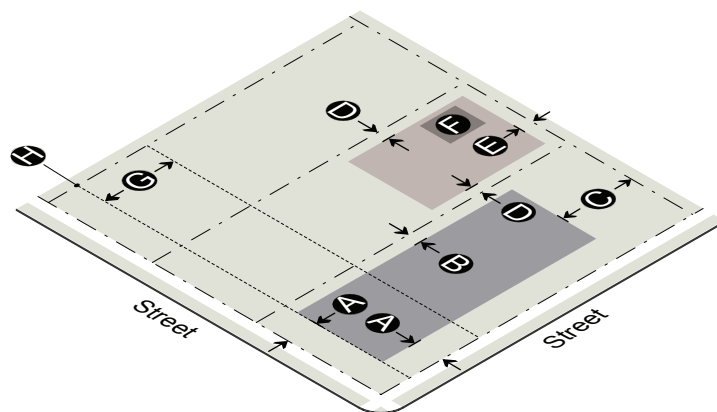
LOT COVERAGE

C Lot coverage by buildings, max	30%
D Green space, min	35%

MIN OFF-STREET PARKING

1. Residence	
a. Up to 3 bed or sleeping rooms	1 space
b. 4 and 5 bed or sleeping rooms	2 spaces
c. Each add'l bed or sleeping room	1 space
2. Home occupation	1 space
3. Other uses	See §325-20D(3)(b)

SITING



PRINCIPAL BUILDING

A Front setback, min	10'
B Side setback, min	5'
C Rear setback (whichever is less), min	20' or 20% of lot depth
Spacing between primary structures on same parcel, min	20'

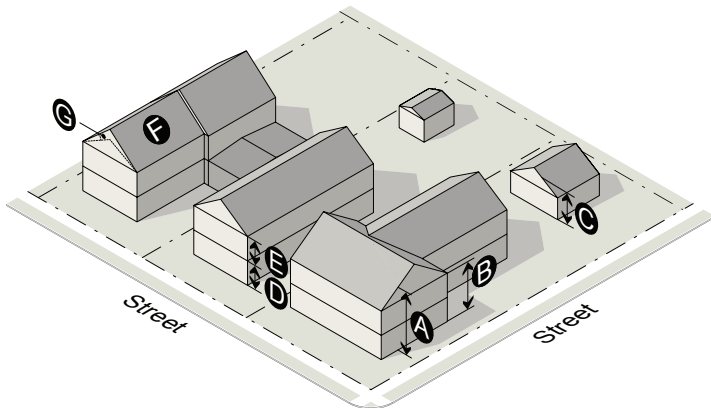
ACCESSORY STRUCTURE

D Side setback, min	5'
E Rear setback, min	5'
F Square footage of footprint, max	500 sf

PARKING LOCATION

G Garage setback from front facade, min	20'
H Parking setback	at front facade

HEIGHT



PRINCIPAL BUILDING

- | | | |
|----------|----------------------------|-------|
| A | Height (stories/feet), max | 3/35' |
| B | Height (stories/feet), min | 2/20' |
- Habitable space in the 3rd story must be fully contained within the pitched roof. See §325-45.2B(11)

ACCESSORY STRUCTURE

- | | | |
|----------|-----------------------------|-------|
| C | Height, (stories/feet), max | 2/20' |
|----------|-----------------------------|-------|

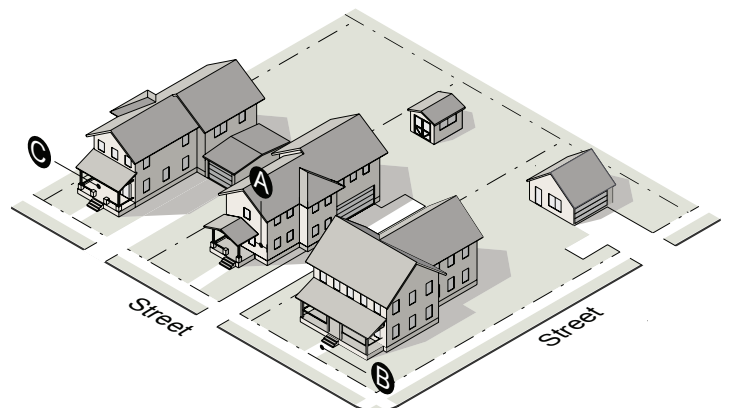
FLOOR HEIGHT (PRINCIPAL BUILDING)

- | | | |
|----------|------------------------------------|----|
| D | Street-level (floor to floor), min | 9' |
| E | 2nd story (floor to floor), min | 9' |

ROOF

- | | | |
|----------|---------------------------------------|------------|
| F | Pitched roof | Required |
| | Shed roof not allowed as primary roof | |
| G | Pitch of principal gable, min/max | 6:12/12:12 |

ACTIVATION



STREET FACADE

- | | | |
|----------|---------------------------|----|
| A | Length of blank wall, max | 8' |
|----------|---------------------------|----|

DOORS AND ENTRIES

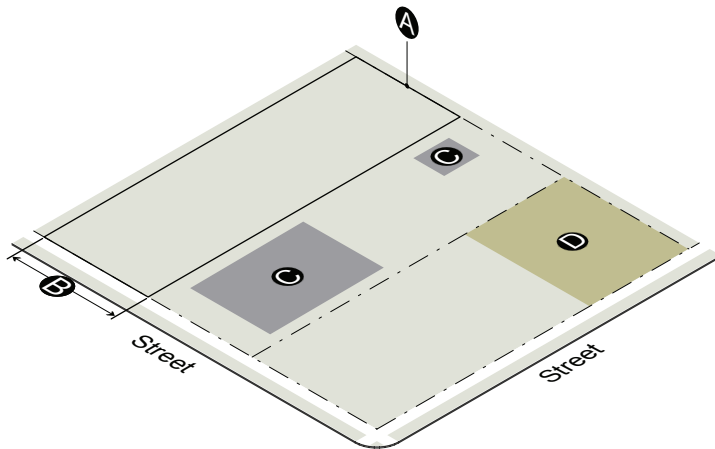
- | | | |
|----------|--|---|
| B | Functioning entry on the street-facing facade, min | 1 |
|----------|--|---|
- For corner lots, one functioning entry is required on a street-facing facade

PORCH

- | | | |
|----------|-------------|----------|
| C | Front porch | Required |
|----------|-------------|----------|

(2) Collegetown Residential 2 (CR-2)

LOT CRITERIA



LOT SIZE

A Area, min	
1. One-family or two-family dwelling	4,000 sf
2. Other uses	5,500 sf
B Width at street line, min	
1. One-family or two-family dwelling	45'
2. Other uses	50'

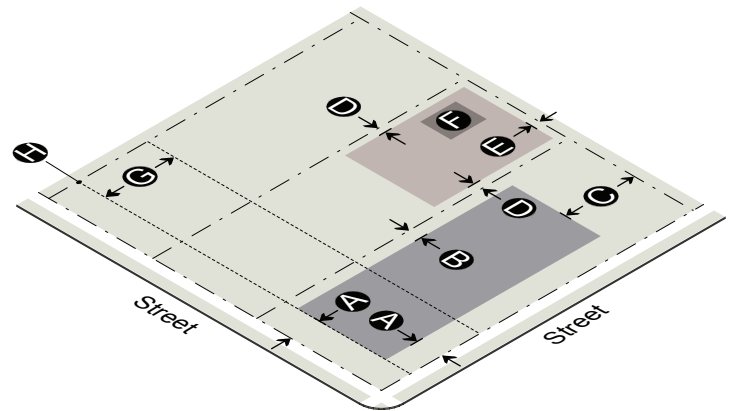
LOT COVERAGE

C Lot coverage by buildings, max	35%
D Green space, min	35%

MIN OFF-STREET PARKING

1. Residence	
a. Up to 3 bed or sleeping rooms	1 space
b. 4 and 5 bed or sleeping rooms	2 spaces
c. Each add'l bed or sleeping room	1 space
2. Home occupation	1 space
3. Other uses	See §325-20D(3)(b)

