



# Public Open House

Zoning Code Update: May 19, 2026



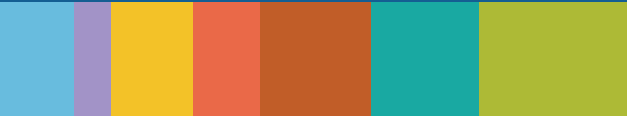


# Agenda



**Department of State**

**This project partially funded through the NYS DOS Environmental Protection Fund.**





# Introductions

Consultant Team & Committee





# Primary Team



**John Steinmetz, FAICP**



**Molly Gaudioso, AICP**

- Project Management
- Public Engagement
- Code Drafting



**Katie Darcy, AICP**



**Allison Harrington,  
AICP, MCIP, RPP**  
Sustainable Planning Design



**Jason Haremza**



Engineering & Design





# Other Team Members

- Community Character & Design Analysis
- Form based graphics
- Code “testing” for reality
- State Environmental Quality Review (SEQR)





# Our Experience

- 50+ Comprehensive & Long-Range Planning Efforts
- 40+ Zoning & Land Use Regulation Projects
- 13+ Joint Planning & Zoning Updates

*~ Experienced in Translating Local Policies into Code Language ~*





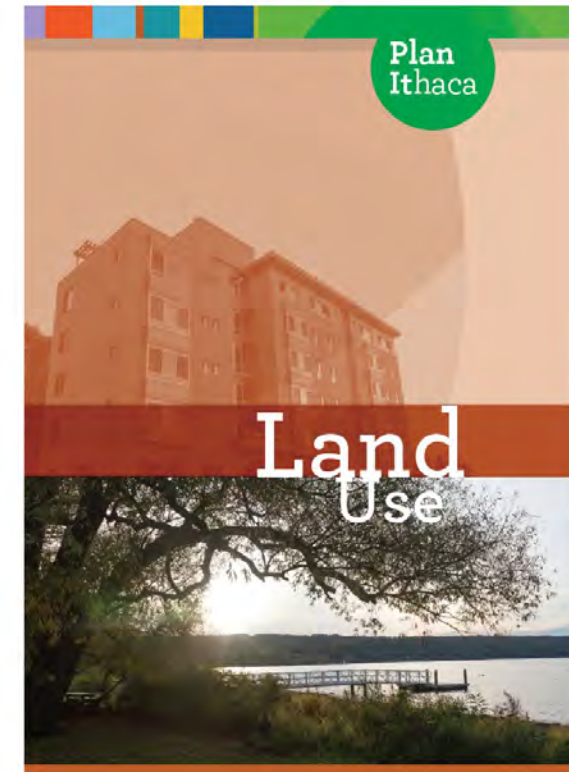
# Project Overview

Background, Scope, & Schedule



# Why Update Your Code?

- Adapt to new technologies
- Respond to changing markets
- Update obsolete regulation
- Incorporate new techniques
- Remove regulatory barriers
- Improve administrative efficiency
- Reflect changing community values
- Address quality of life or nuisance issues
- Implement a plan or study



# Creating a User-Friendly Code

## CITY OF ITHACA – MAP & CHART UPDATES

SECTION 325-B DISTRICT REGULATIONS CHART

Updated through 2022

District	Primary Uses	Accessory Uses	Minimum Lot Size	Minimum Lot Width	Maximum Building Height	Minimum Building Height	Maximum Lot Coverage	Yard Dimensions
R-1A	One-family dwelling, detached	Required off-street parking	10,000 sf	75 ft	35 ft	3	100%	10 ft
R-1B	One-family dwelling, semi-detached	Private garage	6,000 sf	50 ft	40 ft	3	100%	10 ft
R-2A	One-family dwelling, attached	Structure for construction purposes	5,000 sf	45 ft	35 ft	3	100%	10 ft
R-2B	Two-family dwelling	Tower for the receipt or transmission of electronic signals or generation of electricity	3,000 sf	35 ft	30 ft	3	100%	10 ft
R-2C	Multiple family dwelling	Home occupation	2,500 sf	30 ft	25 ft	3	100%	10 ft
R-3A	Dormitory	Neighborhood parking area	5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3AA	Church or related buildings	Employee, customer, or public parking area	5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3B	Public park or playground	Redemption Center	5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3C	Library or fire station	Neighborhood or Community Garden	5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3D	Cemetery and related buildings	Boat fuel dispensing	5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3E	Public utility structure except office	Snowmobile sales, service, rental in conjunction with boat sales, rental, or service	5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3F	Nursery school, child day care center		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3G	Adult day care facility		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3H	Neighborhood commercial facility		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3I	Nursing, convalescent or rest home		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3J	Hospital or sanitarium		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3K	Bed-and-breakfast inn		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3L	Funeral home or mortuary		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3M	Business or professional office		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3N	Bank or monetary institution		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3O	Office of government		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3P	School and related buildings		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3Q	Retail store or service commercial facility		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3R	Restaurant, fast food establishment, tavern		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3S	Club, lodge, or private social center		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3T	Confessionary, millinery, dressmaking and other activities involving light hand fabrication as well as sales		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3U	Theater, bowling alley, auditorium, or other similar place of public assembly		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3V	Hotel, motel		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3W	Urban beverage producer		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3X	Parking garage		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3Y	Gasoline station		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3Z	Motor vehicle sales and service		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3AA	Printing, heating, welding, air conditioning, plumbing, or similar shop		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3AB	Redemption center		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3AC	Parking lot		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3AD	Recreational or cultural facility		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3AE	Boatel		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3AF	Sales, rental, repairs or storage of marine related recreational equipment such as boats, marine engines, sail cabins equipment		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3AG	Light manufacture of marine recreation related products involving substantial hand fabrication such as sails, boat hulls, cabin fittings		5,000 sf	45 ft	35 ft	4	100%	10 ft
R-3AH	Public recreation		5,000 sf	45 ft	35 ft	4	100%	10 ft

