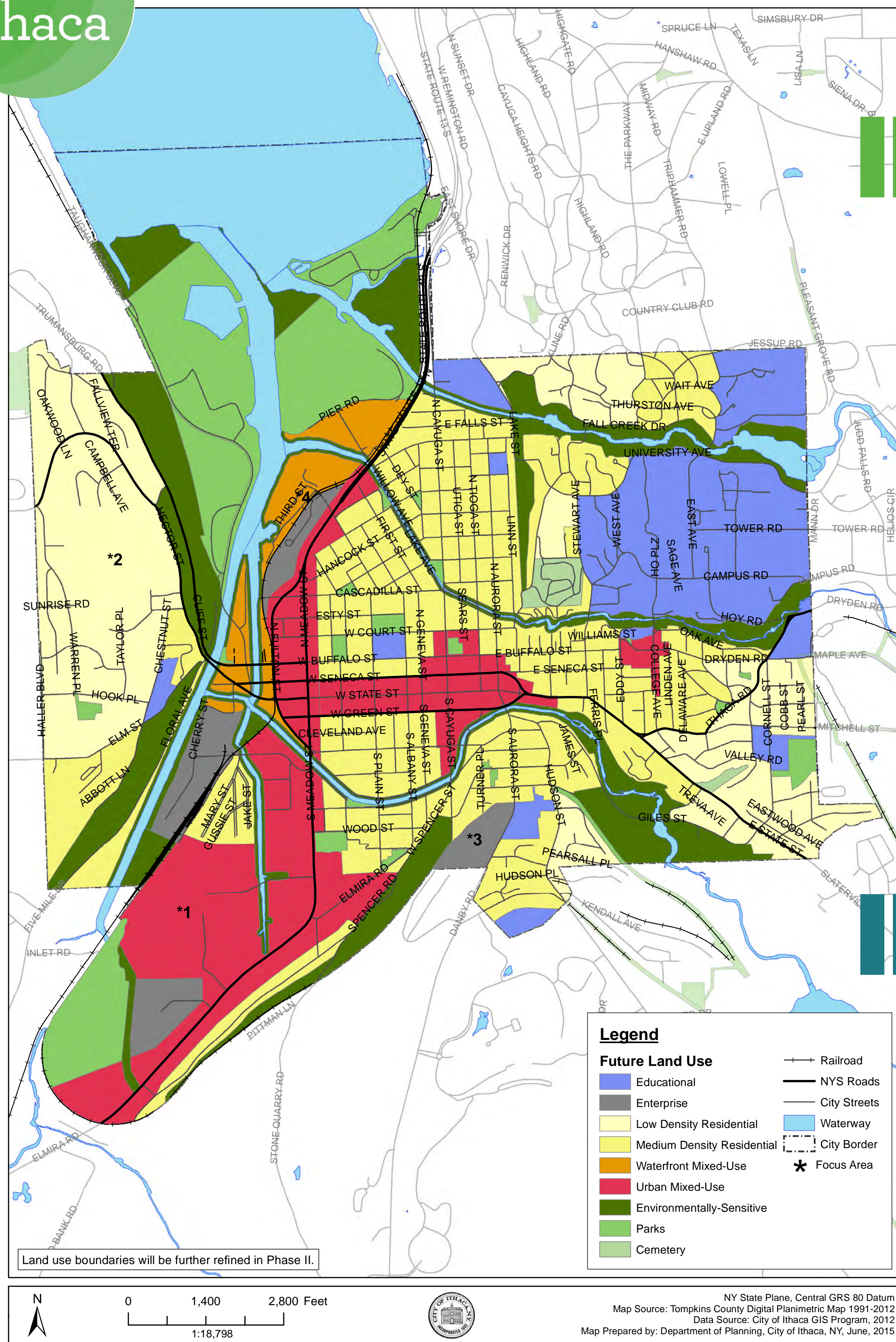


Plan It to Zone It | Future Land Use vs. Zoning Districts



Future Land Use Map



City of Ithaca
Zoning Map
November 2025

WHAT ARE FUTURE LAND USE AREAS?

Broad, visionary designations that describe the desired long-term use, character, and development patterns for different parts of a community. They may differ from existing land use.

WHAT DO THEY DO?

Focus on the “what should be” and guide comprehensive planning decisions about preferred density, mix of uses, design character, and the overall community vision for future investment.

WHAT ARE ZONING DISTRICTS?

A legal tool that implements the future land use vision for a defined geographic area at the parcel level.

WHAT DO THEY DO?

Establish specific, enforceable rules about what can actually be built—including permitted uses, building heights, setbacks, parking requirements, and other design and development standards.

HOW ARE THE TWO RELATED?

