

VCH Housing in the Residence Zone

The comp plan states on page 12 that “the Village is relatively built-out, leaving little room for new development.” Is this true in terms of new residential housing in the Village’s Residence Zone?

The following figures are derived from Tompkins County tax parcel GIS shapefiles from 2014 and 2024.

2014 (All Zones)

1 Family Residence	n = 714
2 Family Residence	n = 146
3 Family Residence	n = 8
Total	868

2024 (All Zones)

1 Family Residence	n = 710
(includes + 1 on N Sunset and + 1 on Highland)	
2 Family Residence	n = 150
(includes + 1 at 168 Pleasant Grove Rd)	
3 Family Residence	n = 7
Total	867

Reclassification of parcels between 2014 and 2024:

From 1 to 2 family	n = 11
From 2 to 1 family	n = 6
From 2 to 3 family	n = 2
From 2 family to apt	n = 1
From 3 family to apt	n = 3

Number of vacant residential parcels in 2014 = 30 (30/898) = 3.34%

Number of vacant residential parcels in 2024 = 25 (25/867) = 2.80%

The numbers above both include as 1 parcel the Mecenass parcel on E Upland Rd which was at one time (circa 2010) subdivided into 8 residential lots not all of which are buildable.

Vacant Parcels:

11 parcels currently vacant are located on W Remington Rd (east side) where all parcels have slopes between 15% and 25% and 8 have substantial areas with slopes greater than 25%.

1 parcel (N Sunset Dr near Devon) has non-conforming shape;

1 parcel (Lisa Ln) doesn't conform to minimum area;

2 parcels are landlocked (Texas Ln and Cayuga Hts Rd);

1 parcel is landlocked and doesn't conform to minimum area (Texas Ln);

1 parcel (Cayuga Hts Rd north of Devon) has slopes between 15% and 25% and is bisected by Pleasant Grove Creek.

Potential buildable parcels under current zoning:

Tyler Rd (1) (adjacent to 11 Tyler)

E Remington Rd (1) (adjacent to 1001 Highland Rd)

Highgate Rd (1) (flag lot adjacent to 215 Highgate)

Cayuga Park Rd (1) (adjacent to 511 Cayuga Hts Rd)

Cayuga Hts Rd (1) (adjacent to 309 Cayuga Hts Rd)

N Sunset Dr (1) (adjacent to 102 N Sunset)

E Upland Rd (Mecenas) (?)

W Remington Rd (?)

It is possible that additional residential lots could be created by subdividing some existing parcels.

Subdivisions since 2014 = 6

Houses built since 2014 following subdivisions = 4

Houses built since 2014 on previously vacant lots = 4

3 subdivisions did not result in any new houses being built.

Subdivisions:

105 Berkshire Rd (2015) (one new house built)

1001 Highland Rd (2016)

1010 Triphammer Rd (2017) (one new house built)

620 Cayuga Hts Rd (2017)

211 N Sunset Dr (2018) (two new houses built)

102 N Sunset Dr (2023)

Current Residence Zone lot requirements:

Minimum lot size per current zoning: Avg width 125 ft

Avg depth 150 ft

Minimum frontage 75 ft

$125 * 150 = 18,750$ sq ft = 0.43 acres minimum lot size by area

In 2024, 1 and 2 family residential parcel size in the Residence Zone:

Mean area is 1.32 acres (5325.72 sq meters);

Median area is 1.07 acres (4314.35 sq meters);

109 1 and 2 family residential parcels are 2 acres or greater in area (12.57 %);

141 1 and 2 family residential parcels have areas less than 0.43 acres (16.26%).