### WEST END DISTRICTS USE LIST & BULK + DIMENSIONAL REQUIREMENTS

#### PRIMARY USES

Use	WE2Z-1a	WE2Z-1b	Additional Regulations
One-family dwelling, detached	*	*	
One-family dwelling, semi-detached	*	*	
One-family dwelling, attached	*	*	
Two-family dwelling	*	*	
Multiple family dwelling	*	*	
Dormitory	*	*	
Church or related buildings	*	*	
Public park or playground	*	*	
Library or fire station	*	*	
Cemetery and related buildings	SP	SP	
Public utility structure except office	SP	SP	
Nursery school, child day care center	*	*	
Adult day care facility	*	*	
Neighborhood commercial facility	SP	SP	
Nursing, convalescent or rest home	*	*	
Hospital or sanitarium	SP	SP	
Bed-and-breakfast inn	SP	SP	§325-10(C)(1)
Funeral home or mortuary	*	*	
Business or professional office	*	*	
Bank or monetary institution	*	*	
Office of government	*	*	
School and related buildings	*	*	
Retail store or service commercial facility	*	*	
Restaurant, fast food establishment, tavern	*	*	
Club, lodge, or private social center	*	*	
Confessionary, millinery, dressmaking and other activities involving light hand fabrication as well as sales	*	*	
Theater, bowling alley, auditorium, or other similar place of public assembly	*	*	
Hotel, motel	*	*	§325-22
Urban beverage producer	*	*	
Parking garage	*	*	
Gasoline station	*	*	§325-15(F)
Motor vehicle sales and service	*	*	
Printing, heating, welding, air conditioning, plumbing, or similar shop	*	*	
Redemption center	SP	SP	
Parking lot	*	*	§325-20
Recreational or cultural facility	*	*	
Boatel	*	*	
Sales, rental, repairs or storage of marine related recreational equipment such as boats, marine engines, sail cabins equipment	*	*	
Light manufacture of marine recreation related products involving substantial hand fabrication such as sails, boat hulls, cabin fittings	*	*	
Public recreation	*	*	

NOTES: (1) See §325-3 lot occupancy requirements.  
(2) Such as a park, playground, or museum, fishing pier, or yacht club.

#### ACCESSORY USES

Use	WE2Z-1a	WE2Z-1b
Required off-street parking	*	*
Private garage	*	*
Structure for construction purposes	*	*
Tower for the receipt or transmission of electronic signals or generation of electricity	SP	SP
Home occupation	*	*
Neighborhood parking area	SP	SP
Employee, customer, or public parking area	*	*
Redemption Center	SP	SP
Neighborhood or Community Garden	SP	SP
Boat fuel dispensing	*	*
Snowmobile sales, service, rental in conjunction with boat sales, rental, or service	*	*

NOTES: (1) Not to permit for over two years.

#### BULK + DIMENSIONAL REQUIREMENTS

Requirement	WE2Z-1a	WE2Z-1b
<b>Minimum Lot Size</b>	Motel 3,000 sf Other use 3,000 sf	20,000 sf 3,000 sf
<b>Minimum Lot Width</b>	Motel 30 ft Other use 30 ft	100 ft 40 ft <sup>1</sup>
<b>Maximum Building Height</b>	Number of stories 5 Height in feet 12 ft / story <sup>2</sup>	2 12 ft / story <sup>2,4</sup>
<b>Minimum Building Height</b>	Number of stories 2 Height in feet 24 ft	1 12 ft
<b>Maximum Lot Coverage by Buildings</b>	Percent of lot area 100%/90% <sup>5,6</sup>	100%/90% <sup>5,6</sup>
<b>Yard Dimensions</b>	Front (minimum) - Front (maximum) - Side (one side minimum) - Side (other side minimum) -	- - - -
	Rear (minimum, % of depth or feet, whichever is less) 10 ft	10 ft <sup>7</sup>

NOTES: (1) Width in feet or waterfront is required to be 30 feet.  
(2) See §325-16.  
(3) Plus 3 feet for cornice.  
(4) One story building must have eaved pitched roof or equivalent roof element. The first number applies to parcels 50 feet or less wide, the second number applies to parcels 50 feet or greater wide.  
(5) Except as required for provision of curb setback (See Section 325-20C), and required rear yard and required buffer where commercial zone abuts residential zone and required accommodation of pedestrian ways and protection of view corridors designated in the West End Urban Design Plan 1999. See Section 325-4.  
(6) See Flood Control Regulations.  
(7) See Flood Control Regulations.