SITING



PRINCIPAL BUILDING

A Front setback, min	10'
B Side setback, min	5'
C Rear setback (whichever is less), min	20' or 20% of lot depth
Spacing between primary structures on same parcel, min	20'

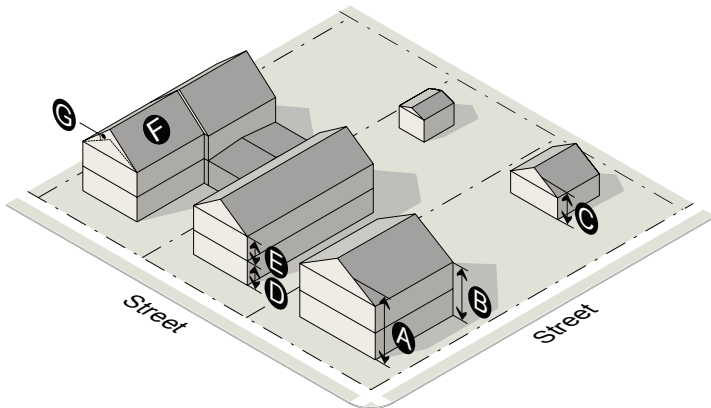
ACCESSORY STRUCTURE

D Side setback, min	3'
E Rear setback, min	3'
F Square footage of footprint, max	500 sf

PARKING LOCATION

G Garage setback from front facade, min	20'
H Parking setback	at front facade

HEIGHT



PRINCIPAL BUILDING

- | | | |
|----------|----------------------------|-------|
| A | Height (stories/feet), max | 3/35' |
| B | Height (stories/feet), min | 2/20' |
- Habitable space in the 3rd story must be fully contained within the pitched roof. See §325-45.2B(11)

ACCESSORY STRUCTURE

- | | | |
|----------|-----------------------------|-------|
| C | Height, (stories/feet), max | 2/20' |
|----------|-----------------------------|-------|

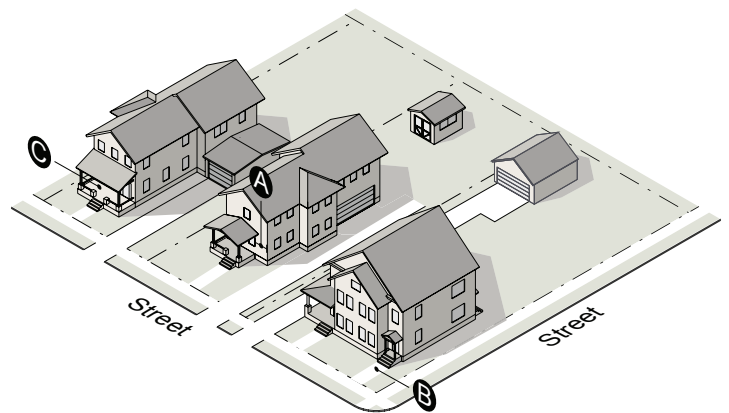
FLOOR HEIGHT (PRINCIPAL BUILDING)

- | | | |
|----------|------------------------------------|----|
| D | Street-level (floor to floor), min | 9' |
| E | 2nd story (floor to floor), min | 9' |

ROOF

- | | | |
|----------|---------------------------------------|------------|
| F | Pitched roof | Required |
| | Shed roof not allowed as primary roof | |
| G | Pitch of principal gable, min/max | 6:12/12:12 |

ACTIVATION



STREET FACADE

- | | | |
|----------|---------------------------|----|
| A | Length of blank wall, max | 8' |
|----------|---------------------------|----|

DOORS AND ENTRIES

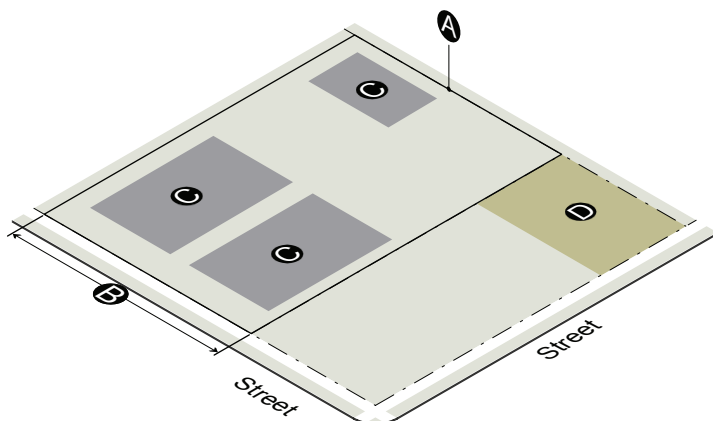
- | | | |
|----------|--|---|
| B | Functioning entry on the street-facing facade, min | 1 |
|----------|--|---|
- For corner lots, one functioning entry is required on a street-facing facade

PORCH

- | | | |
|----------|-------------|----------|
| C | Front porch | Required |
|----------|-------------|----------|

(3) Collegetown Residential 3 (CR-3)

LOT CRITERIA



LOT SIZE

A Area, min	
1. One-family or two-family dwelling	3,000 sf
2. Multiple dwelling and other uses	3,500 sf
B Width at street line, min	
1. One-family or two-family dwelling	30'
2. Multiple dwelling and other uses	40'

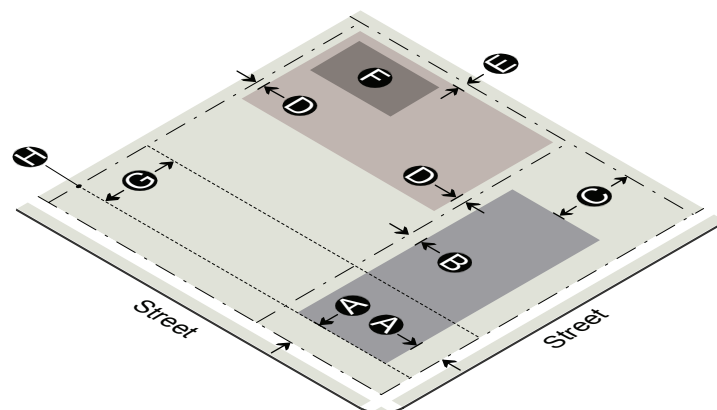
LOT COVERAGE

C Lot coverage by buildings, max	40%
D Green space, min	30%

MIN OFF-STREET PARKING

1. Residence	
a. Up to 3 bed or sleeping rooms	1 space
b. 4 and 5 bed or sleeping rooms	2 spaces
c. Each add'l bed or sleeping room	1 space
2. Home occupation	1 space
3. Other uses	See §325-20D(3)(b)

SITING



PRINCIPAL BUILDING

A Front setback, min	10'
B Side setback, min	5'
C Rear setback (whichever is less), min	20' or 20% of lot depth
Spacing between primary structures on same parcel, min	10'

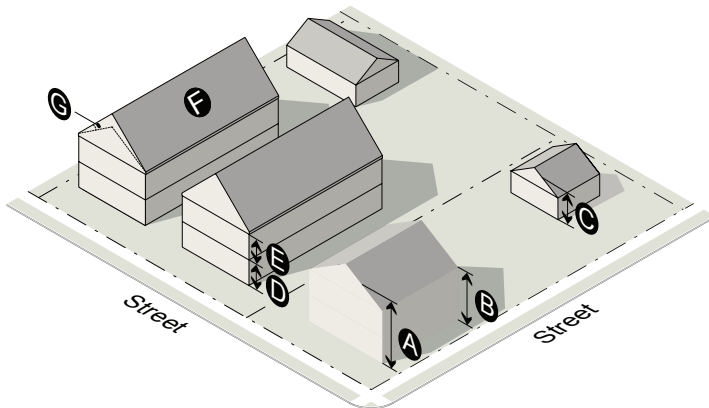
ACCESSORY STRUCTURE

D Side setback, min	3'
E Rear setback, min	3'
F Square footage of footprint per unit, max	500 sf

PARKING LOCATION

G Garage setback from front facade, min	20'
H Parking setback	at front facade

HEIGHT



PRINCIPAL BUILDING

- | | | |
|----------|----------------------------|-------|
| A | Height (stories/feet), max | 3/35' |
| B | Height (stories/feet), min | 2/20' |
- Habitable space in the 3rd story must be fully contained within the pitched roof. See §325-45.2B(11)