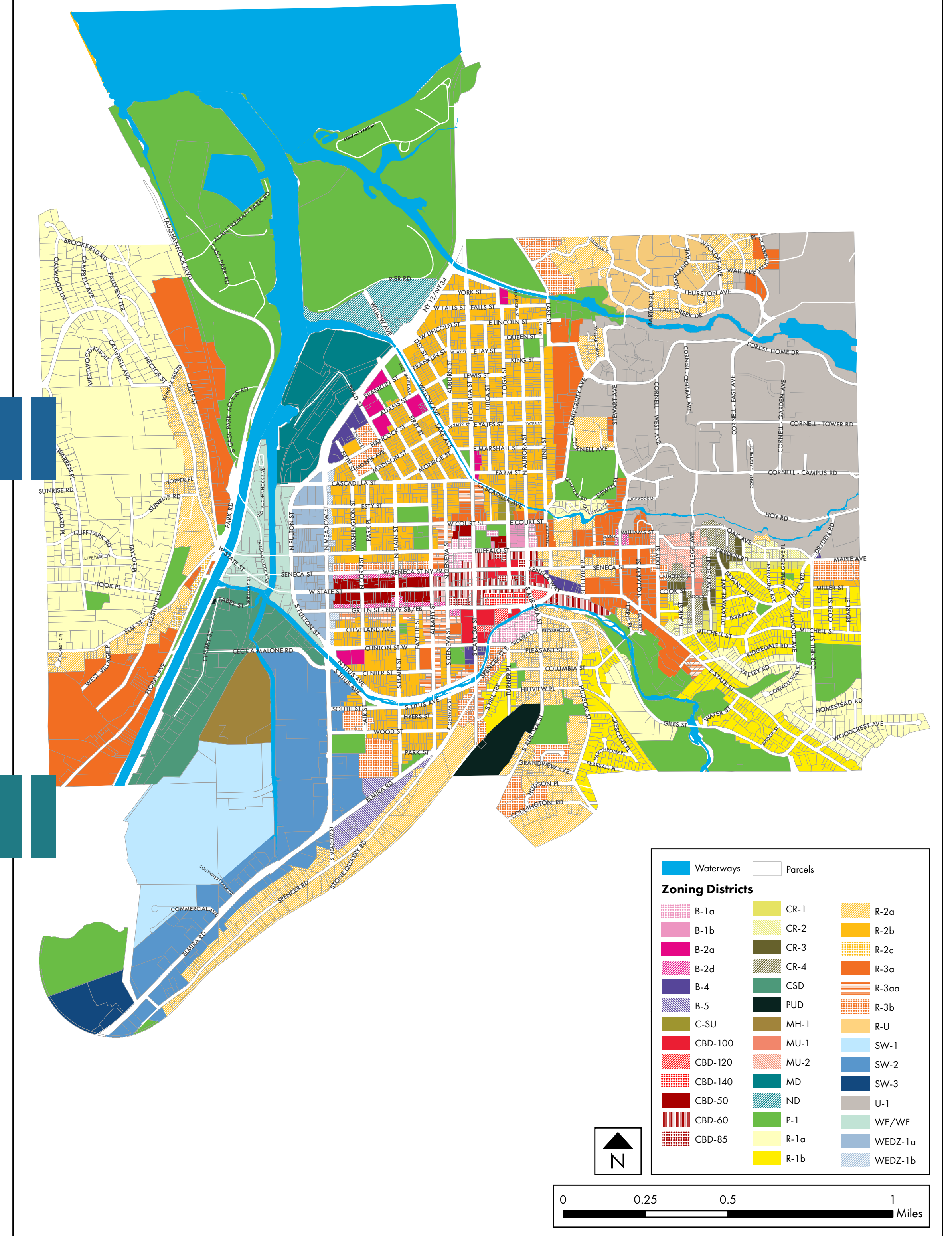
The plan establishes broad future land use areas based on community goals and values.

Zoning translates the plan’s vision into actionable regulations for the built environment at the parcel level.

SO WHY UPDATE THE DISTRICTS?

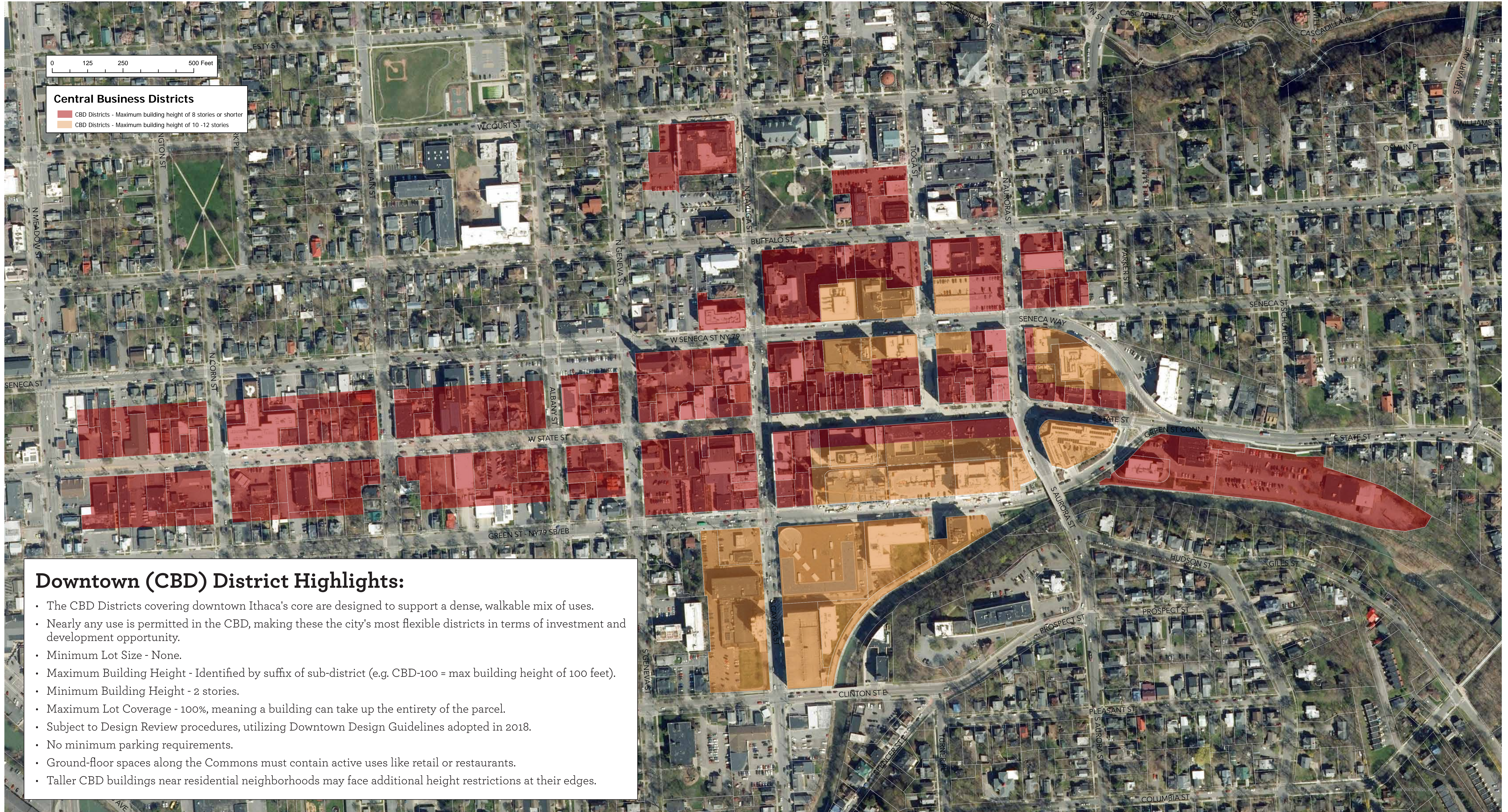
It’s required... NYS City Law §28-a, requires local land use regulations to be in accordance with the most recent comprehensive plan.