### RESIDENTIAL DISTRICTS BULK + DIMENSIONAL STANDARDS

Use	Single Family Residential		Two Family Residential		Multi Family Residential			Residential	
	R-1A	R-1B	R-2A	R-2B	R-2C	R-3A	R-3AA <sup>2</sup>		R-3B
<b>Minimum Lot Size<sup>1</sup></b>	10,000 sf	6,000 sf	5,000 sf	3,000 sf	2,500 sf <sup>4</sup>	5,000 sf	5,000 sf	3,000 sf	10,000 sf
One-family dwelling, detached	-	-	-	-	2,500 sf <sup>4</sup>	-	-	-	-
One-family dwelling, detached, zero lot line	-	-	-	-	-	-	-	-	-
One-family dwelling, semi-detached	-	-	5,000 sf	3,000 sf	2,000 sf <sup>4</sup>	5,000 sf	5,000 sf	3,000 sf	15,000 sf
One-family dwelling, attached, by conversion	-	-	-	-	1,500 sf <sup>4</sup>	7,000 sf <sup>7</sup>	7,000 sf <sup>7</sup>	4,000 sf <sup>6</sup>	16,500 sf <sup>8</sup>
One-family dwelling, attached, new construction	-	-	-	-	1,500 sf <sup>4</sup>	6,000 sf <sup>7</sup>	6,000 sf <sup>7</sup>	3,500 sf <sup>6</sup>	16,500 sf <sup>8</sup>
Two-family dwelling	-	-	5,000 sf	3,000 sf	2,000 sf <sup>4</sup>	5,000 sf	5,000 sf	3,000 sf	15,000 sf
Multiple family dwelling, by conversion	-	-	-	-	-	7,000 sf <sup>7</sup>	7,000 sf <sup>7</sup>	4,000 sf <sup>6</sup>	16,500 sf <sup>8</sup>
Multiple family dwelling, new construction	-	-	-	-	-	6,000 sf <sup>7</sup>	6,000 sf <sup>7</sup>	3,500 sf <sup>6</sup>	16,500 sf <sup>8</sup>
Fraternity, sorority, or group house	-	-	-	-	-	25,000 sf	25,000 sf	30,000 sf	30,000 sf
Other use	10,000 sf	7,500 sf	6,000 sf	4,000 sf	4,000 sf	6,000 sf	6,000 sf	4,000 sf	30,000 sf
<b>Minimum Lot Width</b>	75 ft	50 ft	45 ft	35 ft	40 ft	40 ft	50 ft	30 ft	75 ft
One-family dwelling, detached, zero lot line	-	-	-	-	40 ft	-	-	-	-
One-family dwelling, semi-detached	-	-	45 ft	35 ft	50 ft	40 ft	50 ft	30 ft	100 ft
One-family dwelling, attached	-	-	-	-	50 ft	50 ft	50 ft	40 ft	125 ft
Two-family dwelling	-	-	45 ft	35 ft	50 ft	40 ft	50 ft	30 ft	100 ft
Multiple family dwelling	-	-	-	-	-	50 ft	50 ft	40 ft	125 ft
Fraternity, sorority, or group house	-	-	-	-	-	100 ft	50 ft	100 ft	125 ft
Other use	75 ft	60 ft	50 ft	40 ft	40 ft	50 ft	50 ft	40 ft	125 ft
<b>Maximum Building Height<sup>6</sup></b>	3	3	3	3	3	4	3/2 <sup>6</sup>	4	3
Height in feet	35 ft	35 ft	35 ft	35 ft	35 ft	40 ft	35 ft	40 ft	35 ft

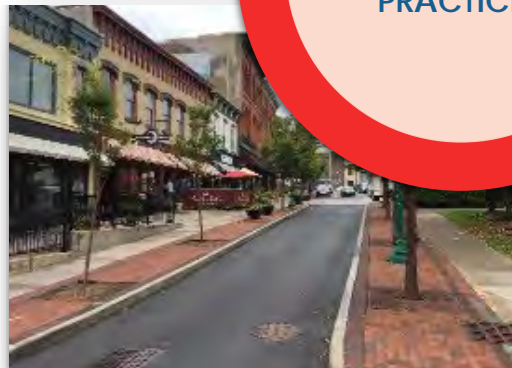
### COLLEGETOWN DISTRICTS OFF-STREET PARKING + LOADING REQUIREMENTS

Requirement	Collegetown Residential				Mixed Use	
	CR-1	CR-2	CR-3	CR-4	MU-1	MU-2
<b>Minimum Parking Requirement (# of parking spaces)</b>						
Residential						
First three bed or sleeping rooms per dwelling unit	1 space	1 space	1 space	-	-	-
4-5 bed or sleeping rooms per dwelling unit	2 space	2 space	2 space	-	-	-
Each additional bed or sleeping room	1 space	1 space	1 space	-	-	-
Home occupation	1 space	1 space	1 space	-	-	-
Other use	See § 325-20D(3)(b)	See § 325-20D(3)(b)	See § 325-20D(3)(b)	-	-	-
<b>Minimum Loading Requirement</b>						
All uses	-	-	-	-	-	-

NOTES: (1) Applies only to all buildings that comply with NYS building or residential code for new construction and have a transportation demand management plan that is accepted by the Planning and Development Board during site plan review.

