



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 Conklin

Zoning Districts

A-R	Agricultural-Rural District
C-1	Commercial District
C-G	General Commercial District
C-N	Neighborhood Commercial District
EDDZ	Economic Development District Zone
I-D	Industrial Development District
IDT	Industrial Development/Transportation District
I-L	Limited Industrial District
R-12	One- and Two-Family Residence District
R-15	One- and Two-Family Residence District
R-M	Multiple Family Residence 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:

Sam Barrusso
Code Enforcement Director
Town of Conklin
PO Box 182
Conklin, NY 13748
Tel: 775-3456



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Land uses permitted by zoning district

A-R Agricultural-Rural District

All uses permitted in R-12, R-15, & R-m districts
Plant nurseries or greenhouses
Agriculture
Cemetery and the buildings incidental thereto
Veterinarian hospitals and kennels
Mobile home for dwelling purposes
Travel trailer park and mobile home park

C-G General Commercial District

Clinics: medical, dental, veterinarian
Motel and hotels
Recreational facilities (theaters, bowling alleys, health fitness centers, sports activity centers)
Planned shopping center
Drive-in theater
Automobile, truck and trailer sales
All uses permitted in R-12, R-15, R-M & C-N districts
Automobile repair garages, including gasoline service stations
Amusement parks
Business schools

C-N Neighborhood Commercial District

Business services, including printing, lithographing and binding establishments, transportation services.
Restaurants and taverns
Offices: business, professional, governmental, financial, banks
Processing or fabricating of goods, when incidental to the principal retail use
Service uses, including barbershop, beautician, shoe repair, tailor, appliance and similar service establishments
Funeral Homes
Gasoline service station
Retail uses, including food, drug, hardware, variety, apparel, appliance, furniture, gift, shoe, liquor, and similar retail uses.
All uses permitted in all the residential districts
Lodges and fraternal organizations

EDDZ Economic Development District Zone

Manufacturing, processing, fabricating or repair establishments
Motel and hotels
Railroad spurs and rail traffic
Planned shopping center
Light and general industries
Restaurants and taverns
Warehouse and wholesale establishments
Laboratories or research institutes
Offices: business, professional, governmental, financial, banks
Service uses, including barbershop, beautician, shoe repair, tailor, appliance and similar service establishments

Town of Conklin

Land uses permitted by zoning district

I-D Industrial Development District

Retail uses, including food, drug, hardware, variety, apparel, appliance, furniture, gift, shoe, liquor, and similar retail uses.
Business services, including printing, lithographing and binding establishments, transportation services.
Recreational facilities (theaters, bowling alleys, health fitness centers, sports activity centers)
All uses permitted in the I-L district
Railroad spurs and rail traffic
Apartment exclusively for a caretaker or watchman employed on premises
Manufacturing, processing, fabricating or repair establishments
Building material sales establishments
Blueprinting, Photostatting, printing, publishing establishments
Laboratories or research institutes
Warehouse and wholesale establishments
Amusement parks
Lodges and fraternal organizations
Planned shopping center
Offices: business, professional, governmental, financial, banks
Funeral Homes
Service uses, including barbershop, beautician, shoe repair, tailor, appliance and similar service establishments
Restaurants and taverns
Drive-in theater
Processing or fabricating of goods, when incidental to the principal retail use
Motel and hotels
Gasoline service station
Second permitted primary use
Automobile repair garages, including gasoline service stations
Automobile, truck and trailer sales
Business schools
Clinics: medical, dental, veterinarian

IDT Industrial Development/Transportation District

Where transportation is the principal business activity and object of land use, the switching, transfer, terminus, repair and makeup or staging or disassembly areas for rail borne material and its means of transport.
Transfer, terminus, repair for over the highway freight operations in which a frequency of tractor-trailer arrivals and departures exceeds 50 in a twenty-four hour period.
All uses permitted in the I-D district

I-L Limited Industrial District

Apartment exclusively for a caretaker or watchman employed on premises
Offices: business, professional, governmental, financial, banks
Laboratories or research institutes
Blueprinting, Photostatting, printing, publishing establishments
Manufacturing, processing, fabricating or repair establishments
Railroad spurs and rail traffic
Any commercial uses permitted in the C-G General Commercial District
Integrated industrial complex of any of the other uses
Building material sales establishments

R-12 One- and Two-Family Residence District

Professional Offices of the following: attorney, doctor, dentist, teacher, real estate broker, financial broker
Churches and other places of worship, parish house and convents
One-family dwelling
Two-family dwelling
Electrical distribution substations and other public utility structures of similar nature.
Public parks and recreation areas not conducted for profit
Public elementary and secondary schools, nursery and parochial schools
Temporary structures

Town of Conklin

Land uses permitted by zoning district

R-15 One- and Two-Family Residence District

All uses permitted in the R-12 district

R-M Multiple Family Residence District

All uses permitted in the R-12 & R-15 districts subject to provisions specified therein

Hospital, sanitarium, and convalescent homes.

Professional offices as specified in in article IV Section 140 11J, except the provision that requires residence on the premises shall not be required

Multiple-family dwellings