



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

Town of Chenango

Zoning Districts

A	Agricultural
CD	Commercial Development
MH	Mobile Home
NC	Neighborhood Commercial
PDD	Planned Development: General
PDD-C	Planned Development: Commercial
PDD-CS	Planned Development: Community Service
PDD-I	Planned Development: Industrial
PDD-R	Planned Development: Recreational
PDD-R I	Planned Development: Residential I
PDD-R II	Planned Development: Residential II
R	Residential

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:

Dennis Cavanaugh
Code Enforcement Officer
Town of Chenango
1529 NY Rt. 12.
Binghamton, NY 13901
Tel: 648-4809



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Land uses permitted by zoning district

A Agricultural

Uses permitted in R District, subject to regulation of R District with the exception of lot requirements

Nursing homes, hospitals, medical centers for professional offices by special permit
Kennels for the care and breeding of domestic pets and animals by special permit
Agricultural pursuits and operations including timber harvesting (abbreviated)

CD Commercial Development

Mobile home and trailer sales
Public utility facilities
Vehicle sales, repair and body shop
Retail uses; food, drink, drugs, hardware, notions, shoes, florist, apparel, appliances, furniture and similar retail uses
Offices: business, professional, financial, real estate, engineering, contractors and other similar offices
Motel
Churches and other places of worship, parish house and convents
Amusement center by special permit
Restaurants, drinking establishments by special permit
Gasoline Service Stations by special permit
Service uses: beautician, barber, cleaner, laundromat, shoe repair, upholsterer, undertaker, photographer, printer, tailor, dressmaker and similar service uses

MH Mobile Home

All trailers or mobile homes to be located in mobile home parks
The operation and maintenance of a mobile home park

NC Neighborhood Commercial

Amusement center by special permit
Churches and other places of worship, parish house and convents
Electrical distribution, substations, or other public utility by special permit
Restaurants, eating or drinking establishments not selling or serving alcoholic beverages by special permit
Offices: business, professional, financial, real estate
Retail uses; food, drink, drugs, hardware, notions, shoes, florist, apparel, appliances furniture and other similar retail uses
Service uses: beautician, barber, cleaner, Laundromat, shoe repair, upholsterer, undertaker, photographer, printer, tailor, dressmaker and similar service uses
Neighborhood medical center

Town of Chenango

Land uses permitted by zoning district

PDD-C Planned Development: Commercial

Medical arts center
Hotel, motel
Offices: business, financial, real estate
Machinery and equipment sales and service
Auto and truck sales (new and old) auto repair and body shop
Mobile home and trailer sales
Amusement centers
Indoor/outdoor recreation uses
Animal hospital and kennels
Shopping centers
Restaurants, eating or drinking establishments
Adult entertainment business by special permit
Quarry, sandpit, gravel pit, and topsoil stripping by special permit

Mobile home and trailer sales
Retail Uses (same as in NC District)
Gasoline service stations

PDD-CS Planned Development: Community Service

Schools
Professional offices
Churches
Neighborhood medical center
Community center
Quarry, sandpit, gravel pit, and topsoil stripping by special permit
Public buildings
Public parks and recreation areas
Public utility facilities
Boarding, rooming and tourist homes
Personal Services (same as in NC District)
Restaurant

PDD-I Planned Development: Industrial

Enclosed warehousing and wholesale establishments
Building contractors' offices, shops, material storage and sales
Quarry, sandpit, gravel pit, and topsoil stripping by special permit
Concrete, blacktop production and sales
Lumberyard and wood fabrication shops
Printing and publishing
Enclosed service and repair
Assembly of previously manufactured goods and services
Uses permitted in PDD Commercial Zones

PDD-R Planned Development: Recreational

Ski area, skating rink
Golf course, driving range and putting course
Tennis courts
Campgrounds
Athletic field
Quarry, sandpit, gravel pit, and topsoil stripping by special permit
Parks

Town of Chenango

Land uses permitted by zoning district

PDD-R I Planned Development: Residential I

Churches and other places of worship, parish house and convents
2-family dwelling
Public parks and recreation areas
Public buildings and uses
Trailers or structures used as temporary offices on construction sites or highway construction, limited to period of construction and not to be used as dwelling units
Electrical distribution, substations, or other public utility by special permit
Professional office as part of residence by special permit
Aircraft land fields and heliport by special permit
Home occupation as part of residence by special permit
1-family dwelling
Schools; public, parochial, nursery, elementary and secondary

PDD-R I Planned Development: Residential II

Condominium
Uses permitted by special permit
Rooming House
Townhouse
Multifamily
Boardinghouse

R Residential

1-family dwelling
Home occupation as part of residence by special permit
Professional office as part of residence by special permit
Electrical distribution, substations, or other public utility by special permit
Public parks and recreation areas
Public buildings and uses
Schools; public, parochial, nursery, elementary and secondary
Churches and other places of worship, parish house and convents