# Our Approach

- Intent is not to start over
- Keep what's working and fix the rest



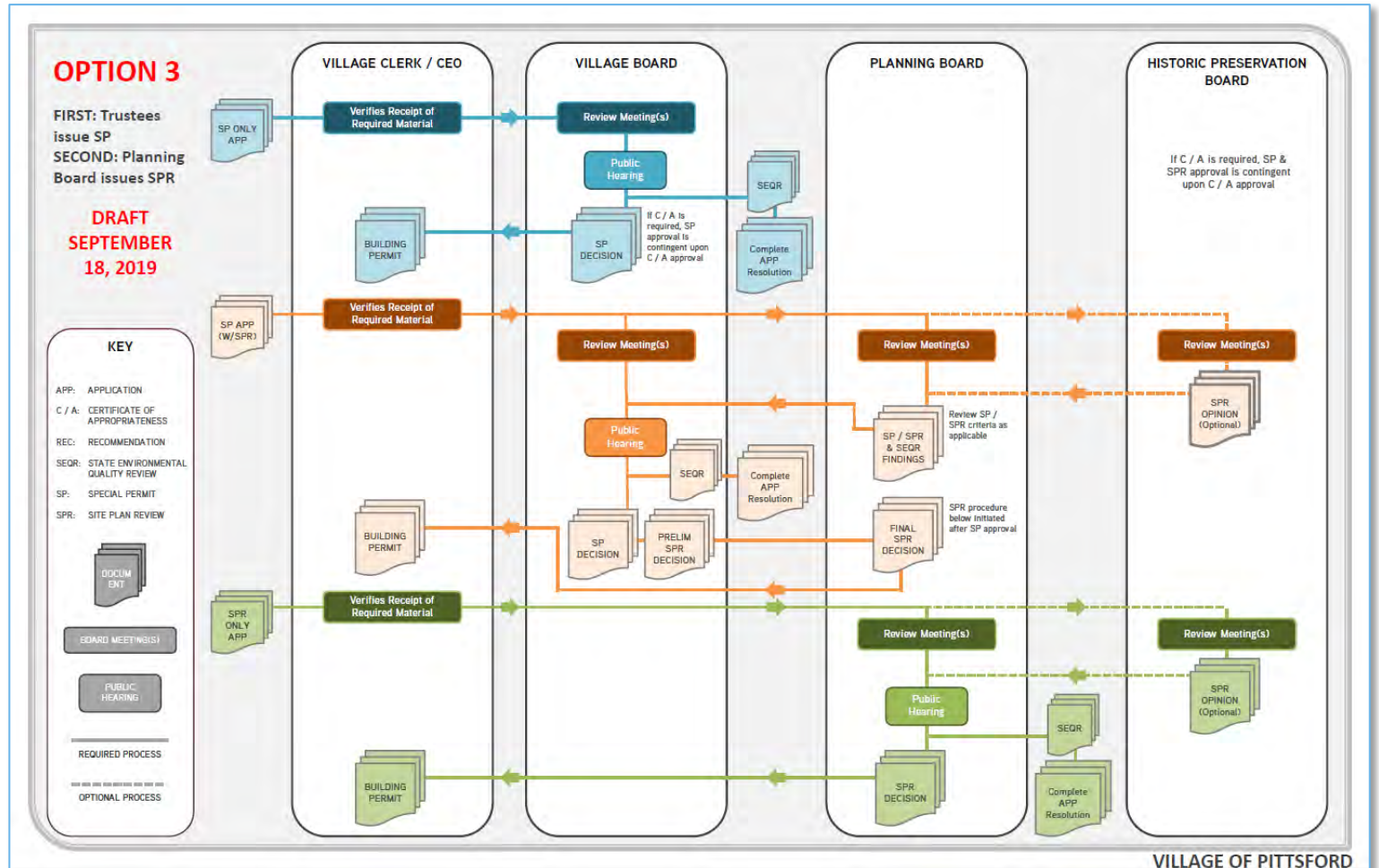
# User-Friendly Format & Organization

## APPLICATION & REVIEW PROCEDURES

CITY OF AMSTERDAM, NY · FORM-BASED CODE SECTION 1 11

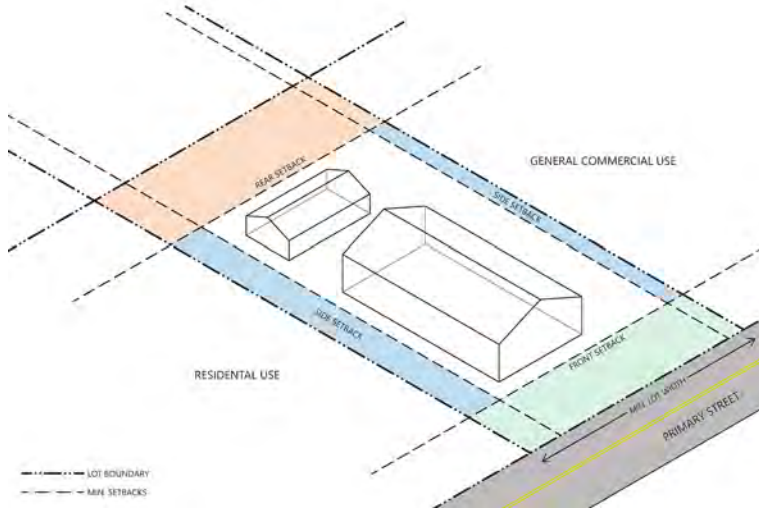
**TABLE 1.1. COMPLIANCE THRESHOLDS**  
 ● Development action must comply with all regulations in this Section or Subsection

	APPLICABLE ACTIONS										
	New Development	Change in Use	Minor Building Alteration	Major Building Alteration	Minor Exterior Renovation	Major Exterior Renovation	Parking Lot Modification	Site Improvements	New Sign Installation	Existing Sign Modification	Public Space Improvements
<b>APPLICABLE TO ALL SUBAREAS</b>											
SECTION 2.1. SITE PLAN REVIEW	●	●	●	●	●	●	●				
SECTION 2.2. SIGN PERMIT								●	●		
SECTION 3.2. MEASUREMENTS	●	●	●	●	●	●					
SECTION 4.1. BUILDING	●	●	●	●	●	●					
SECTION 4.2. SIGNAGE	●	●	●	●	●	●		●	●		
SECTION 4.3. SITE	●	●	●	●	●	●	●				●
SECTION 5. PUBLIC SPACE											●
<b>SUBAREA REGULATIONS (SECTIONS 6, 7, 8)</b>											
BUILDING HEIGHT	●	●	●	●	●	●					
BUILDING SETBACK	●	●	●	●	●	●					
LOT FRONTAGE	●	●	●	●	●	●					
FACADE MATERIALS & COLORS	●	●	●	●	●	●					
TRANSPARENCY	●	●	●	●	●	●					
SIGNAGE	●	●	●	●	●	●		●	●		
LOT DIMENSIONS	●	●	●	●	●	●					
LOT COVERAGE	●	●	●	●	●	●					
MOTOR VEHICLE PARKING	●	●	●	●	●	●					
BICYCLE PARKING	●	●	●	●	●	●					
BUFFER YARD	●	●	●	●	●	●					



# User-Friendly Format & Organization

## GRAPHIC CONTEXT



CITY OF AMSTERDAM, NY · FORM-BASED CODE SECTION 6 101

### 6.2. BUILDINGS

This section establishes building height, setback, transparency, and facade material and color requirements for all structures within the North Amsterdam Subarea.



