

ZONING

240 Attachment 4

Town of Binghamton

Schedule of Zoning Regulations PDD Planned Development District PMHD Planned Mobile Home District Attachment IV – 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	
PDD	Residential 1. One- and two-family dwelling. 2. Multifamily dwelling. 3. Professional office. 4. Religious institution. 5. School. 6. Community center. 7. Membership clubhouse. 8. Public outdoor recreation. 9. Nursing or convalescent home. 10. Parking.	1. Customary accessory uses.	10 dwelling units maximum per acre (See Remark No. 15)	4 acres district area	300 feet district width and 200 feet district depth	20 feet (See Remark Nos. 16 and 17)	20 feet	20 feet	(See Remark Nos. 17 and 18)			40%, except districts as a whole, condominiums and town-houses
	Business and Commercial 1. Retail store; restaurant. 2. Business office. 3. Hotel, motel. 4. Religious institution. 5. Community center and government building. 6. Indoor recreation. 7. Personal services. 8. Parking.	1. Accessory uses to be enclosed.		4 acres district area	300 feet district width and 200 feet district depth	40 feet	15 feet abutting uses or none for uses with firewall	25 feet residential districts	(See Remark No. 17)			40% of individual lot

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	Principal	Accessory		Area	Width	Principal Use			Accessory Uses			
						Front	Each Side	Rear	Front	Each Side	Rear	
	Industrial 1. Manufacturing industry. 2. Machinery and equipment sales. 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	1. Accessory uses to be enclosed.		4 acres district area	300 feet district width and 200 feet district depth	50 feet	25 feet 200 feet abutting uses or none for uses with firewall	25 feet 200 feet residential district	(See Remark No. 17)			40%
	Recreational 1. Golf course. 2. Ski area. 3. Park. 4. Zoo and botanical gardens. 5. Game preserve and hunting course. 6. Campground. 7. Other outdoor recreational use.	1. All uses customarily accessory to such permitted uses.		4 acres	300 feet	75 feet	100 feet	100 feet	(See Remark No. 17)			40%
PMHD	(See Art. VI) 1. Mobile home on penned mobile home stand. 2. Park rental office. 3. One-family dwelling, subject to R1 standards. 4. Religious institution. 5. School. 6. Community center. 7. Membership clubhouse. 8. Public outdoor recreation. 9. Accessory use. 10. Parking.			10 acres minimum	200 feet							

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
PDD Planned Development District
PMHD Planned Mobile Home District
Attachment IV – Part 2
[Amended 4-15-2003 by L.L. No. 1-2003]**

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							
PDD	At the recommendation of the Town Planning Board and approval of the Building Official and the Fire Chief.				Same as in R1, R2, RR and C Districts. 1. Parking lots containing more than 100 cars shall be divided by a planter divider strips to separate each 100 cars from other driveways and parking areas to ensure traffic safety. 2. Minimum separation of ingress-egress on a street shall be 150 feet. 3. All parking areas shall be adequately lighted.	Same as in C District 1. Loading space located within 50 feet of a residential property shall be shielded by a wall, fencing or other material.	Required for all uses	Same as in R1, R2, RR and C Districts 1. No sign for any one lot or for the district as a whole shall exceed 150 square feet in area.	(See Art. V, Planned Development District PDD) 13. Remark Nos. 1 through 3 shall apply in PDD Districts. 14. All one-family dwellings with separate deeds in PDD Residential District must meet lot area regulations of R1 District. 15. 10% of the gross development area shall be developed and maintained as common open space. Such common open space shall be developed for active recreation, with facilities; or sitting areas, with facilities; or bicycle, walking or horse trails, marked by developed paths; or developed wooded areas, cleared of underbrush, or any other uses found appropriate by the Town Board. 16. Where development standards may be in conflict or unnecessary due to the integrated nature of the plan, the Town Board may approve a PDD that does not meet all required standards, provided that a written justification of each modification is provided as part of the application. (See § 240-18)
	Same as PDD Residential								
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	Principal	Accessory						
	Same as PDD Residential							17. PDD Districts shall maintain the minimum standards delineated in Art. V, § 240-14. 18. Permitted residential uses: Front, rear and side yards shall be so designated that no building is closer than 20 feet to any other building, and no building is closer than 25 feet to any boundary line of the district or public street. 19. (Reserved) 20. Subject to all regulations and procedures delineated in the Mobile Home -- Trailer Ordinance, Town of Binghamton. ¹
PMHD								

NOTE:

¹ Editor's Note: See Ch. 148, Mobile Homes.