ACCESSORY STRUCTURE

- | | | |
|----------|-----------------------------|-------|
| C | Height, (stories/feet), max | 2/20' |
|----------|-----------------------------|-------|

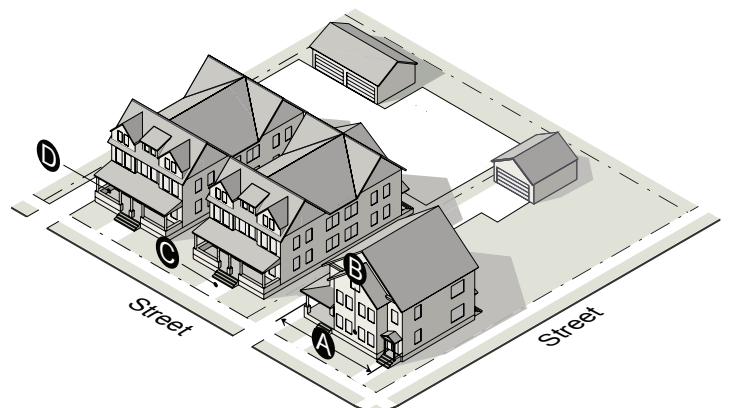
FLOOR HEIGHT (PRINCIPAL BUILDING)

- | | | |
|----------|------------------------------------|----|
| D | Street-level (floor to floor), min | 9' |
| E | 2nd story (floor to floor), min | 9' |

ROOF

- | | | |
|----------|---------------------------------------|------------|
| F | Pitched roof | Required |
| | Shed roof not allowed as primary roof | |
| G | Pitch of principal gable, min/max | 6:12/12:12 |

ACTIVATION



STREET FACADE

- | | | |
|----------|---------------------------|-----|
| A | Facade length, max | 45' |
| B | Length of blank wall, max | 8' |

DOORS AND ENTRIES

- | | | |
|----------|--|---|
| C | Functioning entry on the street-facing facade, min | 1 |
|----------|--|---|
- For corner lots, one functioning entry is required on a street-facing facade

PORCH

- | | | |
|----------|-------------|----------|
| D | Front porch | Required |
|----------|-------------|----------|

THIS PAGE LEFT INTENTIONALLY BLANK

F. Collegetown Residential 4 (CR-4)



PURPOSE & INTENT

The Collegetown Residential 4 district primarily contains multi-family dwelling units, and while single-family and two-family residential uses are permitted, it is expected that multi-family residential will remain the predominant use. The intent is this will be a medium-density residential district, consistent with the vision outlined in the 2009 Collegetown Urban Plan & Conceptual Design Guidelines to concentrate additional development in the central areas of Collegetown.

This district serves as an essential bridge, both in density and built form, between the Collegetown Residential 1-3 and Mixed Use districts. Redevelopment is encouraged, but it is essential that new construction meet the district requirements to ensure a consistent transition between the higher-density and lower-density zoning districts. District regulations permit buildings of up to 4 stories and 45 feet in height; a building must meet both requirements. Maximum lot coverage by buildings is greater than in the Collegetown Residential Districts 1-3 but not as high as allowed in the Mixed Use Districts. In terms of form, the district requirements provide property owners with choices between architectural features intended to create buildings compatible with those in adjacent zoning districts.

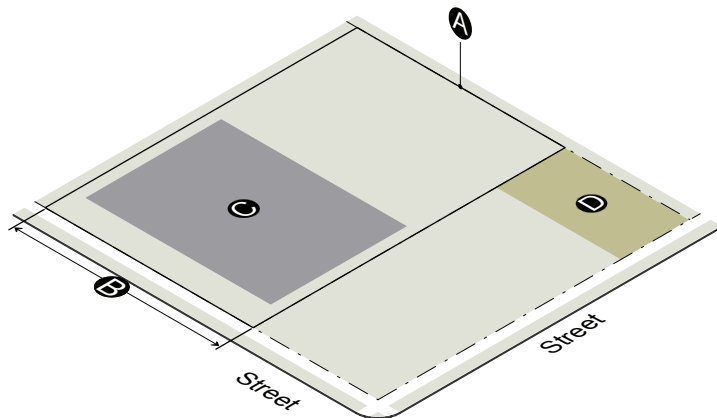


← Viewpoint of intent illustration above



(1) Collegetown Residential 4 (CR-4)

LOT CRITERIA



LOT SIZE

A Area, min	
1. One-family or two-family dwelling	3,000 sf
2. Multiple dwelling and other uses	3,500 sf
B Width at street line, min	
1. One-family or two-family dwelling	30'
2. Multiple dwelling and other uses	40'

LOT COVERAGE

C Lot coverage by buildings, max	50%
D Green space, min	25%

MIN OFF-STREET PARKING

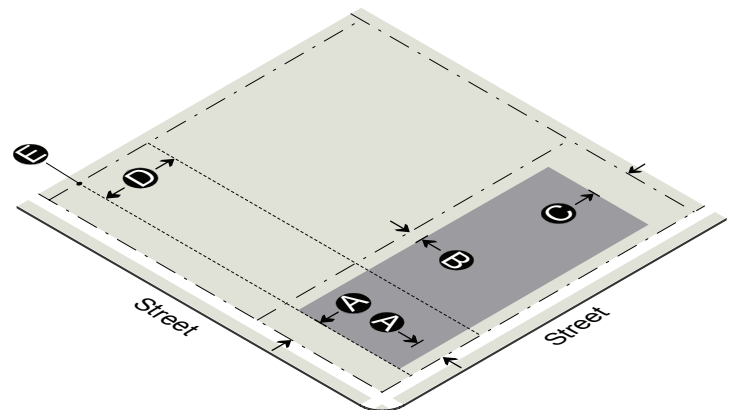
Buildings that fully comply with the New York State Building Code or Residential Code for new construction:

None, provided a transportation demand management plan is accepted by the Planning and Development Board during site plan review

All other structures:

1. Residence	
a. Up to 3 bed or sleeping rooms	1 space
b. 4 and 5 bed or sleeping rooms	2 spaces
c. Each add'l bed or sleeping room	1 space
2. Home occupation	1 space
3. Other uses	See §325-20D(3)(b)

SITING



PRINCIPAL BUILDING

A Front setback, min	10'
B Side setback, min	
1. Row house	0'
2. All other structures	5'
C Rear setback (whichever is less), min	20' or 20% of lot depth
Spacing between primary structures on same parcel, min	5'

ACCESSORY STRUCTURE

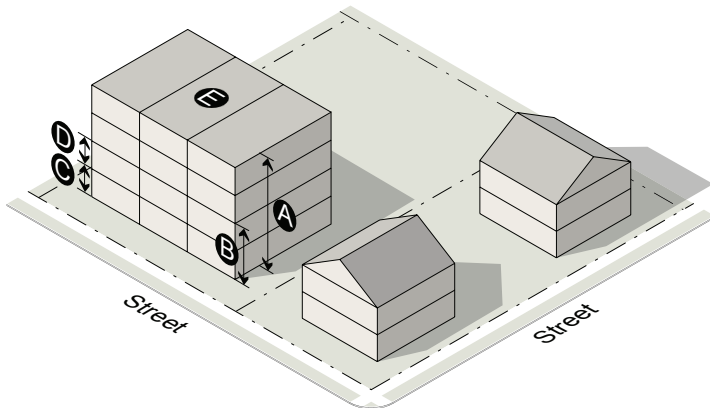
Side setback, min	3'
Rear setback, min	3'
Square footage of footprint per unit, max	500 sf

PARKING LOCATION

D Garage setback from front facade, min	20'
E Parking setback	at front facade

Internal or underground parking must be wrapped by residential on street-facing facades (except for entries/exits) and may not be visible from a public street.