permitted height encroachments

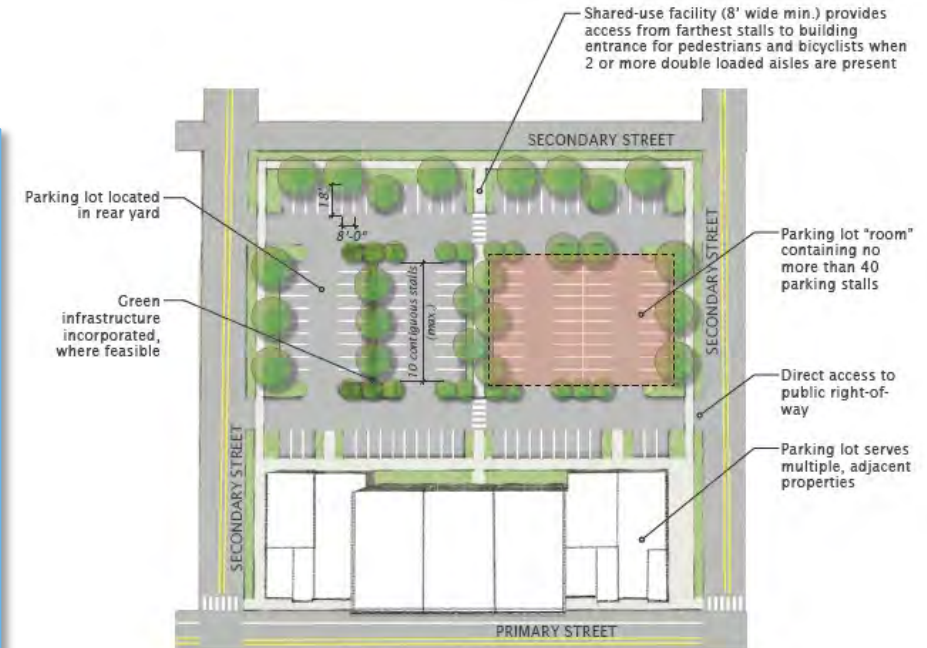
BUILDING HEIGHT	
Maximum	80'
Minimum	25'
PERMITTED HEIGHT ENCROACHMENTS (max.)	
Chimney, flue, vent	5'
Elevator/stairway access to roof	12'
Mechanical Equipment	6'
Parapet Wall	4'
Vegetation on Green Roof	no max.

build-to-zone property line

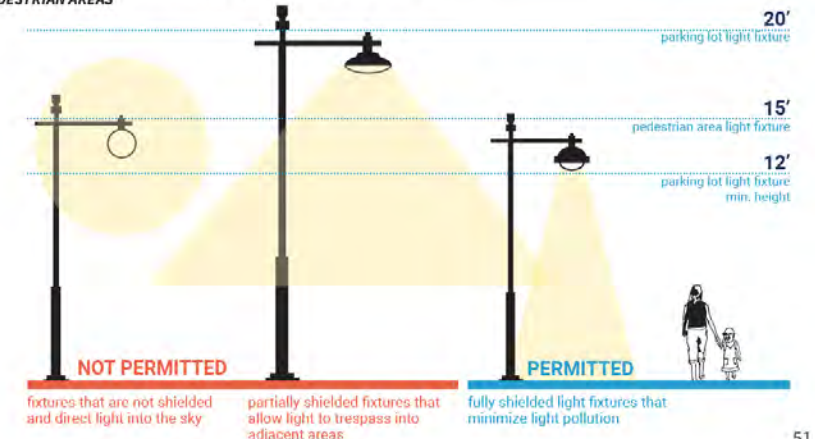
BUILDING SETBACKS (min. / max.)	
A Primary Street	0' / 10'
B Secondary Street	0' / 10'
C Side Interior	0' / no max.
D Rear	0' / no max.

LOT FRONTAGE (min.)

Primary Street	75%
Secondary Street	50%



### SITE LIGHT HEIGHT AND ILLUMINATION REQUIREMENTS FOR PARKING AND PEDESTRIAN AREAS



# Anticipated Timeline (18- 24 mos)





# Zoning 101

The Basics

# Planning & Zoning Catch 22



## PRE-REGULATION



- Organic Settlement
- Localized Communities
- Low Impact Uses
- Pride in Character

## EUCLIDEAN ERA & SUBURBAN SPRAWL



- Inorganic Development
- Isolated Communities
- Separation of Uses
- Destruction of Character

## URBAN RESURRECTION



- Smart Growth Trends
- Contextual Communities
- Design over Use
- Definition of Character

- Land Use Law by nature requires certainty and rigidity
- Generally, celebrated communities developed organically without certainty, rigidity, or restriction
- Zoning created “bad practice,” is reactionary to presumed development impact
- Flexibility required to facilitate “good practice”