But, it’s also good practice... District amendments may be needed to address modern trends as well as ensure the zoning code aligns with and supports the plan’s future land use vision.





Downtown | Existing Zoning Map





Downtown | Community Development Preferences

Use the stickers to tell us what types of development might be desirable for this area in the future:

● ***I like this!***

● ***I do not like this!***



Use a sticky note to share your thoughts on zoning opportunities for downtown!

Building & Site Design



place dots here



place dots here



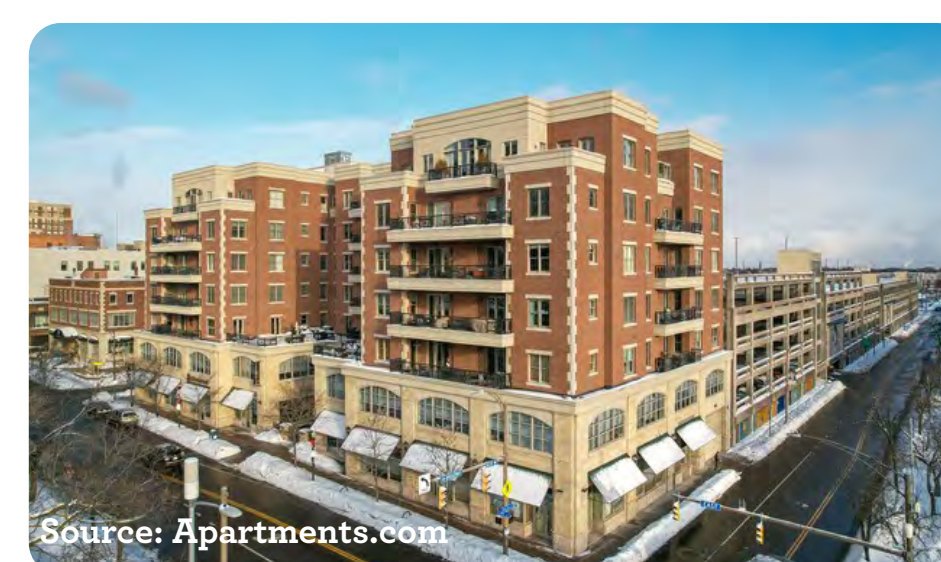
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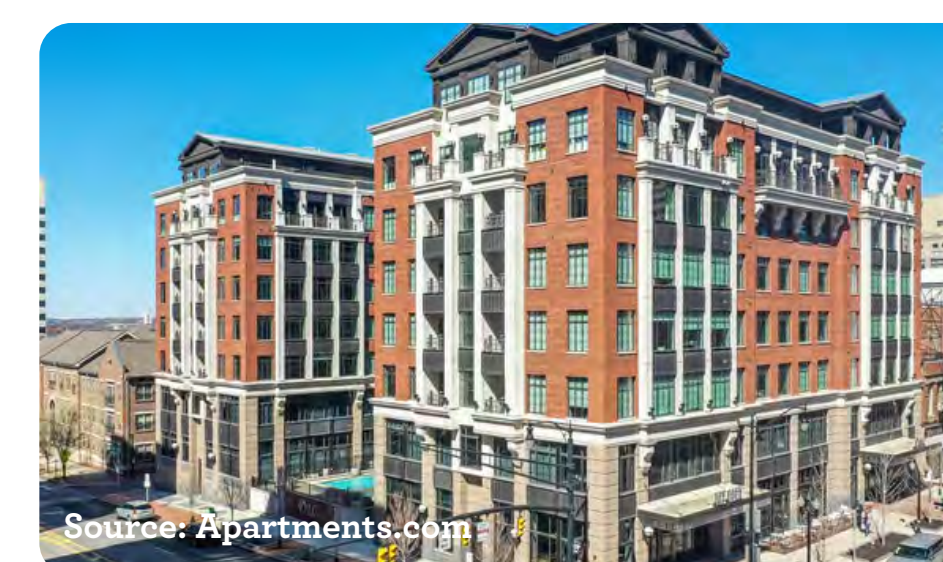
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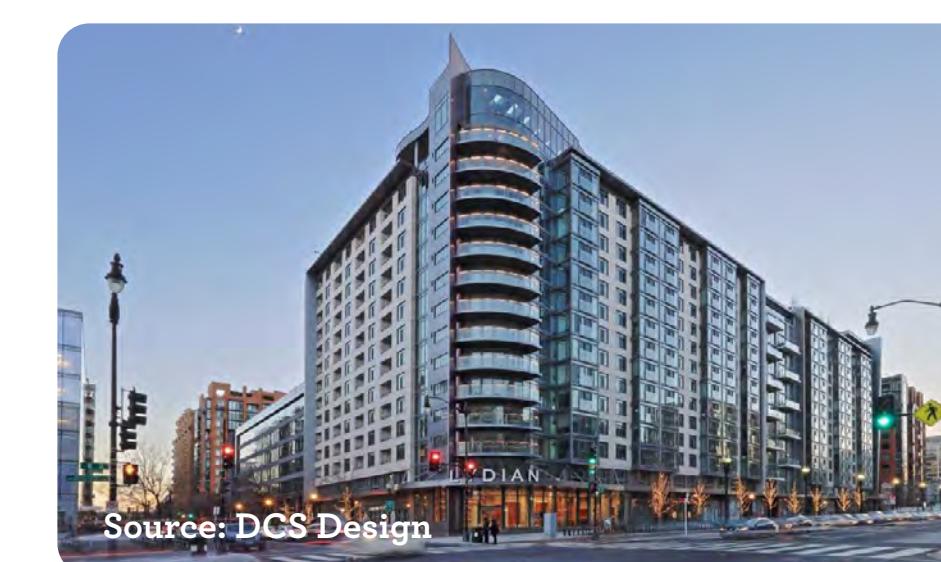
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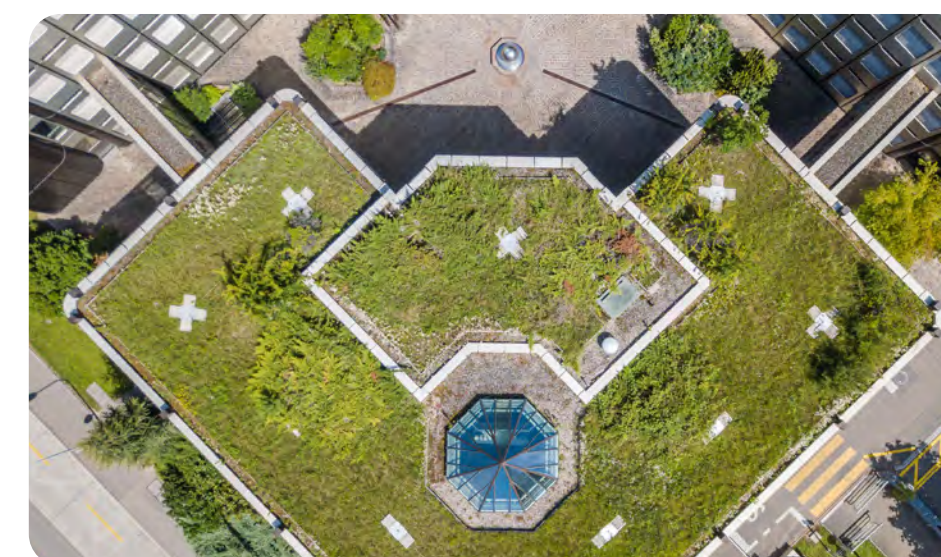
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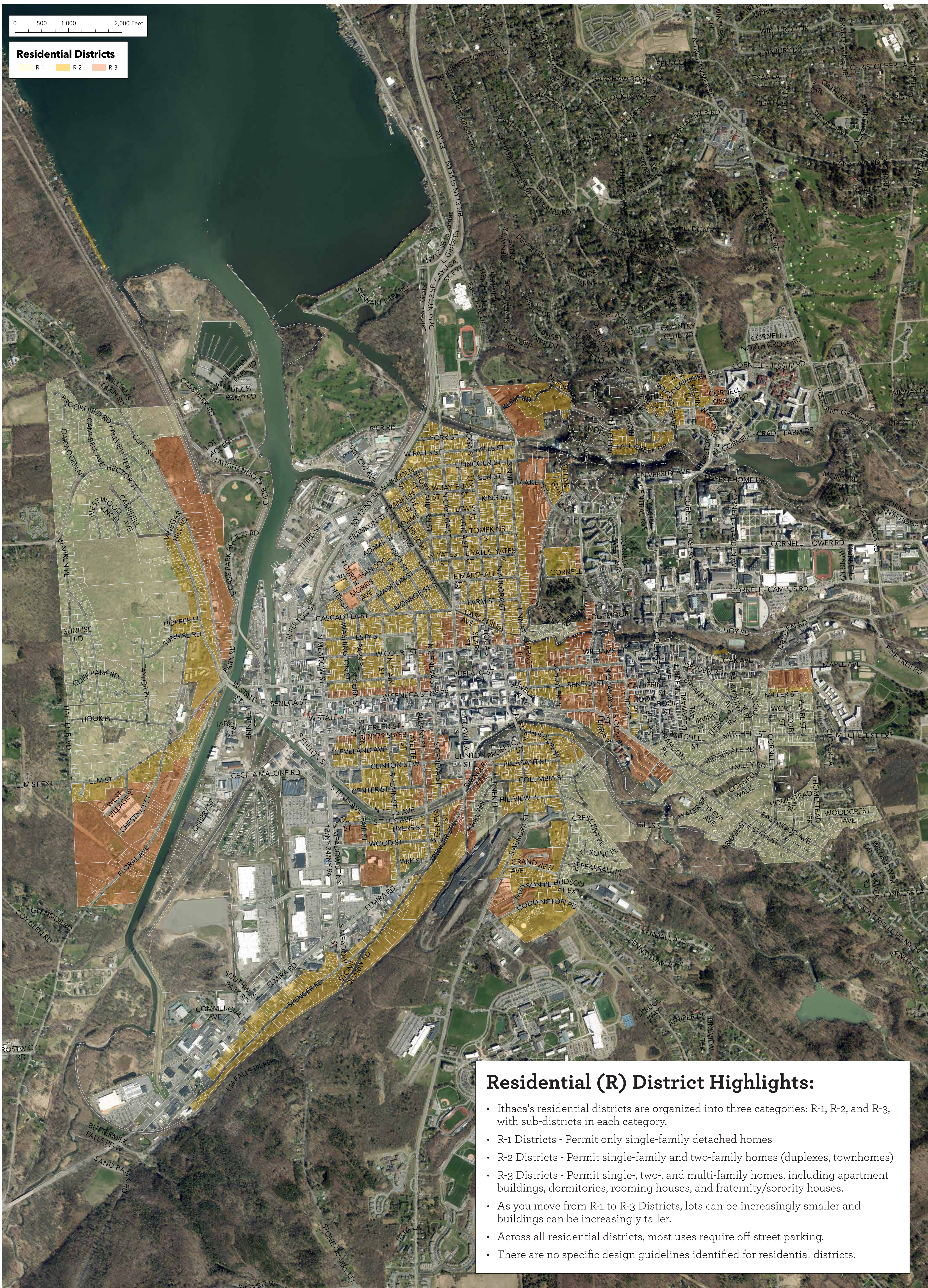
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Residential Districts | Existing Zoning Map