HEIGHT



PRINCIPAL BUILDING

- | | |
|-------------------------------------|-------|
| A Height (stories/feet), max | 4/45' |
| B Height (stories/feet), min | 2/20' |

ACCESSORY STRUCTURE

- | | |
|-----------------------------|-------|
| Height, (stories/feet), max | 2/20' |
|-----------------------------|-------|

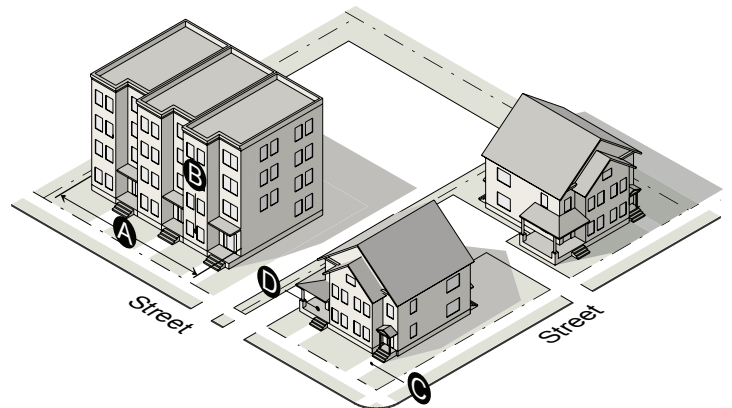
FLOOR HEIGHT (PRINCIPAL BUILDING)

- | | |
|---|----|
| C Street-level (floor to floor), min | 9' |
| D Upper-story (floor to floor), min | 9' |

ROOF

- | | |
|-------------------------------|---------|
| E Pitched or flat roof | Allowed |
|-------------------------------|---------|

ACTIVATION



STREET FACADE

- | | |
|------------------------------------|------|
| A Facade length, max | |
| 1. Row house | 100' |
| 2. All other structures | 45' |
| B Length of blank wall, max | 8' |

DOORS AND ENTRIES

- | | |
|---|---|
| C Functioning entry on the street-facing facade, min | 1 |
|---|---|
- For corner lots, one functioning entry is required on a street-facing facade

PORCH, STOOP OR RECESSED ENTRY

- | | |
|--|--|
| D Front porch, stoop or recessed entry required for each functional entry | |
|--|--|

THIS PAGE LEFT INTENTIONALLY BLANK

G. Mixed Use (MU-1, MU-2)

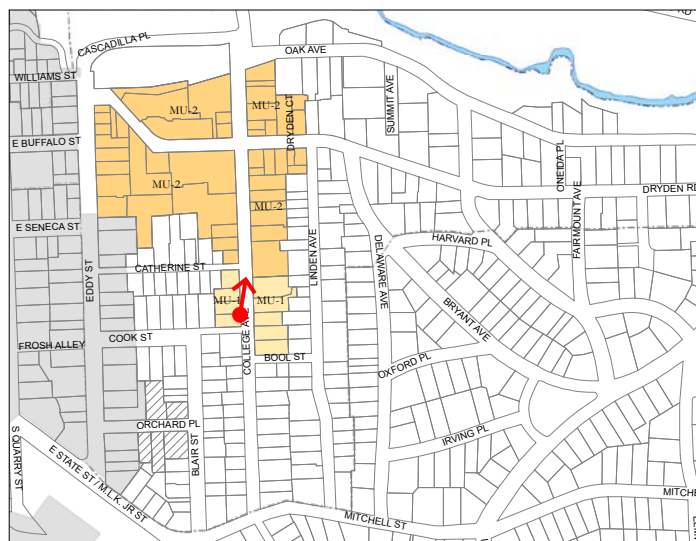


PURPOSE & INTENT

The Mixed Use districts accommodate retail, office, service, hotel, and residential uses, and in most cases, multiple uses will be combined within the same building. The purpose is to create a dynamic urban environment in which uses reinforce each other and promote an attractive, walkable neighborhood.

Located in central Collegetown, the Mixed Use districts allow the highest density within the Collegetown Area Form Districts. Redevelopment is anticipated and encouraged (with the exception of designated local landmarks), and the intent is to concentrate the majority of additional development within these districts.

The Mixed Use district regulations have been designed to encourage exceptional urban design and high-quality construction. The Mixed Use 1 district permits buildings of up to 5 stories and 70 feet in height while the Mixed Use 2 district allows buildings of up to 6 stories and 80 feet in height. A building cannot exceed either requirement. While it may be feasible to design a building with a greater number of stories within the maximum allowed height in feet, the intent of the district regulations is to meet both requirements. The additional building height in feet has been allowed for the purpose of providing adequate space for mechanicals and accommodating high-quality design features and finishes.

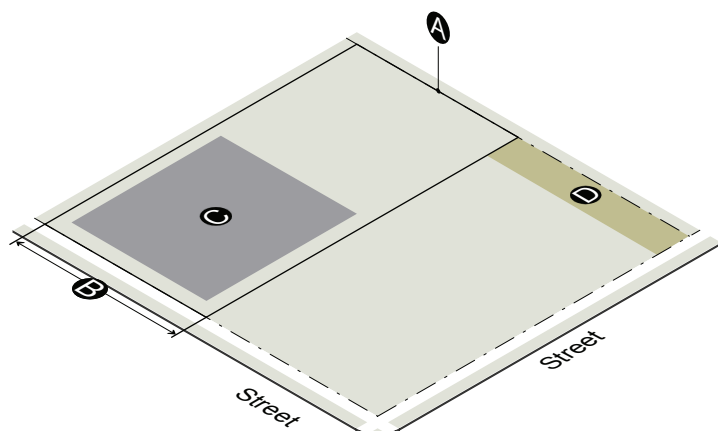


← Viewpoint of intent illustration above

An objective of both Mixed Use districts is to create an urban form that gives priority to pedestrians and encourages year-round commercial activity at the street level. Required form elements, such as a maximum distance between entries and a maximum length of blank wall, activate the street-level of buildings to engage pedestrians through this highly-traveled section of Collegetown. In addition, front setback requirements have been incorporated to ensure adequate space to provide wider sidewalks, and a safer pedestrian environment. A required 10 foot chamfer or additional setback at corner lots within the Mixed Use 2 district will allow greater visibility and natural light at busy intersections.

(1) Mixed Use 1 (MU-1)

LOT CRITERIA



LOT SIZE

A Area, min	
1. One-family or two-family dwelling	3,000 sf
2. Multiple dwelling and other uses	3,500 sf
B Width at street line, min	
1. One-family or two-family dwelling	30'
2. Multiple dwelling and other uses	40'

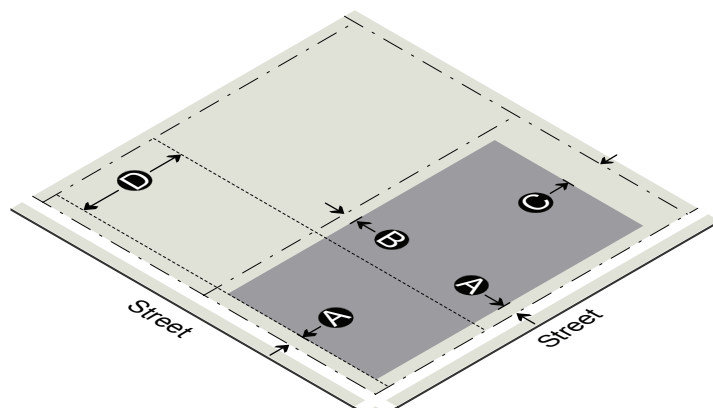
LOT COVERAGE

C Lot coverage by buildings, max	70%
D Green space, min	10%

MIN OFF-STREET PARKING

None

SITING



PRINCIPAL BUILDING

A Front setback, min	5'
B Side setback, min	5'
1. Row house	0'
2. All other structures	5'
C Rear setback, min	10'
Spacing between primary structures on same parcel, min	5'

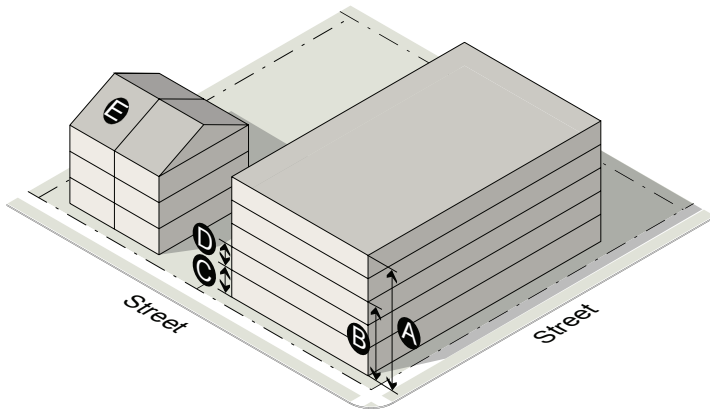
ACCESSORY STRUCTURE

Side setback, min	0'
Rear setback, min	0'
Square footage of footprint per unit, max	500 sf

PARKING LOCATION

D Parking setback, from front facade, min	30'
Internal or underground parking must be wrapped by residential on street-facing facades (except for entries/exits) and may not be visible from a public street.	

