



# 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](http://www.gobroomecounty.com/planning)

### Town of Kirkwood

#### Zoning Districts

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AP	Aquifer Protection
A-R/R	Agricultural/Rural Residence
B-1	Business
B-2	Business Two
B-2-e	Business Two Entertainment
B-I	Business One
B-3	Business Three
I-D	Industrial Development
ID-PPF	Industrial Development Power Plant Facility
ID-R	Industrial Development -Recycling
M	Mining
PDDC	Planned Development District Commercial
PDDR	Planned Development District Residential
PPDAS	Automobile Salvage
PUD	Planned Unit Development
R	Residence
R-1	Residence
R-M	Residence Multi
R-R	Agricultural/Rural Residence

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**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:  
**Ronald Lake**  
**Ordinance Enforcement Officer**  
**Town of Kirkwood**  
**70 Crescent St.**  
**Kirkwood, NY 13795**  
**Tel: 775-4353**



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### Town of Kirkwood

Land uses permitted by zoning district

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#### **A-R/R Agricultural/Rural Residence**

Electrical distribution stations and other public utility structures by special permit  
Nursing homes, subject to special permit  
Churches and other places of worship, church school buildings, parish houses and convents  
Public parks and open space recreation areas not for profit  
Public buildings and uses  
Professional offices by special permit  
Day care centers licensed and approved by the State of New York  
Veterinarian hospitals  
Cemetary & incidental buildinds  
Mobile Homes subject to provisions of "Mobile Home Trailer Ordinance"  
Public elementary, secondary, nursery and parochial schools

#### **B-1 Business**

Boarding and tourist homes  
Restaurants or lunch counters  
Multiple family dwellings  
Retail and service stores (i.e. food, variety, barber shop, beauty shop, laundry dry cleaning) and similar uses to provide to provide retail and personal service for the immediate neighborhood  
Businesses and professional office  
Lodges or fraternal organizations  
Funeral Parlors  
Hospital and nursing homes  
Public buildings  
Banks  
Gasoline service stations \*\*\*subject to certain provisions\*\*\*

#### **B-2 Business Two**

manufacturing as incidental to articles sold on the premises or performing a service to local residents  
farm supply & implement sales  
All uses permitted in Business District B-1  
Self Storage Facility (except in Aquifer Protection District)  
Boarding and tourist homes  
Lodges or fraternal organizations  
Truck stop facility  
Automobile sales  
Theater  
Hotel and motel  
Food processing (exception: slaughterhouses) provided the use shall not be noxious or injurious to adjacent property  
Bowling alleys  
Trailer sales  
Wholesale establishments  
Gardens, nurseries, green houses  
Auto repair and garage establishment

#### **B-2-e Business Two Entertainment**

Automobile sales  
Adult Entertainment

# Town of Kirkwood

## Land uses permitted by zoning district

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### **B-3 Business Three**

Sale of new and used automobiles, trucks, vans and other types of motor vehicles as defined in the Vehicle and Traffic Law of the State of New York  
Accessory buildings and uses related to the principal use of the property

### **I-D Industrial Development**

Truck stop facility  
Warehouse  
Offices and administration centers, food preparation, and dispensing unit for employees  
Any manufacturing, processing, fabricating, or service establishments, provided such use shall operate within the the limits specified in Article V Section 501  
Construction Equipment Yard

### **ID-PPF Industrial Development Power Plant Facility**

All uses permitted in District I-D  
Power Plant Facility or Power Generating Facility issued a permit pursuant to Local Law 7 - 1990

### **ID-R Industrial Development -Recycling**

Recyclables Handling and Recovery Facilities issued a permit pursuant to Local Law #6-1989  
All uses permitted in District I-D

### **M Mining**

Mining when a special use permit is issued pursuant to Local Law 7-2003

### **PDDC Planned Development District Commercial**

Indoor recreation  
Community Center  
Religious Institutions  
Gasoline Service Station  
Personal Services  
Businesses and professional office  
Retail stores, restaurants  
Hotel and motel

### **PDDR Planned Development District Residential**

Professional residence offices  
Multiple family dwellings  
Religious Institutions  
Schools  
Community Center  
Membership clubhouse  
Nursing or convalescent home  
Public parks and open recreation areas (i.e. golf courses, tennis, etc.)  
One and two-family dwellings

### **PPDAS Automobile Salvage**

Religious Institutions  
All uses permitted in District PDDC  
Personal Services  
Community Centers and Government buildings  
Automobile salvage, storage & dismantling services  
Hotel and motel  
Businesses and professional office  
Retail stores, restaurants  
Auto Parts Sales  
Indoor recreation

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# Town of Kirkwood

## Land uses permitted by zoning district

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### **R        Residence**

Churches and other places of worship, church school buildings, parish houses and convents  
Public elementary, secondary, nursery and parochial schools  
Public parks and open space recreation areas not for profit  
Electrical distribution stations and other public utility structures by special permit  
Public buildings and uses  
Professional offices by special permit  
One and two-family dwellings

### **R-1      Residence**

All uses permitted in District R  
Agriculture

### **R-M      Residence Multi**

Multiple family dwellings  
Boarding homes, rooming, homes, and tourist homes  
Town Houses  
Nursing homes, hospitals, medical arts buildings for professional offices \*subject to special permit

### **R-R      Agricultural/Rural Residence**

Veterinarian hospitals  
Cemetery & incidental buildings  
Mobile Homes subject to provisions of "Mobile Home Trailer Ordinance"  
Nursing homes, subject to special permit  
All uses permitted in District R-1