# Planning & Zoning

One Piece of the Puzzle



# The Connection Between Planning & Zoning

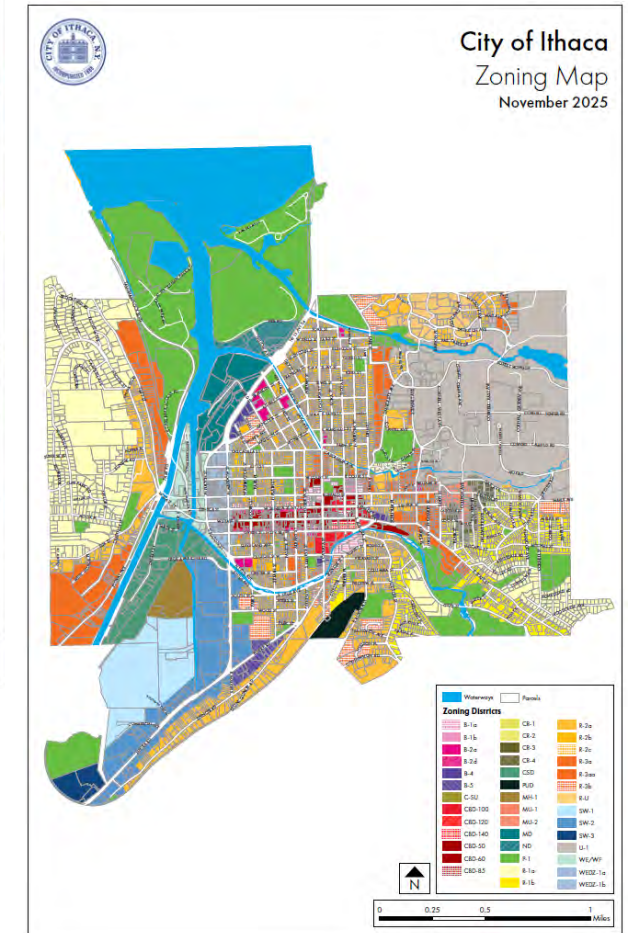
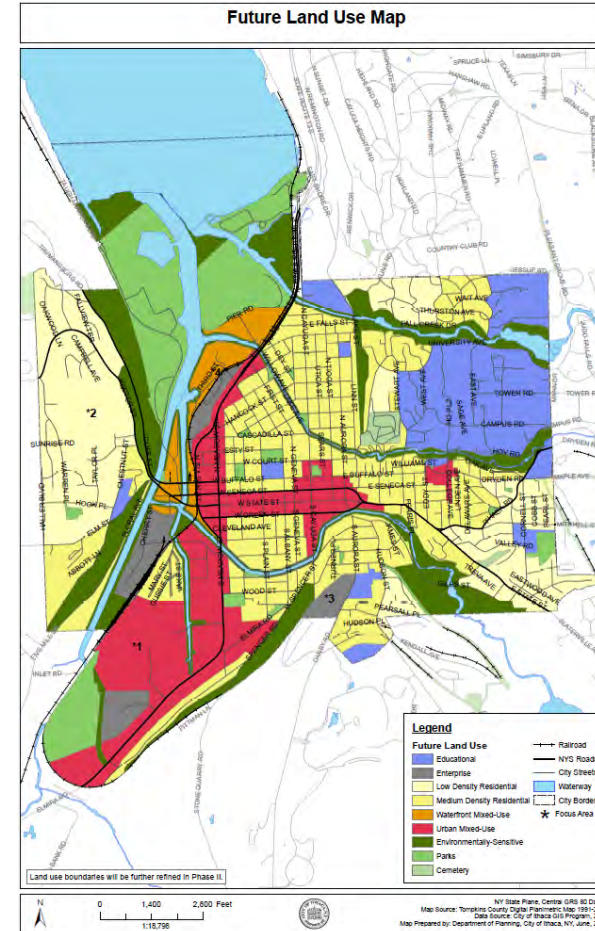
“Zoning regulations should be carefully constructed to make sure they will help carry out municipal planning goals. Some communities don’t pay enough attention to the translation of those goals into the drafting of their zoning regulations. The result often brings frustration with zoning itself as a technique, when in reality the problem is that the zoning regulations have not been carefully enough constructed. This will in turn frustrate the achievement of municipal planning goals.”



# Best Practice

## NYS CITY LAW §28-a

“All city land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.”



# Components of a Zoning Code



## VOL 1

<b>ENACTMENT &amp; ADMINISTRATION</b>
Introductory Provisions
Boards & Code Personnel
Enforcement & Administration Etc.

## VOL 2

<b>REVIEW PROCEDURES</b>
Application Requirements
Review Processes (SP, SPR, etc.)
Decision Criteria Etc.

## VOL 3

<b>DISTRICT &amp; USE REQUIREMENTS</b>
Residential Districts Business Districts Industrial Districts
Special Purpose Districts
Additional Use Regulations Etc.

## VOL 4

<b>DEVELOPMENT STANDARDS</b>
Nonresidential Building & Site Design
Off-Street Parking & Loading
Landscaping & Screening Etc.

## VOL 5

<b>DEFINITIONS &amp; TERMINOLOGY</b>
Measurements
Interpretations
List of Terms

# Zoning 101



## Zoning IS...

- A local law, adopted, administered, and enforced by the municipality
- A means to regulate investment in real property
- Applicable to private property
- One of a series of chapters in the City Code
- Connected to other land use-based chapters

## Zoning IS NOT...

- Applicable to public rights-of-way
- A catch-all for every land use issue
- A replacement for, or duplication of, the NYS building code or other construction standards

# Zoning 101



## ZONING IS...

- A local law, adopted, administered, and enforced by the municipality
- A means to regulate investment in real property
- Applicable to private property
- One of a series of chapters in municipal codes
- Connected to other land use-based chapters

## ZONING CAN...

- Accommodate & Facilitate Change
- Encourage Place-Making
- Be clear and user-friendly or complicated and confusing
- Be an Asset or Counter-Productive

## ZONING IS NOT...

- Applicable to public rights-of-way
- A catch-all for every land use issue
- A replacement for, or duplication of, the NYS building code or other construction standards