HEIGHT



PRINCIPAL BUILDING

- | | | |
|----------|----------------------------|-------|
| A | Height (stories/feet), max | 5/70' |
| B | Height (stories/feet), min | 3/30' |

ACCESSORY STRUCTURE

- | | | |
|--|-----------------------------|-------|
| | Height, (stories/feet), max | 2/20' |
|--|-----------------------------|-------|

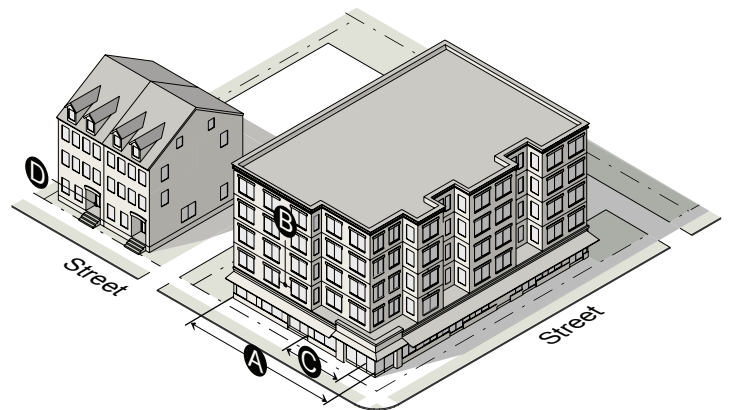
FLOOR HEIGHT (PRINCIPAL BUILDING)

- | | | |
|----------|------------------------------------|-----|
| C | Street-level (floor to floor), min | |
| | 1. Residential | 10' |
| | 2. Commercial | 12' |
| D | Upper-story (floor to floor), min | 10' |

ROOF

- | | | |
|----------|----------------------|---------|
| E | Pitched or flat roof | Allowed |
|----------|----------------------|---------|

ACTIVATION



STREET FACADE

- | | | |
|----------|---------------------------|------|
| A | Facade length, max | |
| | 1. Row house | 150' |
| | 2. All other structures | 75' |
| B | Length of blank wall, max | 12' |

DOORS AND ENTRIES

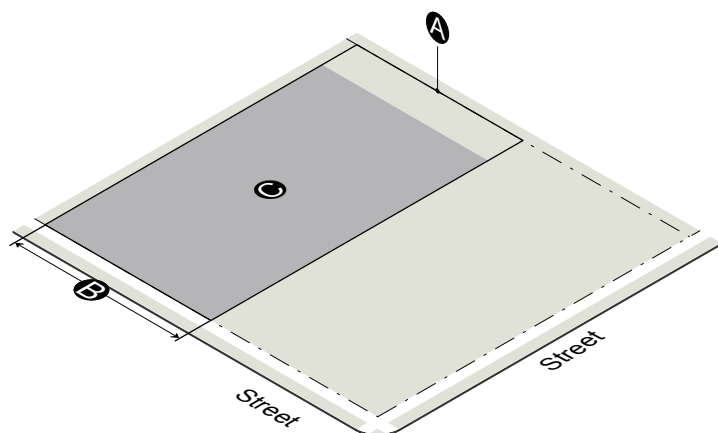
- | | | |
|----------|---|-----|
| C | Distance between functioning street-facing entries, max | 35' |
|----------|---|-----|
- Commercial entries must be functioning and usable during business hours.

RECESSED ENTRY

- | | | |
|----------|---|--|
| D | Recessed entry required for each functional entry | |
|----------|---|--|

(2) Mixed Use 2 (MU-2)

LOT CRITERIA



LOT SIZE

A Area, min	2,500 sf
B Width at street line, min	25'

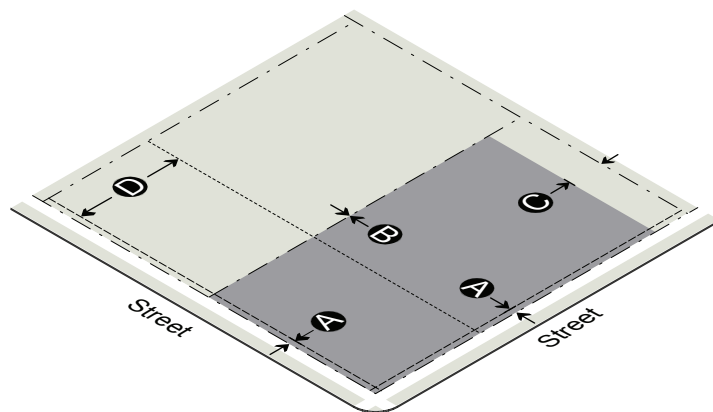
LOT COVERAGE

C Lot coverage by buildings, max	100%, except as required for rear yard
D Green space, min	0%

MIN OFF-STREET PARKING

None

SITING*



PRINCIPAL BUILDING*

A Front setback, min/max	0'/2'
B Side setback, min	0'
C Rear setback, min	10'

ACCESSORY STRUCTURE

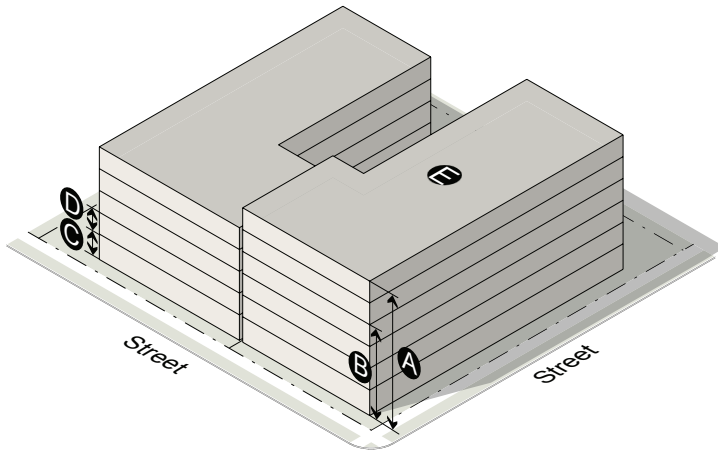
Side setback, min	0'
Rear setback, min	0'
Square footage of footprint per unit, max	500 sf

PARKING

D Parking setback, from front facade, min	30'
Internal or underground parking must be wrapped by residential on street-facing facades (except for entries/exits) and may not be visible from a public street.	

* See §325-45.2G(3) Siting Exceptions

HEIGHT



PRINCIPAL BUILDING

A	Height (stories/feet), max	6/80'
B	Height (stories/feet), min	4/45'

ACCESSORY STRUCTURE

	Height, (stories/feet), max	2/20'
--	-----------------------------	-------

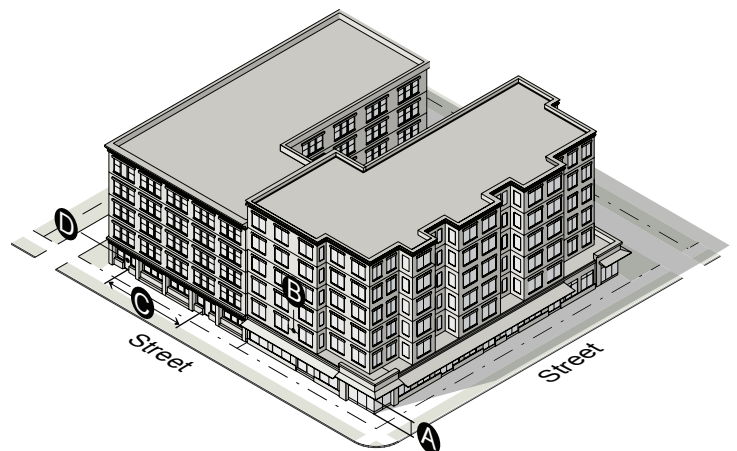
FLOOR HEIGHT

C	Street-level (floor to floor), min	12'
D	Upper-story (floor to floor), min	10'

ROOF

E	Flat roof	Required
----------	-----------	----------

ACTIVATION



STREET FACADE

A	Glazing, street-level story facade, min	65%
B	Length of blank wall, max	12'

DOORS AND ENTRIES

C	Distance between functioning street-facing entries, max	60'
Commercial entries must be functioning and usable during business hours.		