Residential (R) District Highlights:

- Ithaca's residential districts are organized into three categories: R-1, R-2, and R-3, with sub-districts in each category.
- R-1 Districts - Permit only single-family detached homes
- R-2 Districts - Permit single-family and two-family homes (duplexes, townhomes)
- R-3 Districts - Permit single-, two-, and multi-family homes, including apartment buildings, dormitories, rooming houses, and fraternity/sorority houses.
- As you move from R-1 to R-3 Districts, lots can be increasingly smaller and buildings can be increasingly taller.
- Across all residential districts, most uses require off-street parking.
- There are no specific design guidelines identified for residential districts.



Residential Districts | Community Development Preferences

Use the stickers to tell us what types of development might be desirable for these areas in the future:

● ***I like this!***

● ***I do not like this!***



Use a sticky note to share your thoughts on zoning opportunities for our neighborhoods!

Uses



Duplexes / Triplexes

place dots here



Neighborhood Commercial

place dots here



Multi-Family Homes

place dots here



Single-Family Attached (or Townhomes)

place dots here

Building & Site Design



place dots here



place dots here



place dots here



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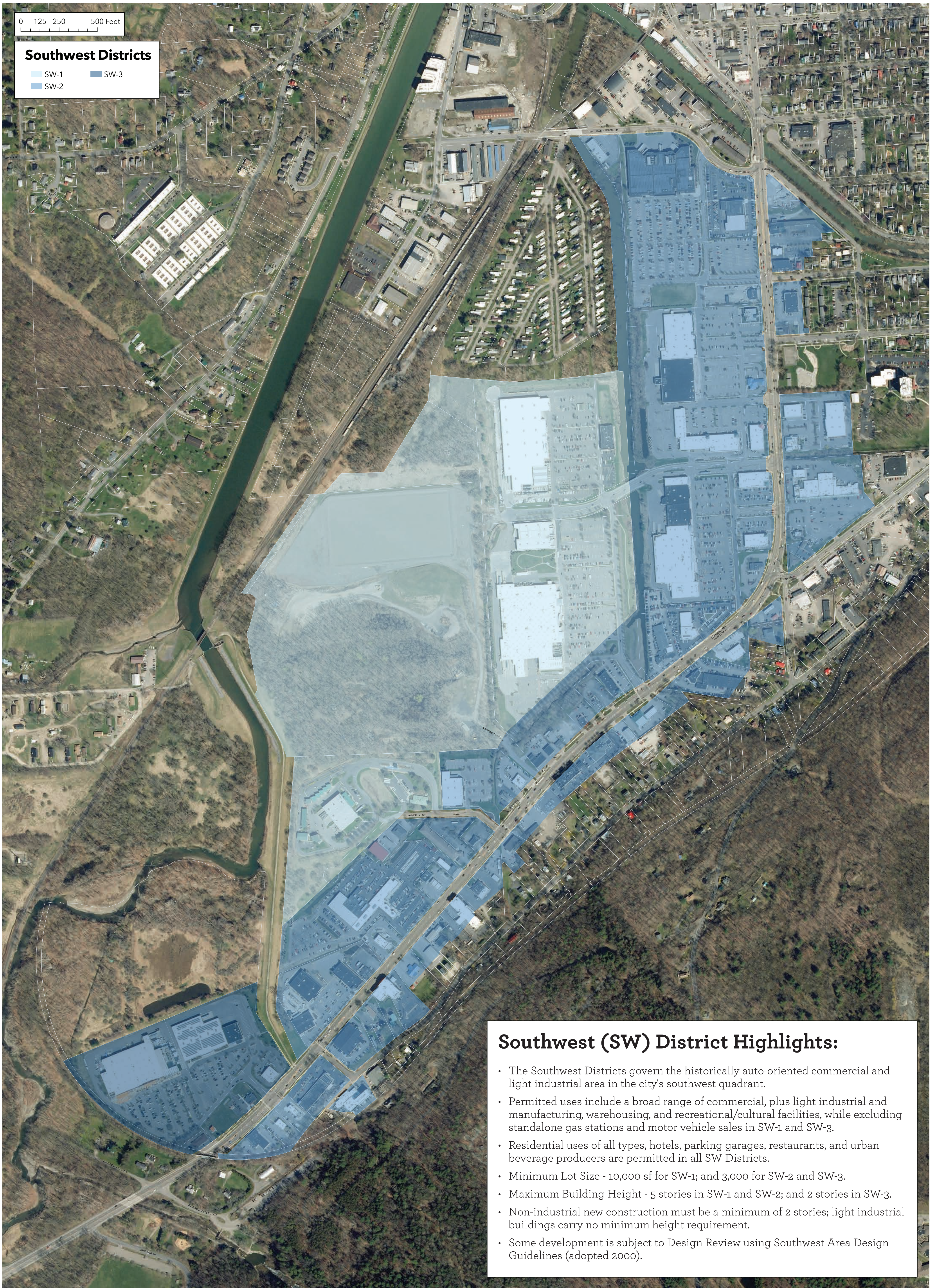
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0 125 250 500 Feet

