



City of Ithaca

Application for Non-Developable Lot Status

The City of Ithaca is committed to creating a work environment and community that values and supports diversity and inclusion and to developing laws, policies and procedures that are mindful and inclusive of our diverse community.

I. Background

On March 5, 2014, the City of Ithaca Common Council amended the Sidewalk Improvement District (SID) legislation and determined that it is appropriate to adjust the assessments for certain small, vacant lots under the SID assessment formula to more accurately reflect the benefits from the sidewalk construction and repair received by the properties. This amendment allows for a property owner to apply for non-developable lot status for their property, if it is determined that the tax lot is in excess of 2,000 square feet in area but less than the minimum lot size required for development under the City of Ithaca Zoning Ordinance. This would allow for the property to be exempt from most components of the annual SID fee, with only the Frontage Fee applying to the property at a rate of \$30 for each fifty-five (55) feet of front feet along the public street(s) or portion thereof.

II. Eligibility Criteria

In order to be eligible for non-developable lot status, an applicant must provide certification of the following:

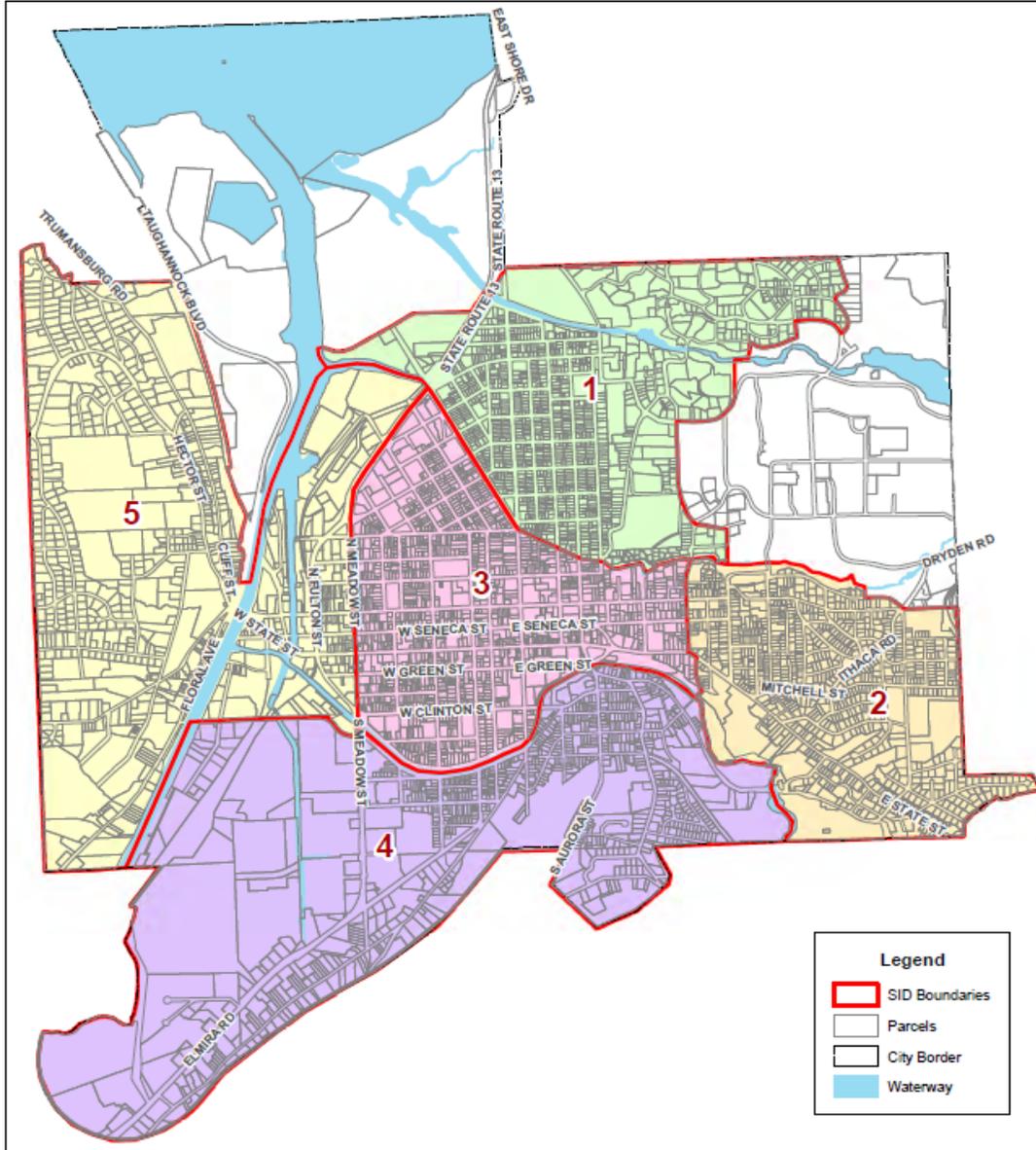
- 1.) **Certification of Vacancy** — In order to be eligible for non-developable lot status, a lot must currently be vacant, as designated by a Property Class Code (PCC) between 300 and 399 on file with the County Assessment Department.

- 2.) **County Assessment Record of Property Size**—Applicants will need to obtain a letter or ImageMate report from the County Assessment Department stating the recorded lot square footage and PCC along with a determination by the Director of Planning and Development that the recorded size is below the minimum required lot size for the zone in which the property is located.¹

¹ Note that if a zoning district has more than one minimum lot size, the smallest minimum lot size for that zoning district that is not subject to adjustments for residency or number of units shall apply here.

III. Sidewalk Improvement District Boundary Map

Official Sidewalk Improvement District Map of the City of Ithaca
as adopted by Common Council on September 4, 2013



NY State Plane, Central GRS 80 Datum
Map Source: Tompkins County Digital Planimetric Map 1991-2013
Data Source: City of Ithaca Engineering Department, 2013
Map Prepared by: GIS Program, City of Ithaca, NY, September 2013

IV. Non-Developable Lot Status Application

Application for Non-Developable Lot Status

Part 1. – Applicant Information

Application Date: ___/___/___

Property Owner Name: _____

Primary Contact: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Part 2. – Property Information

Property Tax Parcel Number: _____

Primary Address: _____ City: _____

State: _____ Zip: _____ Sidewalk Improvement District #: _____

Zoning District: _____ Property Size: _____

Minimum Required Lot Size: _____

Part 3. – Supporting Documentation

Letter from the County Assessment Office Stating Recorded Property Size: _____

Certification of Lot Vacancy: _____

Director of Planning and Development Determination of failure to Meet Minimum Zoning Lot Size Requirement: _____

V. Certification

I affirm this ____ day of _____, 20____, under the penalties of perjury under the laws of New York, that I have read the foregoing application, know the contents thereof, and that the contents submitted in the application are true to the best of my knowledge.

(Signature)