(3) Siting Exceptions

The siting requirements for the MU-2 district are subject to the following exceptions:

- (a) In order to accommodate wider sidewalks and create a more pedestrian-friendly environment, a setback of a minimum of 5 feet and a maximum of 7 feet from the property line that abuts Dryden Road is required for all properties on the south side of the 100 and 200 blocks of Dryden Road as designated on the map below.



- (b) Buildings at all corner lots within the MU-2 district shall be chamfered at least 10 feet from the corner or setback a minimum of 5 feet from both street frontages. If chamfered, the chamfer shall extend from the ground to the top of the building, except for any stories that are stepped back beyond that dimension.
- (c) All street-facing facades on corner lots shall be considered front facades.

325-45.3 Allowed Uses

A. Use Table

District	Permitted Primary Use	Permitted Accessory Use
CR-1	<ol style="list-style-type: none"> One-family detached dwelling occupied by: <ol style="list-style-type: none"> An individual or family or functional family (see §325-3) plus not more than one unrelated occupant, or If dwelling is owner occupied, an individual or family plus not more than two unrelated occupants Church and related buildings Public park or playground Library or fire station <p>By Special Permit of Board of Zoning Appeals (§325-9):</p> <ol style="list-style-type: none"> Cemetery and related buildings Public utility structure except office Schools (all) and related buildings 	<ol style="list-style-type: none"> Required off-street parking Private garage for not more than 3 cars Structures for construction purposes, not to remain over 2 years Sign in connection with permitted use (see Sign Ordinance, Ch. 272 City Municipal Code) 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. By Special Permit: An accessory apartment (see §325-10). Permit required in all use districts. Adult day care home Home occupations: Special Permits required in certain situations (see §325-9C{i}).
CR-2	<ol style="list-style-type: none"> One-family detached or semi-detached dwelling occupied by an individual or family or functional family plus not more than two unrelated occupants Two-family dwelling, each unit of which may be occupied by an individual or family plus not more than two unrelated occupants. Church and related buildings Library or fire station Public park or playground <p>By Special Permit of Board of Zoning Appeals:</p> <ol style="list-style-type: none"> Bed and breakfast home Cemetery and related buildings Neighborhood commercial facility (see §325-3) Nursery school, child day care center, group adult day care facility Public utility structure except office Schools (all) and related buildings 	<ol style="list-style-type: none"> Required off-street parking Private garage for not more than 3 cars Structures for construction purposes, not to remain over two years Sign in connection with permitted use (see Sign Ordinance, Ch. 272 City Municipal Code) 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. By Special Permit: An accessory apartment (see §325-10). Permit required in all use districts. Adult day care home Home occupations: Special Permits required in certain situations (see §325-9C{i}).

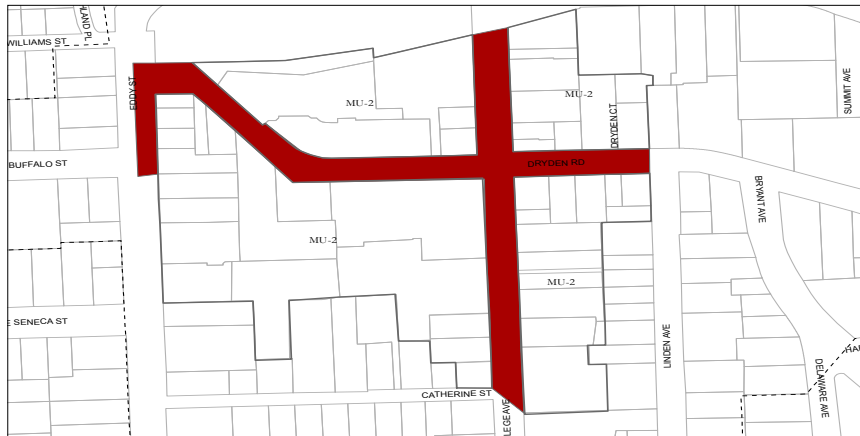
District	Permitted Primary Use	Permitted Accessory Use
CR-3	<ol style="list-style-type: none"> One-family detached, semi-detached, or attached dwelling or two-family dwelling Cooperative household (see §325-3) Multiple dwelling (see §325-3) Rooming or boarding house Townhouse or garden apartment housing Church and related buildings Library or fire station Nursery school, child day care center, group adult day care Nursing, convalescent or rest home Public park or playground <p>By Special Permit of Board of Zoning Appeals:</p> <ol style="list-style-type: none"> Bed and breakfast home Cemetery and related buildings Hospital or sanatorium Inn Neighborhood commercial facility (see §325-3) Public utility structure except office Schools (all) and related buildings 	<ol style="list-style-type: none"> Required off-street parking Private garage for not more than 4 cars Structures for construction purposes, not to remain over two years Sign in connection with permitted use (see Sign Ordinance, Ch. 272 City Municipal Code) 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. By Special Permit: An accessory apartment (see §325-10). Permit required in all use districts. Adult day care home Home occupations: Special Permits required in certain situations (see §325-9C{i}). Neighborhood parking area subject to regulations of §325-20(B)
CR-4	<ol style="list-style-type: none"> One-family detached, semi-detached, or attached dwelling or two-family dwelling Cooperative household (see §325-3) Multiple dwelling (see §325-3) Rooming or boarding house Townhouse or garden apartment housing Church and related buildings Library or fire station Nursery school, child day care center, group adult day care Nursing, convalescent or rest home Public park or playground <p>By Special Permit of Board of Zoning Appeals:</p> <ol style="list-style-type: none"> Bed and breakfast home Cemetery and related buildings Hospital or sanatorium Inn Neighborhood commercial facility (see §325-3) Public utility structure except office Schools (all) and related buildings 	<ol style="list-style-type: none"> Required off-street parking Private garage for not more than 4 cars Structures for construction purposes, not to remain over two years Sign in connection with permitted use (see Sign Ordinance, Ch. 272 City Municipal Code) 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. By Special Permit: An accessory apartment (see §325-10). Permit required in all use districts. Adult day care home Home occupations: Special Permits required in certain situations (see §325-9C{i}). Neighborhood parking area subject to regulations of §325-20(B)

District	Permitted Primary Use	Permitted Accessory Use
MU-1	<ol style="list-style-type: none"> One-family detached, semi-detached, or attached dwelling or two-family dwelling Bed and breakfast homes Cooperative household (see §325-3) Multiple dwelling (see §325-3) Rooming or boarding house Townhouse or garden apartment housing Cemetery and related buildings Church and related buildings Library or fire station Nursery school, child day care center, group adult day care Nursing, convalescent or rest home Public utility structure except office Public park or playground Schools (all) and related buildings Business or professional office Bank or monetary institution Club, lodge, or private social center Confectionery, millinery, dressmaking and other activities involving light hand fabrication as well as sales Funeral home or mortuary Hospital or sanatorium Hotel Inn Neighborhood commercial facility (see §325-3) Office of government Public, private, or parochial school Retail store or service commercial facility Restaurant, fast food establishment, tavern Theater, bowling alley, auditorium or other similar place of public assembly 	<ol style="list-style-type: none"> Required off-street parking Private garage for not more than 4 cars Structures for construction purposes, not to remain over two years Sign in connection with permitted use (see Sign Ordinance, Ch. 272 City Municipal Code) 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. By Special Permit: An accessory apartment (see §325-10). Permit required in all use districts. Adult day care home Home occupations: Special Permits required in certain situations (see §325-9C{i}). Neighborhood parking area subject to regulations of §325-20(B)

