



# 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](http://www.gobroomecounty.com/planning)

### Town of Vestal

#### Zoning Districts

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C-1	General Shopping
C-2	Community Business
CD	Commercial Development
I	Industrial
ID	Industrial Development
PDD	Planned Development
RA-1	One Family Residential
RA-2	One and Two Family Residential
RC	Multiple Residential
RO	Residential Office
RR	Rural Residential
TN	Transitional Neighborhood
TO	Transitional Office

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**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:

**Mark Dedrick**  
**Ordinance Enforcement Officer**  
**Town of Vestal**  
**605 Vestal Parkway W.**  
**Vestal, NY 13850**  
**Tel: 748-1514**



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### Town of Vestal

Land uses permitted by zoning district

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#### **C-1 General Shopping**

Planned shopping center  
Restaurant  
Theatre or concert hall  
School conducted for profit  
Church or other place of worship, including Sunday school building and rectory  
Public building  
Lodge and fraternal organization  
Hotel or motel  
General or professional office building  
Funeral home  
Drive-in restaurant  
Cultural facility (library, art gallery, museum)  
Clinic, dental or medical  
Retail business or service not otherwise allowed in the district, excluding drive-in business

#### **C-2 Community Business**

All uses in C-1  
Automotive and recreational trailer sales and services  
Mobile home and modular home sales and display  
Newspaper office and printing shop  
Wholesale business or service not otherwise allowed in the district

#### **CD Commercial Development**

Cultural facility (library, art gallery, museum)  
Clinic, dental or medical  
General or professional office building  
Public building  
Research and combined manufacturing where at least twenty-five (25) percent of the gross floor area is used for research  
Research laboratory  
Church or other place of worship, including Sunday school building and rectory  
Funeral home

#### **I Industrial**

Park or playground  
Wholesale business or service not otherwise allowed in the district  
Warehousing  
Truck terminal  
Public building  
Manufacturing  
Electrical distribution substation and other public utility structures  
Construction equipment sales and repair  
Contractor's yard and equipment  
Retail business or service not otherwise allowed in the district

# Town of Vestal

## Land uses permitted by zoning district

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### **ID Industrial Development**

Wholesale business or service not otherwise allowed in the district  
Newspaper office and printing shop  
Park or playground  
Research and combined manufacturing where at least twenty-five (25) percent of the gross floor area is used for research  
Research laboratory

### **RA-1 One Family Residential**

Temporary structure incidental to the development of land or to the erection of a permanent structure  
Public elementary or secondary school; parochial school  
Boarding and/or rooming house providing accommodations, not for more than two (2) transient roomer, provided that off-street parking requirements can be met  
Park, playground and other open recreational area when operated by the town  
One-family detached dwelling  
Church and other places of worship, including Sunday school building and rectory, provided said lot has a minimum frontage of one hundred fifty (150) feet, and contains a minimum of twenty-two thousand five hundred (22,500) square feet  
One-family detached modular home  
Cultivation of plants and plantings, when conducted by the occupants of the premises and incidental to the principal use

### **RA-2 One and Two Family Residential**

All uses in RA-1  
Two-family attached dwelling  
Two-family attached modular home

### **RC Multiple Residential**

Public building  
Restaurant  
Planned shopping center  
School conducted for profit  
Park, playground and other open recreational area when operated by the town  
Church and other places of worship, including Sunday school building and rectory, provided said lot has a minimum frontage of one hundred fifty (150) feet, and contains a minimum of twenty-two thousand five hundred (22,500) square feet  
Condominium  
Multiple Family dwelling  
Public elementary or secondary school; parochial school  
Park or playground  
Hotel or motel  
Boarding house or rooming house  
Townhouse

### **RO Residential Office**

One-family detached dwelling  
Boarding and/or rooming house providing accommodations, not for more than two (2) transient roomer, provided that off-street parking requirements can be met  
Cultivation of plants and plantings, when conducted by the occupants of the premises and incidental to the principal use  
One-family detached modular home  
Park, playground and other open recreational area when operated by the town  
Public elementary or secondary school; parochial school  
Temporary structure incidental to the development of land or to the erection of a permanent structure  
Church and other places of worship, including Sunday school building and rectory, provided said lot has a minimum frontage of one hundred fifty (150) feet, and contains a minimum of twenty-two thousand five hundred (22,500) square feet

# Town of Vestal

## Land uses permitted by zoning district

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### **RR Rural Residential**

One-family detached modular home  
Public elementary or secondary school; parochial school  
Two-family dwelling or modular home  
Agricultural activity, livestock and farming  
Boarding house or rooming house  
One-family detached dwelling  
Public building  
Church and other places of worship, including Sunday school building and rectory, provided said lot has a minimum frontage of one hundred fifty (150) feet, and contains a minimum of twenty-two thousand five hundred (22,500) square feet

### **TN Transitional Neighborhood**

General or professional office building  
Cultural facility (library, art gallery, museum)

### **TO Transitional Office**

One-family detached modular home  
Clinic, dental or medical  
General or professional office building  
Boarding and/or rooming house providing accommodations, not for more than two (2) transient roomer, provided that off-street parking requirements can be met  
Church and other places of worship, including Sunday school building and rectory, provided said lot has a minimum frontage of one hundred fifty (150) feet, and contains a minimum of twenty-two thousand five hundred (22,500) square feet  
One-family detached dwelling  
Park, playground and other open recreational area when operated by the town  
Public elementary or secondary school; parochial school  
Temporary structure incidental to the development of land or to the erection of a permanent structure  
Parking for abutting commercial uses within 200 feet  
Cultivation of plants and plantings, when conducted by the occupants of the premises and incidental to the principal use