

# ZONING

## 240 Attachment 3

### Town of Binghamton

#### Schedule of Zoning Regulations C Commercial District I Industrial District Attachment III – Part 1

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	
C	1. All multifamily residential uses specified in R2 District, subject to all regulations delineated therein. 2. 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. 3. Gasoline service station, by special permit. (See Remark No. 10) 4. Bank, theater, office, restaurant, funeral parlor, boarding- or rooming house, tourist home, public building, fraternal organization and private club. 5. Wholesale and warehouse establishment. 6. Parking lot for temporary storage of cars.	Customary accessory uses as related to the principal use.		40,000 square feet	150 feet	40 feet	20 feet (See Remark No. 11)	20 feet	Not permitted	10 feet (See Remark No. 11)	10 feet	40%

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	Principal	Accessory		Area	Width	Principal Use			Accessory Uses			
						Front	Each Side	Rear	Front	Each Side	Rear	
I	1. Manufacturing industry. 2. Machinery and equipment sale. 3. Warehouse. 4. Wholesale use. 5. Public utility. 6. Enclosed service and repairs. 7. Trucking and freight terminal. 8. Enclosed industrial process and service. 9. Garage for automotive equipment repair. 10. Parking.	Accessory uses to be enclosed		16,000 square feet	100 feet							

ZONING

**Schedule of Zoning Regulations  
C Commercial District  
I Industrial District  
Attachment III – Part 2**

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							
C	(See Remark Nos. 2 and 3)			<p><b>1 space for:</b></p> <ol style="list-style-type: none"> <li>Each 5 seats in theater and other places of assembly.</li> <li>Each guest room in boarding or tourist home.</li> <li>Each 100 square feet of gross floor area of restaurants, retail and service stores, banks, offices, funeral parlors or places of assembly.</li> <li>Each 200 square feet of gross floor area of shopping centers or public buildings.</li> <li>Each 500 square feet of gross floor area of wholesale trade, storage or warehousing.</li> </ol>	1 space for each commercial use.	All non-residential uses	<p><b>A. Business Signs:</b></p> <ol style="list-style-type: none"> <li>Sign area: 125 square feet maximum.</li> </ol> <p><b>B. Advertising Signs:</b></p> <ol style="list-style-type: none"> <li>Not permitted.</li> </ol> <p><b>C. Directional or Informational Signs:</b></p> <ol style="list-style-type: none"> <li>Not to exceed 16 square feet. (See Art. VIII, § 240-39)</li> </ol>	<ol style="list-style-type: none"> <li>Remark Nos. 2 through 4 shall apply in C District.</li> <li>Gasoline service stations:                             <ol style="list-style-type: none"> <li>No gasoline service station lot shall be located within 250 feet from any lot or parcel occupied by a public or private school, health center, library, church or nursing home.</li> <li>Pumps and lubricating or other devices shall be located at least 20 feet from any street or highway right-of-way.</li> </ol> </li> <li>Side or rear yard abutting an R1, R2 or RR District requires a fifty-foot setback.</li> </ol>	
I	Same as in PDD Residential			Same as in PDD Industrial	Same as in PDD Industrial		As permitted by Art. VIII of this chapter.	<ol style="list-style-type: none"> <li>Any area not zoned “industrial” at the time of enactment of this chapter may only be zoned “industrial” under PDD requirements set forth on Attachment IV.</li> </ol>	