District	Permitted Primary Use	Permitted Accessory Use
MU-2	<ol style="list-style-type: none"> One-family detached, semi-detached, or attached dwelling or two-family dwelling Bed and breakfast home Cooperative household (see §325-3) Multiple dwelling (see §325-3) Rooming or boarding house Townhouse or garden apartment housing Cemetery and related buildings Church and related buildings Library or fire station Nursery school, child day care center, group adult day care Nursing, convalescent or rest home Public utility structure except office Public park or playground Schools (all) and related buildings Business or professional office Bank or monetary institution Club, lodge, or private social center Confectionery, millinery, dressmaking and other activities involving light hand fabrication as well as sales Funeral home or mortuary Hospital or sanatorium Hotel Inn Neighborhood commercial facility (see §325-3) Office of government Parking garage Public, private, or parochial school Retail store or service commercial facility Restaurant, fast food establishment, tavern Theater, bowling alley, auditorium or other similar place of public assembly 	<ol style="list-style-type: none"> Required off-street parking Private garage for not more than 4 cars Structures for construction purposes, not to remain over two years Sign in connection with permitted use (see Sign Ordinance, Ch. 272 City Municipal Code) 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. By Special Permit: An accessory apartment (see §325-10). Permit required in all use districts. Adult day care home Home occupations: Special Permits required in certain situations (see §325-9C{i}). Neighborhood parking area subject to regulations of §325-20(B) Employee, customer, or public parking areas (see §325-20)

B. Street-Level Active Uses Required

- (1) Within the MU-2 district, active uses are required on the street-level of all buildings fronting on those portions of College Avenue, Dryden Road, and Eddy Street designated on the map below.
- (2) Active street-level uses are one of the keys to vitality of the Collegetown core area. Active uses are defined as:
 - (a) Retail store or service commercial facility
 - (b) Restaurant, fast food establishment, or tavern
 - (c) Theater, bowling alley, auditorium or other similar places of public assembly
 - (d) Hotel
 - (e) Library or fire station



Street-level active uses required in areas shown in solid red.

An Ordinance Amending The Municipal Code Of The City Of Ithaca, Chapter 325, Entitled "Zoning" To Establish the Collegetown Area Form Districts and Rezone Portions of the R-1b, R-2a, R-2b, R-3a, R-3b, B-2b, and U-1 Districts to Collegetown Residential (CR) and Mixed Use (MU)

WHEREAS, the "2009 Collegetown Urban Plan & Conceptual Design Guidelines" was endorsed by the Common Council on August 5, 2009, and the adoption of a form-based code has been considered to be a critical implementation measure, and

WHEREAS, based on the advise of a consultant, the City has decided to pursue a hybrid code rather than a true form-based code because (1) the hybrid code includes regulations of density and use that are not included in true form-based codes and density continues to be a critical issue in the Collegetown area and (2) this type of zoning is new to the City and the hybrid code would ease the transition from traditional zoning, and

WHEREAS, a working group consisting of Common Council members, a Planning Board member, and City staff has revised a previous zoning proposal for Collegetown to create a clarified proposal that reflects the goals of the "2009 Collegetown Urban Plan & Conceptual Design Guidelines;" now, therefore,

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

ORDINANCE NO. _____

Section 1. Declaration of Legislative Findings and Purpose
The "2009 Collegetown Urban Plan & Conceptual Design Guidelines" identifies several goals for future development in Collegetown. These goals include:

- To encourage exceptional urban design and high-quality construction;
- To regulate elements of building form to ensure a consistent transition between districts;
- To concentrate development in the central areas of Collegetown and protect the character of the established residential neighborhoods;
- To preserve and enhance green space that is a vital ecological, recreational, and aesthetic component of the urban environment; and
- To promote attractive, walkable neighborhoods that prioritize accommodation of alternate modes of transportation

The "2009 Collegetown Urban Plan & Conceptual Design Guidelines" recommends the adoption of a form-based code to regulate elements of building form that are not addressed under traditional zoning. The

Collegetown Area Form Districts is a hybrid code that combines regulations of physical form with regulations of use and density.

The Common Council finds that the establishment of the Collegetown Area Form Districts will advance the City's goals for future development in Collegetown as specified in the "2009 Collegetown Urban Plan & Conceptual Design Guidelines."

Section 2. Chapter 325, Sections 325-4 and 325-5 of the Municipal Code of the City of Ithaca are hereby amended to establish and add the Collegetown Area Form Districts which include the following zoning districts: Collegetown Residential 1 (CR-1), Collegetown Residential 2 (CR-2), Collegetown Residential (CR-3), Collegetown Residential (CR-4), Mixed Use 1 (MU-1), and Mixed Use 2 (MU-2).

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 IX, entitled "Collegetown Zoning," and all subsequent articles and sections shall be hereby renumbered accordingly. "§325-45 Collegetown Area Form Districts," dated January 6, 2014, shall be inserted in its entirety into said Article IX as §325-45.

Section 4. The Official Zoning Map of the City of Ithaca is hereby amended to change the designation from R-1b, and R-3a to CR-1 for the following tax parcels: 64.-6-1; 64.-6-2.2; 64.-6-3; 64.-7-1; 64.-7-2; 64.-7-3; 64.-7-4; 64.-7-5; 64.-7-6; 65.-2-1; 65.-2-2; 65.-2-3; 65.-2-4; 65.-2-5; 67.-2-8; 67.-2-9; 67.-2-10; 67.-2-11; 67.-3-18; 67.-3-19; 67.-3-20; 67.-3-21; 67.-3-22; 83.-6-2; and 84.-1-1.

The boundaries of this amendment are shown on the map entitled "Collegetown Area Form Districts - January 2014," a copy of which shall be on file in the City Clerk's office.

Section 5. The Official Zoning Map of the City of Ithaca is hereby amended to change the designation from R-2a, R-2b, and R-3a to CR-2 for the following tax parcels: 64.-1-1; 64.-1-2; 64.-1-4; 64.-3-1; 64.-3-2; 64.-3-3; 64.-3-4; 64.-3-5; 64.-3-6; 64.-3-7; 64.-3-8; 64.-4-1; 64.-4-2; 64.-4-3; 64.-4-4; 64.-4-5; 64.-5-1; 64.-5-2; 64.-5-3; 64.-5-4; 64.-8-7; 64.-8-8; 64.-8-9; 64.-8-10; 65.-1-1; 65.-1-2; 65.-1-3; 65.-1-4; 65.-1-5; 68.-6-12; 68.-6-13; 68.-6-14; 68.-6-15; 68.-7-2; 68.-7-3; 68.-7-4; 68.-7-5; 68.-7-6; 68.-7-7; 68.-7-8; 68.-8-6; 68.-8-9; 83.-3-2; 83.-3-3; 83.-3-4; 83.-3-5; 83.-3-6.1; 83.-3-6.2; 83.-3-7; 83.-3-8; 83.-3-9; 83.-4-1; 83.-4-3; 83.-4-4; 83.-4-5; 83.-4-6; 83.-6-1; and 83.-6-3.

The boundaries of this amendment are shown on the map entitled "Collegetown Area Form Districts - January 2014," 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-2a, R-2b, R-3a, and R-3b to CR-3 for the following tax parcels: 64.-2-7; 64.-2-8; 64.-2-9; 64.-2-

11; 64.-2-13; 64.-8-1; 64.-8-2; 64.-8-3; 64.-8-4; 64.-8-5; 64.-8-6; 64.-8-11; 64.-9-3; 64.-9-4; 64.-9-5; 64.-9-7; 64.-9-8; 64.-9-9; 67.-2-3; 67.-2-4; 67.-2-5; 67.-3-2; 67.-3-3; 67.-3-23; 67.-3-24; 67.-3-25; 67.-3-26; 68.-5-14; 68.-5-15; 68.-5-16; 68.-5-17; 68.-5-18; 68.-5-19; 68.-6-1; 68.-6-16; 68.-6-17; 68.-6-18; and 68.-6-19.

