

ZONING

240 Attachment 2

Town of Binghamton

Schedule of Zoning Regulations R2 Residential Multifamily District RR Rural Residential District

Attachment II – Part 1

[Amended 9-6-1977 by L.L. No. 5-1977; 6-17-2014 by L.L. No. 1-2016]

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		
R2	1. All uses specified in R1 District, subject to all regulations delineated therein. 2. Two-family or multifamily dwelling, not to exceed four-family dwelling units. 3. Boarding- or rooming house.	Same as in R1 District	Same as in R1 District	Without Public Sewers									30%
				2 acres or 87,120 square feet one-family	150 feet	50 feet	20 feet	20 feet	Not permitted	5 feet	5 feet		
				60,000 square feet two-family	200 feet								
				90,000 square feet three-family	250 feet								
				120,000 square feet four-family	300 feet								
With Public Sewers													
10,000 square feet one-family	75 feet	30 feet	10 feet	20 feet									
10,000 square feet two-family	100 feet	30 feet	10 feet	20 feet									
20,000 square feet three- and four-family	100 feet	40 feet	20 feet	10 feet									

BINGHAMTON TOWN CODE

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	Principal	Accessory		Area	Width	Principal Use			Accessory Uses			
						Front	Each Side	Rear	Front	Each Side	Rear	
RR	1. All uses specified in R1 District, subject to all regulations delineated therein. 2. Two-family dwellings. 3. Farming.	Same as R1 District. 1. Roadside stand. (See Remark No. 7)		80,000 square feet one-family 100,000 square feet two-family	200 feet 250 feet	50 feet	20 feet	20 feet	Not permitted except roadside stands (See Remark No. 7)	5 feet	5 feet	30% (See Remark No. 3)

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.

ZONING

**Schedule of Zoning Regulations
R2 Residential Multifamily District
RR Rural Residential District
Attachment II – Part 2**

District	14		15	16	17	18	19	20	21
	Maximum Building Height		Accessory	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								
R2	35 feet	35 feet		800 square feet per one-family dwelling unit 700 square feet per two-family dwelling unit 500 square feet per three- or four-family dwelling unit	Same as in R1 District 1. 1 space for each guest room in boarding- and rooming house.	Same as in R1 District	All non-residential uses	Same as in R1 District 1. 1 sign, 6 square feet maximum, for each tourist and boarding home.	5. Remark Nos. 1 through 4 shall apply in R2 Districts.
RR	35 feet	35 feet			Same as in R1 District		All non-residential uses	Same as in R1 District	6. Remark Nos. 1 through 3 shall apply in RR District. 7. Roadside stands for the sale of agricultural products produced primarily on the premises may be erected, provided that: a. No stand shall be nearer than 15 feet. b. Off-street parking, as defined in this chapter, shall be provided for at least 3 automobiles, and not on any road or street right-of-way. 8. Does not apply to farming purposes.