Southwest Districts

- SW-1
- SW-2
- SW-3

Southwest (SW) District Highlights:

- The Southwest Districts govern the historically auto-oriented commercial and light industrial area in the city's southwest quadrant.
- Permitted uses include a broad range of commercial, plus light industrial and manufacturing, warehousing, and recreational/cultural facilities, while excluding standalone gas stations and motor vehicle sales in SW-1 and SW-3.
- Residential uses of all types, hotels, parking garages, restaurants, and urban beverage producers are permitted in all SW Districts.
- Minimum Lot Size - 10,000 sf for SW-1; and 3,000 for SW-2 and SW-3.
- Maximum Building Height - 5 stories in SW-1 and SW-2; and 2 stories in SW-3.
- Non-industrial new construction must be a minimum of 2 stories; light industrial buildings carry no minimum height requirement.
- Some development is subject to Design Review using Southwest Area Design Guidelines (adopted 2000).

Use the stickers to tell us what types of development might be desirable for this area in the future:



Use a sticky note to share your thoughts on zoning opportunities for the southwest!

● ***I like this!***

● ***I do not like this!***

Uses



Gas Stations / Auto Sales

place dots here



Source: L.L. Bean

Big Box Retail

place dots here



Source: GreenLancer

Solar Covered Parking

place dots here



Source: HomeTextilesToday.com

Lifestyle Center / Mixed Use

place dots here

Building & Site Design



place dots here



place dots here



place dots here



place dots here



Source: Google Streetview

place dots here



place dots here



place dots here



place dots here



0 175 350 700 Feet

Waterfront Zoning

- Market District
- Newman District
- West End / Waterfront
- Cherry Street District

Waterfront District Highlights:

- Ithaca's waterfront is divided into four sub-districts, each with a distinct focus:
 - West End/Waterfront for broad mixed-use development.
 - Cherry Street for creative and light industrial uses.
 - Newman District for recreation and marine activity.
 - Market District for the most intensive mix of housing and commerce.
- A wide variety of uses are welcome across all sub-districts, including apartments, offices, shops, restaurants, hotels, and water-related businesses; Cherry Street also allows breweries, food production facilities, and light manufacturing.
- Building Height - 5 stories maximum, 2 stories minimum. Those situated directly along the water must be designed to "step up," staying lower near the water's edge before rising to full height further back on the lot.
- All new development must go through a Design Review process using the City's Waterfront Design Guidelines (adopted 2020).

Use the stickers to tell us what types of development might be desirable for this area in the future:

● ***I like this!***

● ***I do not like this!***



Use a sticky note to share your thoughts on zoning opportunities for the waterfront!

Uses



Multi-Family Homes

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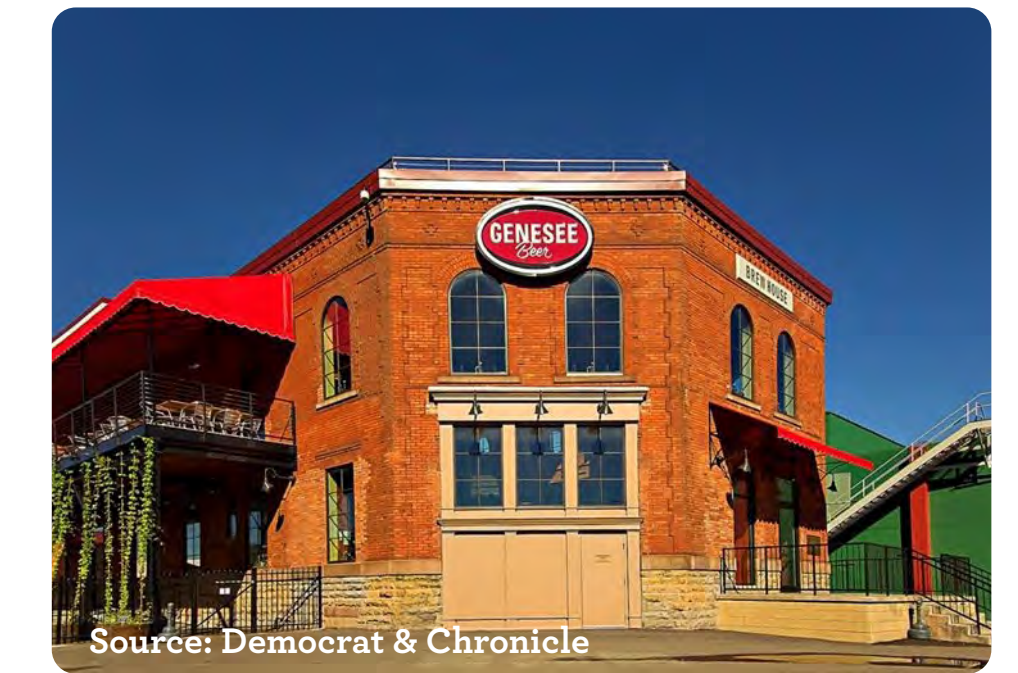
Light Industrial (Cherry Street District only)