The boundaries of this amendment are shown on the map entitled "Collegetown Area Form Districts - January 2014," 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-1b, R-3a, and R-3b to CR-4 for the following tax parcels: 64.-2-2; 64.-2-4; 64.-2-5; 64.-2-6; 64.-2-14; 64.-2-15; 64.-2-17; 64.-2-18; 64.-2-19; 64.-2-20; 64.-2-22; 64.-9-1; 64.-9-2; 64.-9-6; 64.-9-10; 64.-10-7; 64.-10-8; 64.-10-9; 64.-10-10; 64.-10-11; 64.-10-13; 67.-1-4; 67.-1-5; 67.-1-6; 67.-1-7; 67.-1-8; 67.-2-1; 67.-2-2; 67.-2-12; 67.-2-13; 67.-2-14; 67.-2-15; 67.-2-16; 67.-2-17; 67.-2-18; 67.-3-1; 67.-3-29; 67.-3-30; 67.-3-31; 68.-4-3; 68.-4-9; 68.-4-10; 68.-4-11; 68.-4-12; 68.-4-13; 68.-4-14; 68.-4-15; 68.-5-2; 68.-5-3; 68.-5-4; 68.-5-5; 68.-5-6; 68.-5-7; 68.-5-8; 68.-5-9; 68.-6-2; 68.-6-3; 68.-6-4; 68.-6-5; 68.-6-6; 68.-6-7; 68.-6-8; 68.-6-9; 68.-6-10; 68.-6-11; 83.-4-2; and portions of 64.-10-15; 67.-1-1; and 67.-1-3.

The boundaries of this amendment are shown on the map entitled "Collegetown Area Form Districts - January 2014," 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-3b to MU-1 for the following tax parcels: 67.-1-9; 67.-1-10; 67.-1-11; 67.-1-12; 68.-5-10; 68.-5-11; 68.-5-12; 68.-5-13; and a portion of 67.-1-3.

The boundaries of this amendment are shown on the map entitled "Collegetown Area Form Districts - January 2014," a copy of which shall be on file in the City Clerk's office.

Section 9. The Official Zoning Map of the City of Ithaca is hereby amended to change the designation from R-3a, R-3b, U-1 and B-2b to MU-2 for the following tax parcels: 63.-5-2; 63.-5-3; 63.-5-5; 63.-5-7; 63.-5-8; 63.-5-9; 63.-6-1; 63.-6-2; 63.-6-3; 63.-6-4; 63.-6-5; 63.-6-8; 63.-6-14; 63.-6-17; 63.-6-19; 63.-6-20; 63.-6-21; 63.-6-23; 63.-6-24; 63.-6-25; 63.-6-26; 64.-2-1; 64.-2-23; 64.-2-24; 64.-2-26; 64.-2-27; 64.-2-28; 64.-2-29; 64.-2-30; 64.-2-31; 64.-2-32; 64.-10-1; 64.-10-2; 64.-10-3; 64.-10-4; 64.-10-5; 64.-10-6; 64.-10-17.2; 64.-10-18; 64.-10-19; 64.-10-20; 64.-10-21; 68.-4-6; 68.-4-7; 68.-4-8; and portions of 64.-10-15; and 67.-1-1.

The boundaries of this amendment are shown on the map entitled "Collegetown Area Form Districts - January 2014," a copy of which shall be on file in the City Clerk's office.

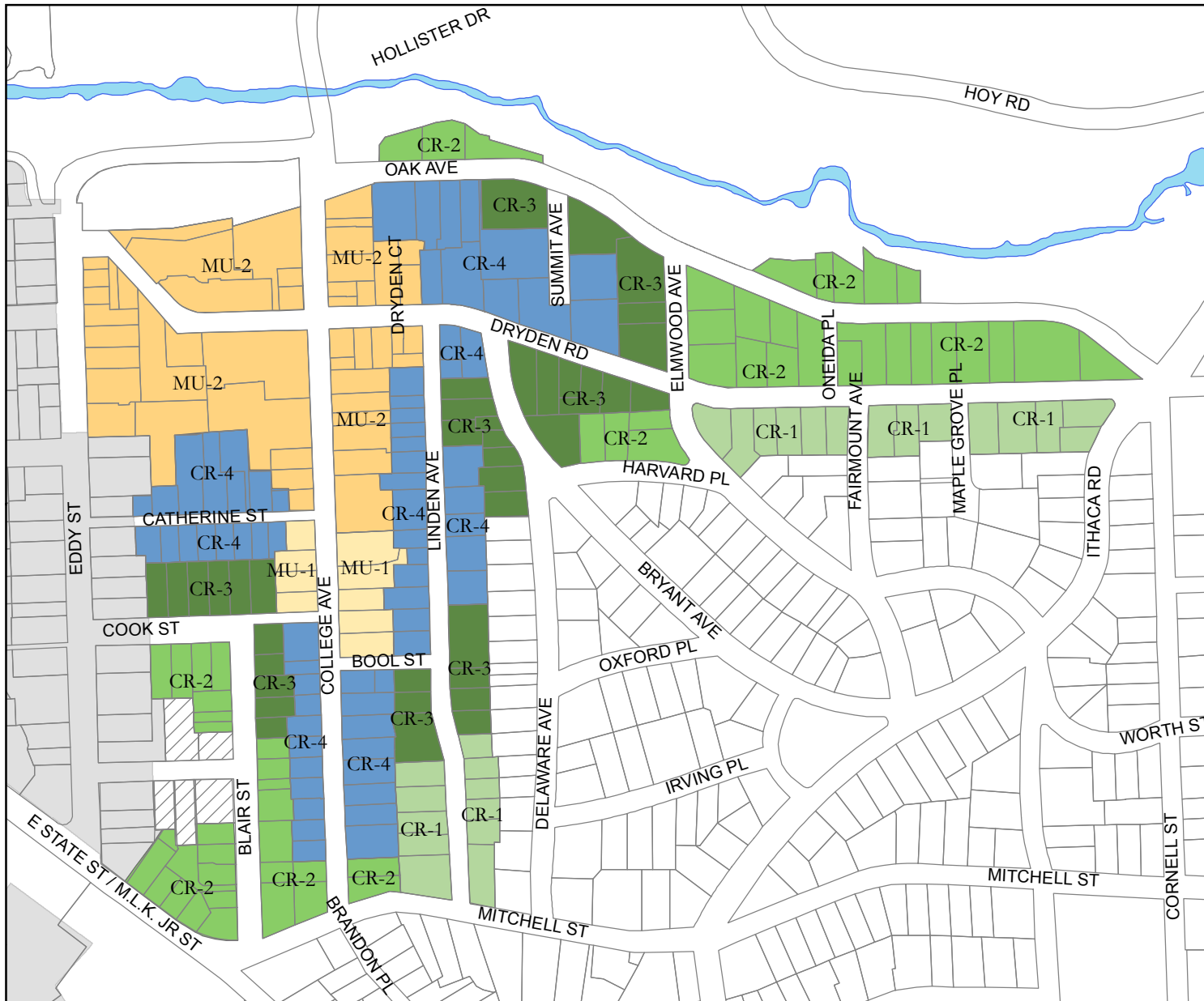
Section 10. All applicable sections within the Municipal Code of the City of Ithaca shall be updated in accordance with the amendments made herewith.

Section 11. Severability. If any section, 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 12. Effective date. This ordinance shall take effect immediately and in accordance with law upon publication of notices as provided in the Ithaca City Charter.

DRAFT

Collegetown Area Form Districts - January 2014



Legend

- CR-1
- CR-2
- CR-3
- CR-4
- MU-1
- MU-2
- No Change
- Proposed Historic Designation
- East Hill Historic District



0 250 500 1,000 Feet

1:4,526



NY State Plane, Central GRS 80 Datum
 Map Source: Tompkins County Digital Planimetric Map 1991-2012
 Data Source: City of Ithaca GIS Planning 2013
 Map Prepared by: Department of Planning, City of Ithaca, NY, January 9, 2014