



Broome County, New York

Municipal Zoning Information

Provided by the Broome County Department of Planning and Economic Development
Phone: (607) 778-2114 | Web: www.gobroomecounty.com/planning

Village of Whitney Point

Zoning Districts

C	Commercial District
C/I	Commercial/Industrial District
C/I 2	Commercial/Industrial 2 District
Ra1	Residential Districts
Ra2	Residential Districts
Rb1	Residential/Service Districts
Rb2	Residential/Service Districts

DISCLAIMER: This information is provided for reference purposes only and Broome County does not guarantee its accuracy and will not be held liable for errors found within. This document does not replace or represent the official municipal zoning code on file with the municipal clerk. Property owners must obtain necessary approvals from the municipality where the property is located before commencing any building project. Property purchase and land development decisions should only be made after contacting the municipality where the property is located.

For more information contact:

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Village of Whitney Point
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Village of Whitney Point

Land uses permitted by zoning district

C Commercial District

Lodges and fraternal organizations
Railroad stations, right-of-way and freight
Electrical distribution substation and other public utility structures, by special permit provided the requirements of Section 1502 are met
Farm supply and implement sales
Processing or fabricating of goods, when incidental to principal retail use conducted on the premises
Lodges and fraternal organizations
Theaters, bowling alleys and other places of public amusement, except amusement parks
Restaurants and taverns
Offices: business, professional, governmental, financial and banks
Retail uses including: food, drug, hardware, variety, auto parts, apparel, appliance, furniture, gift, show, liquor, and similar retail uses
Public and private parks and open recreation areas, including golf course or driving range but not including any other type of commercial amusement facilities
Public Buildings (Post Office, Village Hall, Fire Station, Library)
Professions licensed by the University of the State of New York whose practitioners are engaged in rendering services rather than in retailing merchandise
Business services including: printing, lithographing, typesetting, and binding establishments, and transportation services.
Nursing, convalescent homes, by special permit provided the requirements of Section 1501 are met.
Cemetery and the buildings incidental thereto
Tourist homes providing accommodations for not more than 8 guests
Funeral homes
Public and private parks and open recreation areas, but not including commercial facilities
Public, elementary, secondary, nursery, parochial school and public or private schools for higher education
Churches and other places of worship, Sunday school buildings, parish houses.
Boarding and rooming houses, providing accommodations for not more than 6 roomers
Multiple dwelling
One family detached dwelling, containing a minimum floor area of 1,000 sq.ft., but excluding mobil home used for dwelling; basement area not included in sq.ft, must be installed on permanent foundation.
One family detached dwelling, containing a minimum living area of 1,200 sq.ft., but excluding a trailer or mobile home used for dwelling
Building material sales and storage

Village of Whitney Point

Land uses permitted by zoning district

C/I Commercial/Industrial District

Fuel oil and/or propane storage or distribution facilities by special permit provided the requirements of Section 1507 are met

Automobile sale and service garages

Automobile sale and service garages

Wholesale establishments

Warehouses

Mobile home parks in accordance with N.Y.S. Board of Health regulations and special permit

Creameries and feed mills

Fairs, carnivals, circuses and other related forms of public shows, exhibitions and competitions

Gasoline service station or gasoline service station/mini food mart by special permit provided the requirements of Section 1503 are met

One family detached dwelling, containing a minimum floor area of 1,000 sq.ft., but excluding mobil home used for dwelling; basement area not included in sq.ft, must be installed on permanent foundation.

One family detached dwelling, containing a minimum living area of 1,200 sq.ft., but excluding a trailer or mobile home used for dwelling

Public and private parks and open recreation areas, including golf course or driving range but not including any other type of commercial amusement facilities

Retail uses including: food, drug, hardware, variety, auto parts, apparel, appliance, furniture, gift, show, liquor, and similar retail uses

Electrical distribution substation and other public utility structures, by special permit provided the requirements of Section 1502 are met

Railroad stations, right-of-way and freight

Adult uses provided the requirements of Article XI are met

Business services including: printing, lithographing, typesetting, and binding establishments, and transportation services.

