



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

Town of Binghamton

Zoning Districts

C	Commercial District
I	Industrial District
PDD	Planned Development District
PMHD	Planned Mobile Home District
R1	Residential One-Family District
R2	Residential Multifamily District
RR	Rural Residential District

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:

John Simmons
Ordinance Enforcement Officer
Town of Binghamton
279 Park Ave.
Binghamton, NY 13903
Tel: 772-0357 ext.22



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Land uses permitted by zoning district

C Commercial District

- Parking lot for temporary storage of cars
- Machinery and equipment sales
- Wholesale and warehouse establishment
- Bank, theater, office, restaurant, funeral parlor, boarding, tourist home, public building, fraternal organization and private club
- Gasoline service, by special permit
- Retail and service store (i.e., food, variety, barber-and beauty shops, dry cleaning, laundry) fabrication related to the principal use, provided that no more than 20% of floor area is used
- Boarding or rooming house
- Two-family or multifamily dwelling not to exceed four-family dwelling units
- Warehouse
- One-family dwelling, subject to R1 standards

I Industrial District

- Garage for automotive equipment repair
- Manufacturing industry
- Wholesale use
- Public utility
- Enclosed service and repairs
- Trucking and freight terminal
- Enclosed industrial process and service
- Parking

Town of Binghamton

Land uses permitted by zoning district

PDD Planned Development District

Community center
Public outdoor recreation
Public outdoor recreation
Manufacturing industry
Multifamily dwelling
Parking
Membership clubhouse
Community center
School
Professional office
One- and two- family dwelling
Machinery and equipment sales
Nursing or convalescent home
Religious institution
Parking
Membership clubhouse
Other recreational use
Campground
Game preserve and hunting course
Zoo and botanical gardens
Park
Warehouse
Golf course
Garage for automotive equipment repair
Enclosed industrial process and service
Trucking and freight terminal
Enclosed service and repairs
Public utility
Wholesale use
Wholesale use
Ski area

PMHD Planned Mobile Home District

Religious institutions
Accessory use
Public outdoor recreation
Membership clubhouse
One-family dwelling, subject to R1 standards
Mobil home penned on mobile home stand
Parking
School
Community center

R1 Residential One-Family District

One-family dwelling
Place of worship, including related buildings
Public or private school; health center; nursing home; private (noncommercial) park, playground or recreation area, public buildings
Animal harboring
Electrical distribution station and other public utility structure, by special permit
Professional office, by special permit

R2 Residential Multifamily District

Two-family or multifamily dwelling not to exceed four-family dwelling units
Boarding or rooming house
One-family dwelling

Town of Binghamton

Land uses permitted by zoning district

RR Rural Residential District

Public or private school; health center; nursing home; private (noncommercial) park, playground or recreation area, public buildings
Place of worship, including related buildings
Animal harboring
Professional office
Electrical distribution station and other public utility structure, by special permit
Two family dwellings
Farming
One-family dwelling