## ZONING CANNOT...

- Mandate investment
- Create Change
- Create Places

# Four Main Types of Zoning



**EUCLIDEAN  
OR  
TRADITIONAL**



**PERFORMANCE**



**FORM BASED**



**HYBRID**



# Euclidean or Traditional

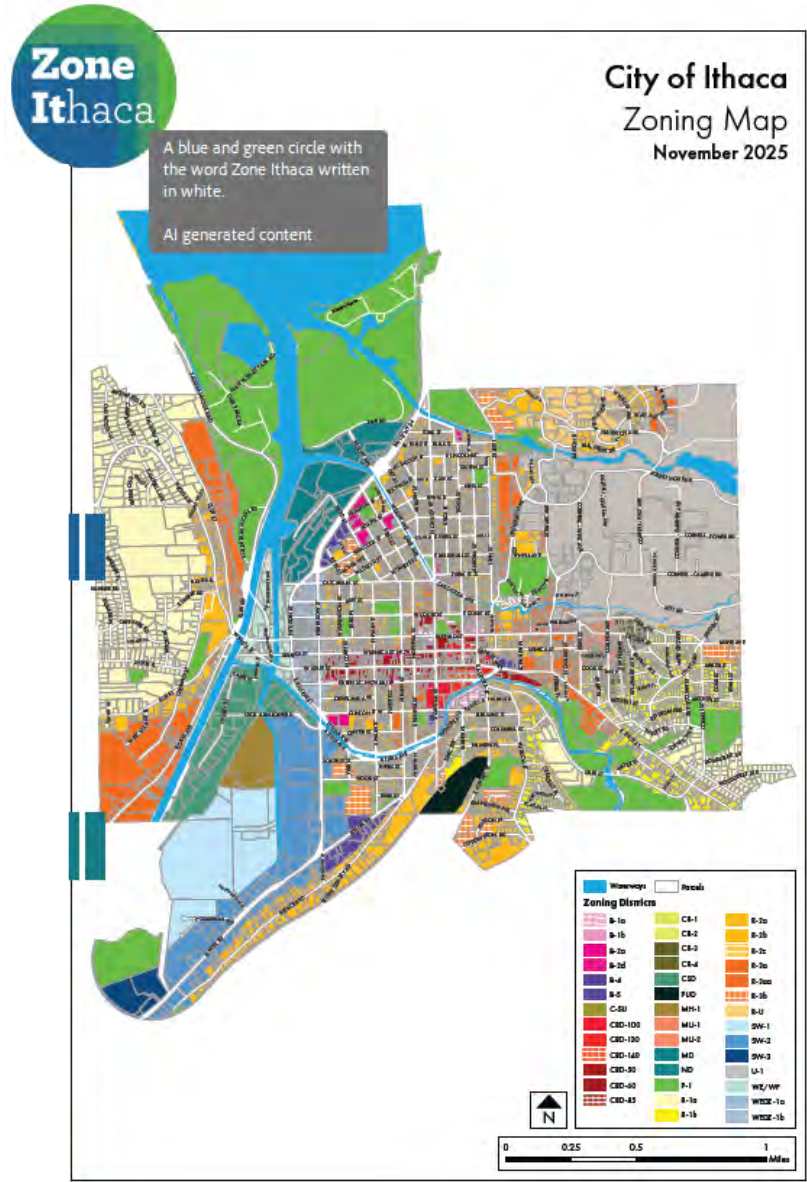
Separation of uses





# Euclidean or Traditional

- Mapped Districts
- List of Permitted Uses
- Dimensional Requirements
- Strong on “Don’t Do’s”
- Limited discretion in applying/administering
- Intended to be simple to administer



## Performance

- First developed by Lane Kendig in 1973 in response to the rigidity of Euclidean Zoning
- Focuses on **IMPACT** rather than **USE**
- Specifies standards of intensity:
  - Noise
  - Lighting
  - Traffic
  - Floor Area Ratio
  - Etc.
- Flexible & can readily accommodate new technologies
- Costly to implement and administer (ongoing staff training & equipment, etc.)





# Form Based

- Focuses on how a structure **LOOKS** rather than **USE** inside it
- Community's physical form is its most important characteristic
- Recycle buildings for a variety of uses

A screenshot of a web browser displaying the website "Used to Be a Pizza Hut". The browser's address bar shows the URL "http://www.usedtobeapizzahut.com". The website has a dark red background. At the top, the title "Used to Be a Pizza Hut" is written in white. Below the title, there is a paragraph of text: "These beautiful structures, most likely now devoid of the table-top Pac Man machines, dot the American landscape. Some provide ethnic food, some, used cars, and a rare few are now municipal buildings. Whatever their current purpose, we can always be reminded of the mediocre pizza that was once served in these establishments. That, and those red plastic cups." Below the text, there is a submission form: "Submit your photos of establishments that used to be Pizza Huts to: [utbaph@gmail.com](mailto:utbaph@gmail.com)". A navigation menu includes links for "Home", "Map of Locations", "Facebook", "Twitter", "Google+", "Foursquare", and "Contact". A social media widget shows "Like" and "4.3K people like this". The main content area features a map of the United States with numerous red and green circular markers indicating the locations of former Pizza Huts. The map is titled "UTBAPHs" and includes a search bar and navigation icons. The browser's taskbar at the bottom shows several open applications, including "Inbox - Microsoft O...", "Zany Codes 091116", "Cortland Zoning Up...", "Business Plan Power...", and "Used to Be a Pizza H...".



# Form Based

Once a Pizza Hut, Always a Pizza Hut





# Form Based

- Public realm is a priority
- Preceded by vision or design charrette

**\*Zoning doesn't regulate the public realm but helps to frame and direct the relationship between private property and the streetscape.\***