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Live / Work Units

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Large-Scale Wineries / Breweries

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Building & Site Design



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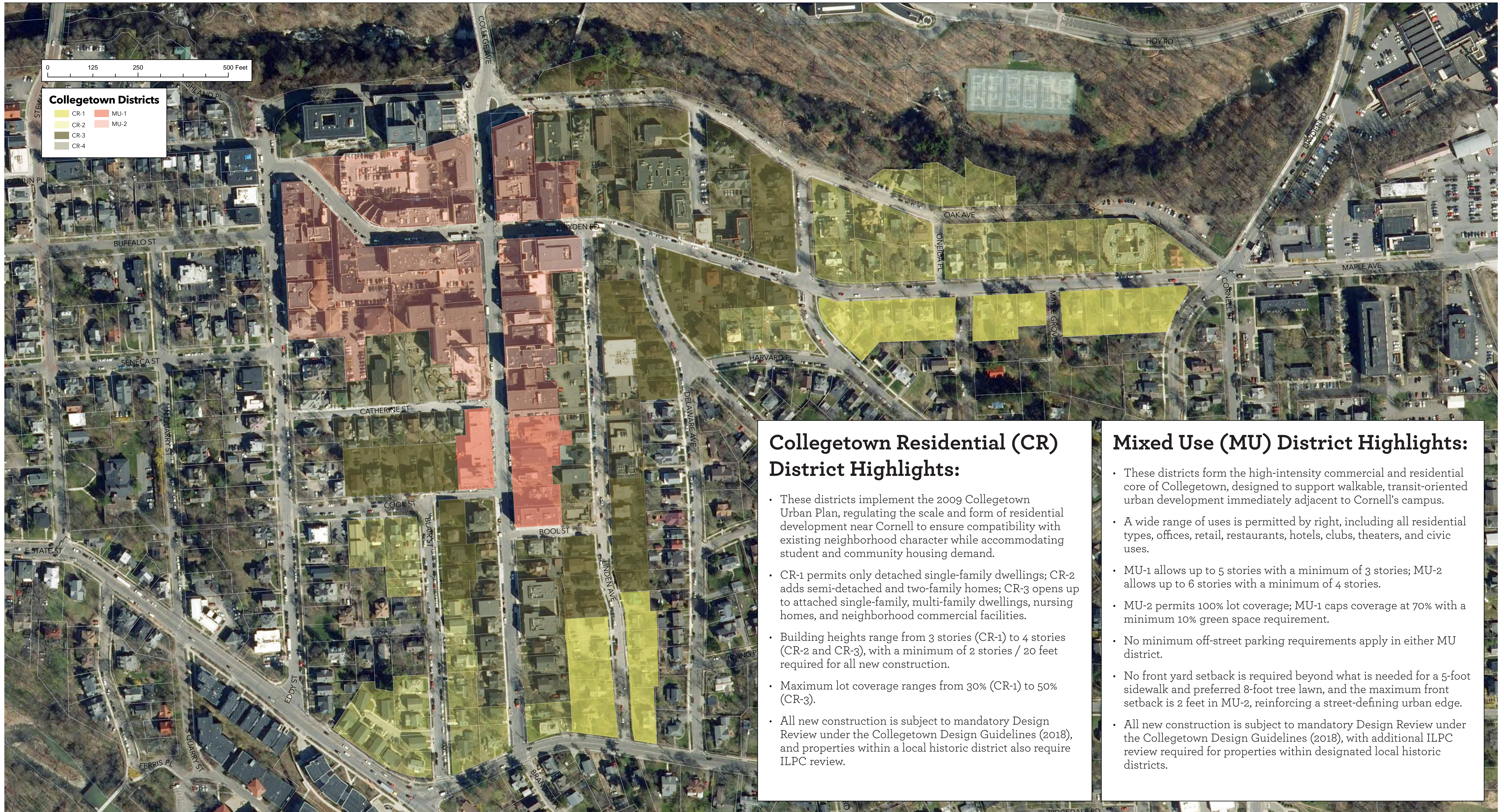
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Collegetown | Existing Zoning Map



0 125 250 500 Feet

Collegetown Districts

CR-1	MU-1
CR-2	MU-2
CR-3	
CR-4	

Collegetown Residential (CR) District Highlights:

- These districts implement the 2009 Collegetown Urban Plan, regulating the scale and form of residential development near Cornell to ensure compatibility with existing neighborhood character while accommodating student and community housing demand.
- CR-1 permits only detached single-family dwellings; CR-2 adds semi-detached and two-family homes; CR-3 opens up to attached single-family, multi-family dwellings, nursing homes, and neighborhood commercial facilities.
- Building heights range from 3 stories (CR-1) to 4 stories (CR-2 and CR-3), with a minimum of 2 stories / 20 feet required for all new construction.
- Maximum lot coverage ranges from 30% (CR-1) to 50% (CR-3).
- All new construction is subject to mandatory Design Review under the Collegetown Design Guidelines (2018), and properties within a local historic district also require ILPC review.

Mixed Use (MU) District Highlights:

- These districts form the high-intensity commercial and residential core of Collegetown, designed to support walkable, transit-oriented urban development immediately adjacent to Cornell's campus.
- A wide range of uses is permitted by right, including all residential types, offices, retail, restaurants, hotels, clubs, theaters, and civic uses.
- MU-1 allows up to 5 stories with a minimum of 3 stories; MU-2 allows up to 6 stories with a minimum of 4 stories.
- MU-2 permits 100% lot coverage; MU-1 caps coverage at 70% with a minimum 10% green space requirement.
- No minimum off-street parking requirements apply in either MU district.
- No front yard setback is required beyond what is needed for a 5-foot sidewalk and preferred 8-foot tree lawn, and the maximum front setback is 2 feet in MU-2, reinforcing a street-defining urban edge.
- All new construction is subject to mandatory Design Review under the Collegetown Design Guidelines (2018), with additional ILPC review required for properties within designated local historic districts.



