

# ZONING

## 240 Attachment 1

### Town of Binghamton

#### Schedule of Zoning Regulations R1 Residential One-Family District Attachment I – Part 1

**[Amended 9-6-1977 by L.L. No. 5-1977; 6-17-2014 by L.L. No. 1-2016; 7-20-2021 by L.L. No. 5-2021; 10-4-2022 by L.L. No. 3-2022]**

1	2	3	4	5	6	7	8	9	10	11	12	13	
District	Permitted Uses		Density Permitted	Lot Required		Yard Required*						Maximum Coverage of Building on Lot (percent)	
	Principal	Accessory		Area	Width	Principal Use			Accessory Uses				
						Front	Each Side	Rear	Front	Each Side	Rear		
R1	1. One-family dwelling. 2. Place of worship, including related buildings. 3. Public or private school; health center; nursing home; library; private (noncommercial) park, playground or recreation area; public buildings. 4. Animal harboring. 5. Professional office, by special permit. (See Art. IX, § 240-56) 6. Electrical distribution station and other public utility structures, by special permit. (See Art. IX, § 240-54)	1. 1 detached private garage and 1 accessory building or 1 cargo/freight container. 2. Customary home occupation not to occupy more than 1/2 of floor area of principal building. 3. Travel trailer, unoccupied, but shall be currently registered and inspected.	1 principal building and its accessory structure (See Art. III, § 240-7D)	<b>Without Public Sewers</b>									30% (See Remark No. 1)
				<b>With Public Sewers</b>									
				10,000 square feet 3 acres	75 feet 200 feet	30 feet	10 feet	20 feet	Not permitted	5 feet	5 feet	30%	
				(See Remark No. 4)			Cargo and freight units not permitted as accessory units in public water and sewer districts						

**NOTE:**

\* Corner lot setbacks. Buildings on corner lots shall be positioned to meet minimum setbacks for two front yards, one rear yard and one side yard.

BINGHAMTON TOWN CODE

**Schedule of Zoning Regulations  
R1 Residential One-Family District  
Attachment I – Part 2  
[Amended 11-15-2005 by L.L. No. 1-2005]**

District	14		15	16	17	18	19	20	21
	Maximum Building Height		Minimum Gross Floor Area	Required Off-Street Parking (1 space = 10 x 20 feet)	Required Off-Street Loading (1 space = 12 x 65 feet)	Site Plan Review	Signs	Remarks	
	Principal	Accessory							
R1	35 feet (See Remark Nos. 2 and 3)	35 feet	800 square feet per dwelling unit	<p><b>2 spaces for:</b></p> <ol style="list-style-type: none"> <li>Each dwelling unit.</li> <li>Each 5 seats in a church.</li> <li>Each employee and each 5 members of a private reception or open space use.</li> <li>100 square feet in a health center.</li> </ol> <p><b>1 space for:</b></p> <ol style="list-style-type: none"> <li>Each 5 seats in a church.</li> </ol> <p><b>1 1/2 spaces for:</b></p> <ol style="list-style-type: none"> <li>Each bed in a nursing home.</li> </ol> <p>The front yard, other than a driveway, shall not be used to provide off-street parking.</p>	<ol style="list-style-type: none"> <li>1 space for nonresidential uses.</li> </ol>	All non-residential uses	<p><b>A. General:</b></p> <ol style="list-style-type: none"> <li>1 announcement or professional sign, 6 square feet maximum; in conjunction with home occupation.</li> <li>1 sign, 6 square feet maximum, to announce for sale or rent of real property upon which sign is located.</li> <li>1 sign or announcement, 16 square feet maximum, for each church, institutional, recreational or other private or public use.</li> <li>1 temporary real estate development sign, 36 square feet maximum, directing attention to opening of new subdivision, issued for 12 months and may be renewed.</li> <li>Directional or informational signs, 16 square feet maximum, not illuminated, for purpose of stating name or location of town, hospital, community center, church, school, etc. No advertising permitted.</li> </ol> <p><b>B. Sign Regulation:</b></p> <ol style="list-style-type: none"> <li>No sign to be located closer than 8 feet to any lot line.</li> <li>No ground sign to be higher than 8 feet from ground level.</li> <li>Roof signs not permitted.</li> </ol>	<ol style="list-style-type: none"> <li>Does not apply to animal harboring use.</li> <li>Height restrictions shall not apply to radio towers, TV antennas, chimneys, spires or any other projections of a building which are not an integral part thereof.</li> <li>Principal nonresidential structures may be erected in excess of 35 feet in height, but the front, rear and side yards required for such structures shall be increased by 2 feet for each 1 foot the structure exceeds 35 feet in height, subject to capabilities of the town fire-fighting equipment.</li> <li>3A. Wind energy-deriving tower(s)/wind turbine(s) (small project) shall be deemed an accessory use only. No such tower shall be permitted as a primary use. Such tower(s)/wind turbine(s) are subject to the standards and requirements of Chapter 240 of this Code.</li> <li>Visibility at intersection. No obstruction to view in excess of 2 1/2 feet in height, measured perpendicularly</li> </ol>	

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	Maximum Building Height		Minimum Gross Floor Area	Required Off-Street Parking (1 space =	Required Off-Street Loading (1 space =	Site Plan Review	Signs	Remarks	
	Principal	Accessory							
								(See Art. VIII)	from the road grade, except existing buildings, shall be erected or maintained on the premises in the angle formed by intersecting streets or highways, so as to interfere with the view of traffic approaching the intersection within a distance of 30 feet, measured on the existing street or highway lines of said streets or highways. In such area, no shrubbery, fence or other obstruction shall be permitted higher than 2 1/2 feet over the accepted street grade, nor shall branches or foliage of trees be permitted less than 10 feet from the ground.