Service uses including: barber shop, beautician, laundromat, shoe repair, tailor, appliance and similar service establishment

Building material sales and storage

Farm supply and implement sales

Processing or fabricating of goods, when incidental to principal retail use conducted on the premises

Public Buildings (Post Office, Village Hall, Fire Station, Library)

Hotels and motels

Theaters, bowling alleys and other places of public amusement, except amusement parks

Restaurants and taverns

Offices: business, professional, governmental, financial and banks

Lodges and fraternal organizations

Village of Whitney Point

Land uses permitted by zoning district

C/I 2 Commercial/Industrial 2 District

Building material sales and storage
Mobile home parks in accordance with N.Y.S. Board of Health regulations and special permit
Offices: business, professional, governmental, financial and banks
Theaters, bowling alleys and other places of public amusement, except amusement parks
Hotels and motels
Public Buildings (Post Office, Village Hall, Fire Station, Library)
Lodges and fraternal organizations
Business services including: printing, lithographing, typesetting, and binding establishments, and transportation services.
Farm supply and implement sales
Electrical distribution substation and other public utility structures, by special permit provided the requirements of Section 1502 are met
Service uses including: barber shop, beautician, laundromat, shoe repair, tailor, appliance and similar service establishment
Retail uses including: food, drug, hardware, variety, auto parts, apparel, appliance, furniture, gift, show, liquor, and similar retail uses
Processing or fabricating of goods, when incidental to principal retail use conducted on the premises
Railroad stations, right-of-way and freight
Restaurants and taverns
Public and private parks and open recreation areas, but not including commercial facilities
Warehouses
Wholesale establishments
Automobile sale and service garages
Adult uses provided the requirements of Article XI are met
Fuel oil and/or propane storage or distribution facilities by special permit provided the requirements of Section 1507 are met
Public and private parks and open recreation areas, but not including commercial facilities
Fairs, carnivals, circuses and other related forms of public shows, exhibitions and competitions
One family detached dwelling, containing a minimum floor area of 1,000 sq.ft., but excluding mobile home used for dwelling; basement area not included in sq.ft, must be installed on permanent foundation.
Gasoline service station or gasoline service station/mini food mart by special permit provided the requirements of Section 1503 are met
Creameries and feed mills

Ra1 Residential Districts

Public and private parks and open recreation areas, including golf course or driving range but not including any other type of commercial amusement facilities

Ra2 Residential Districts

One family detached dwelling, containing a minimum living area of 1,200 sq.ft., but excluding a trailer or mobile home used for dwelling
Public and private parks and open recreation areas, but not including commercial facilities
Public and private parks and open recreation areas, including golf course or driving range but not including any other type of commercial amusement facilities

Rb1 Residential/Service Districts

One family detached dwelling, containing a minimum living area of 1,200 sq.ft., but excluding a trailer or mobile home used for dwelling
Public and private parks and open recreation areas, including golf course or driving range but not including any other type of commercial amusement facilities
Nursing, convalescent homes, by special permit provided the requirements of Section 1501 are met.
Cemetery and the buildings incidental thereto
Tourist homes providing accommodations for not more than 8 guests
Professions licensed by the University of the State of New York whose practitioners are engaged in rendering services rather than in retailing merchandise
Funeral homes
Public and private parks and open recreation areas, but not including commercial facilities
Public, elementary, secondary, nursery, parochial school and public or private schools for higher education
Churches and other places of worship, Sunday school buildings, parish houses.
Boarding and rooming houses, providing accommodations for not more than 6 roomers
Lodges and fraternal organizations
One family detached dwelling, containing a minimum floor area of 1,000 sq.ft., but excluding mobile home used for dwelling; basement area not included in sq.ft, must be installed on permanent foundation.
Multiple dwelling

Village of Whitney Point

Land uses permitted by zoning district

Rb2 Residential/Service Districts

Multiple dwelling

One family detached dwelling, containing a minimum floor area of 1,000 sq.ft., but excluding mobil home used for dwelling; basement area not included in sq.ft, must be installed on permanent foundation.

One family detached dwelling, containing a minimum living area of 1,200 sq.ft., but excluding a trailer or mobile home used for dwelling

Public and private parks and open recreation areas, but not including commercial facilities

Mobile homes on individual lots meeting the same requirements as single family units and used for dwelling purposes only are allowed by special permit, provided the requirements of section 1504 are met. Mobile Home parks are not allowed

Boarding and rooming houses, providing accommodations for not more than 6 roomers

Churches and other places of worship, Sunday school buildings, parish houses.

Public, elementary, secondary, nursery, parochial school and public or private schools for higher education

Funeral homes

Tourist homes providing accomations for not more than 8 guests

Cemetery and the buildings incidental thereto

Nursing, convalescent homes, by special permit provided the requirements of Section 1501 are met.

Lodges and fraternal organizations

Professions licensed by the University of the State of New York whose practitioners are engaged in rendering services rather than in retailing merchandise

Public and private parks and open recreation areas, including golf course or driving range but not including any other type of commercial amusement facilities