Collegetown | Community Development Preferences

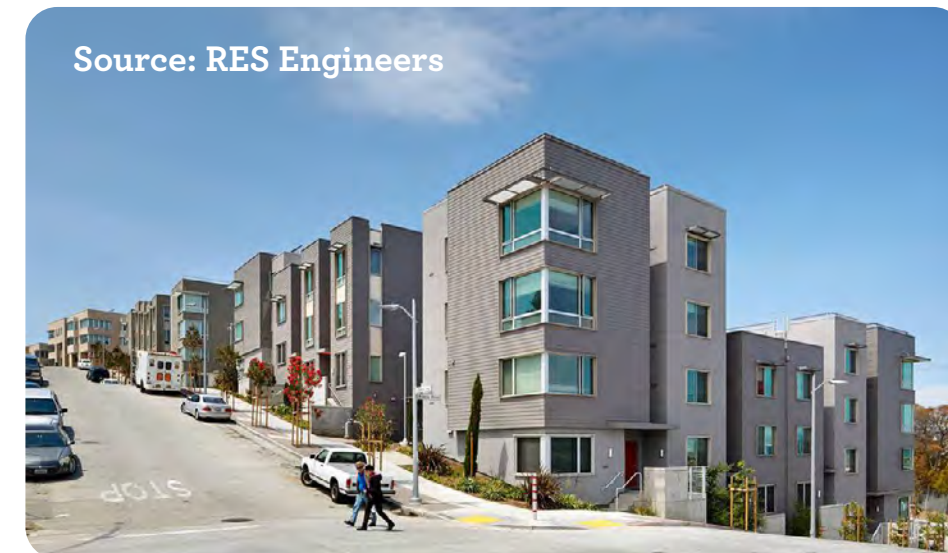
Use the stickers to tell us what types of development might be desirable for this area in the future:

● ***I like this!***

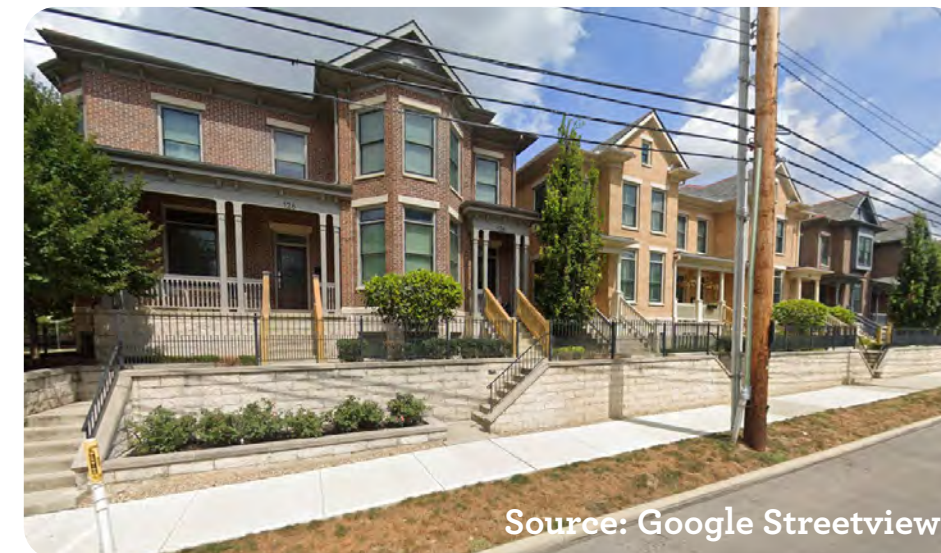
● ***I do not like this!***



Use a sticky note to share your thoughts on zoning opportunities for Collegetown!



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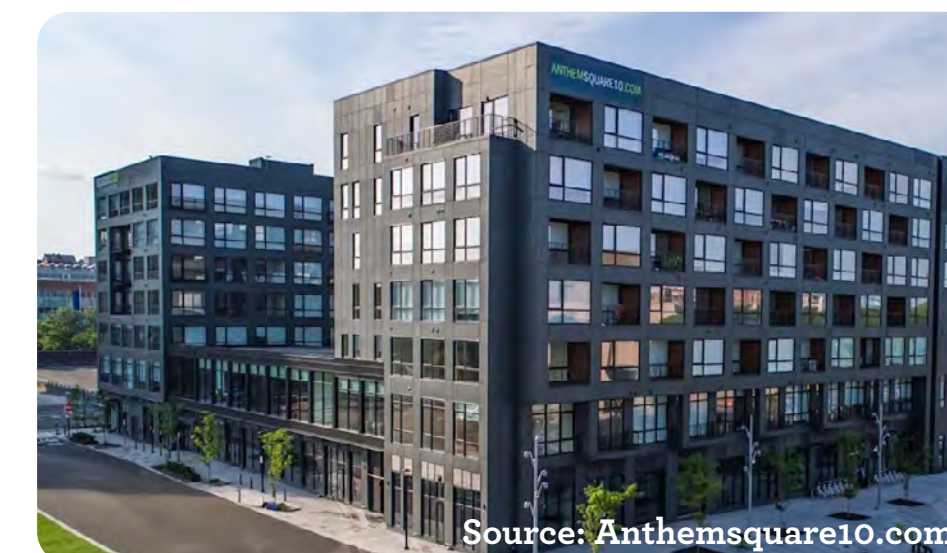
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Collegetown Residential Districts
Mixed Use Districts