

Belle Sherman/Bryant Park Quick Guide to Zoning

The City of Ithaca first adopted the Zoning Ordinance in February, 1925, to promote public health and safety and the most desirable use of land, and to conserve the value of buildings and enhance the value and appearance of land throughout the City. Bryant Park was a new neighborhood at that time, with streets of Craftsmen and Colonial Revival houses mostly owned by Cornell University faculty and staff. The neighborhood has expanded and diversified over the decades, but its character is much the same and a large percentage of residents still walk to work. The Belle Sherman/Bryant Park Civic Association (formed in 1923) has compiled this quick guide to zoning in our neighborhood to help homeowners comply with the Zoning Ordinance.

What zone am I in?

Almost every house in Belle Sherman/Bryant Park is zoned R1, which is structured to encourage single family owner-occupancy. Most streets are zoned R1B. Some newer streets (such as Valley, Woodcrest, and Homestead) are zoned R1A and have larger lots. The acceptable uses and occupancy limits for R1A and R1B are identical.

Who can live in my house?

In addition to yourself and other members of your family if you have them, you may have *not more than two unrelated occupants* living with you.

May I rent my house?

Yes, if you get a Certificate of Compliance from the City, and if you adhere to occupancy limits. You may rent to a single person, family, or functional family (as defined in paragraph 325-3 of the Zoning Ordinance), plus *not more than one unrelated occupant*.

Grandfathers?

If you think your house is exempt from certain requirements, check with the City Building Department, 108 East Green Street, 607-274-6508. This is especially important if you think you have an income apartment in your house.

What if I ignore the law?

Zoning noncompliance has consequences and can involve fines of \$250-500 *per day*.

Where do I go for more information?

The City of Ithaca Building Department at 108 East Green Street has a file on every house in the city. The staff will help you if you need to apply for a Certificate of Compliance or have other questions. The Zoning Ordinance is on line at cityofithaca.org.

