



# 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 Dickinson

#### Zoning Districts

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C-1	Commercial District
C-2	Commercial District
FMD	Floodplain Management District
H-C	Highway Interchange Commercial District
PUD	Planned Unit Development District
R-1	Residential District
R-2	Residential District
R-M	Residential District
R-MH	Mobile and Multiple Home District

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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:  
**Stephen Rafferty**  
Ordinance Enforcement Officer  
Town of Dickinson  
10 N. Morningside Dr.  
Binghamton, NY 13905  
Tel: 723-9401



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### Town of Dickinson

Land uses permitted by zoning district

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#### **C-1 Commercial District**

Wholesale trade or business, by special permit  
Planned development in accordance with provisions of planned unit provisions chapter  
Banks, professional offices and similar community services  
Light manufacturing, processing or fabricating by special permit  
Auto sales or repair  
Clinic or laboratory  
Multiple family dwellings or apartment houses  
Public utility, local service  
Public utility, other service, by special permit  
Stores or shops conducting retail or personal service business

#### **C-2 Commercial District**

Multiple family dwellings or apartment houses  
Public utility, other service, by special permit  
One and Two Family Dwelling  
Stores or shops conducting retail or personal service business  
Clinic or laboratory  
Public utility, local service  
Business and professional offices by special permit  
Educational facilities  
Wholesale trade or business, by special permit

#### **H-C Highway Interchange Commercial District**

Vehicle service and repair station by special permit  
Motel by special permit  
Restaurant by special permit  
Public utility, local service  
Public utility, other service, by special permit

#### **R-1 Residential District**

Agriculture  
Public utility, local service  
Professional offices, by special permit  
Public recreational parks and areas, not for profit, noncommercial  
Public utility, other service, by special permit  
Houses of worship with related buildings  
1-family dwelling  
Educational facilities

#### **R-2 Residential District**

All uses permitted in Residential District R-1  
2-family dwellings

#### **R-M Residential District**

Animal husbandry, by special permit  
Multiple family dwellings or apartment houses  
Boarding, rooming houses  
All uses permitted in Residential Districts R-1 & R-2  
Nursing homes, hospitals, medical arts buildings, by special permit

# Town of Dickinson

## Land uses permitted by zoning district

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### **R-MH Mobile and Multiple Home District**

The operation and maintenance of a mobile home park is subject to strict compliance with provisions of Chapter 78, Mobile Homes

Public utility, local service

Public utility, other service, by special permit