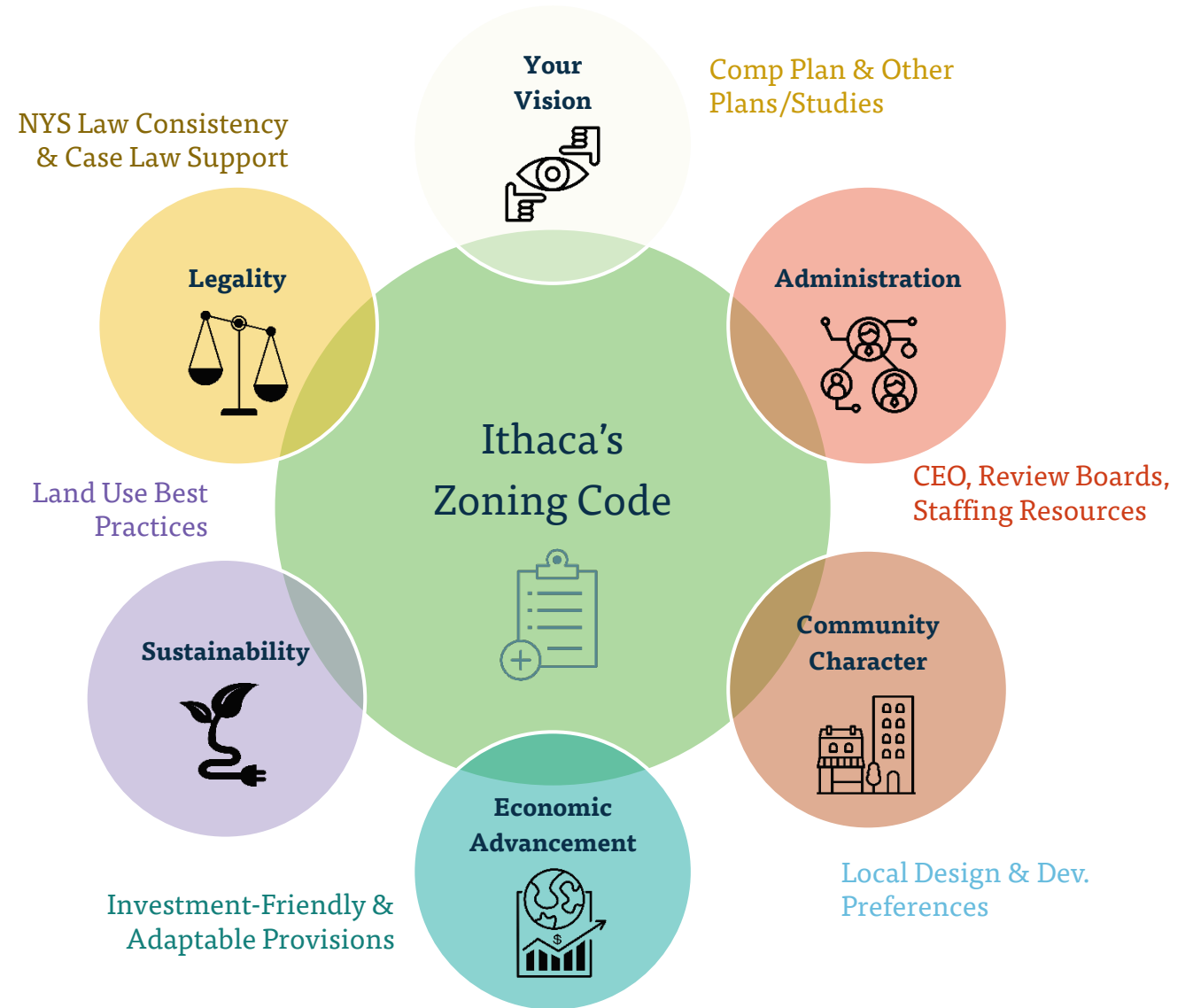
## FORM BASED ZONING



# Hybrid Approach

Borrow the best of each!

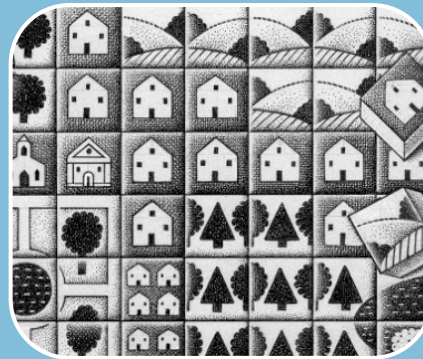
- Use specific, measurable regulations
- Incorporate existing technical resources
- Provide certainty in administration & flexibility in practice
- Unify development regulations & procedures



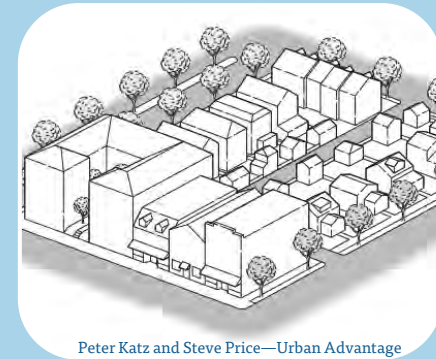
# Spectrum of Control



No Local Regulation



Some Local Regulation



Peter Katz and Steve Price—Urban Advantage

Strong Local Regulation

**How much influence do you have? How much do you want?**

# Other Tools

## Zoning 101

- Design Guidelines & Standards
- Overlay Districts
- Planned Unit Developments
- Clustering
- Incentive Zoning
- Special Purpose Districts
- Etc.



# Smart Growth in Ithaca

Basic Principles & Opportunities



# Smart Growth in Ithaca

Smart Growth Principles  
Ithaca Observations  
Taking it to the Next Level



*Image source: Smart Growth Network and ICMA (International City Managers' Association)*

# Principles

1. MIXED-USE NEIGHBORHOODS
2. DIVERSITY OF HOUSING TYPES
3. INFILL & REDEVELOPMENT
4. PUBLIC SPACES
5. COMPACT NEIGHBORHOODS
6. OPEN SPACE
7. TRANSPORTATION & MOBILITY CHOICE
8. CLIMATE RESILIENCY & MITIGATION
9. SENSE OF PLACE
10. COMMUNITY ENGAGEMENT



Image source: Smart Growth America



# Opportunities

- Tompkins County leadership with county comprehensive plan
- Transit access
- Remaining infill sites within the city
  - West End
  - Etc.
- Infill/densification
  - Southwest/Rt. 13 big box corridor
  - Rt. 13 north of downtown
- Missing Middle and diverse housing
- Multi-modal network support



Image source: Tompkins County



Walnut Street, Ithaca. Image source: Google

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Suburban center and corridor transformations from the Rancho Cucamonga General Plan. Source: Sargent Town Planning

Vehicle oriented area transformation. Image source: Rancho Cucamonga General Plan & Sargent Town Planning



# Thank you

We look forward to talking with you!

