

Office, Technology & Mixed Use (OTMU)

What is changing?

- This zone replaces the IL – Light Industrial Zone
- This zone is intended for low-impact and moderate-impact employment uses, which may benefit from close proximity to, but clear separation from residential neighborhoods, and is located adjacent to a state highway access point.
- OTMU Zone was created based on Comprehensive Plan recommendation to combine opportunities for new jobs and industries with the rural character of the Town.
- The allowed uses overlap with B-1 Business District and IL-Light Industrial District but provides for a greater range of agricultural uses, including agricultural events and farm operations by right, as well as farm breweries, farm cideries, and farm distilleries by Site Plan Review.
- Research and development enterprises are still allowed through Site Plan approval, provided they do not involve the manufacture, fabrication, processing, or sale of products, with the exception of prototype development.
- Additional uses include value-added agricultural uses (farm breweries, cideries, etc.) as well as restaurants, Auction House, Artist's Studio, and retail uses under 12,000 square feet
- Adult uses moved from permitted uses to requiring site plan approval.
- Placed limitations on the size of warehouses in this new zone (20,000 gross square feet) and removed extractive industry as a use

What area is affected?

- Area below shown in red – approximately a dozen parcels just north of the Town of Ithaca boundary on State Road 96

