



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 Maine

Zoning Districts

AZ	Airport Zone
B-1	Business District B-1
B-2	Business District B-2
ID	Industrial District
PMFD	Planned Multiple Family District
PMHD	Planned Mobile Home District
PRD	Planned Recreation District
R-1	Residential R-1
R-2	Residential R-2
R-R	Rural 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:
Glenn Simpson
Ordinance Enforcement Officer
Town of Maine
PO Box 336
Maine, NY 13802
Tel: 862-3334 ext.308



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Town of Maine

Land uses permitted by zoning district

B-1 Business District B-1

Apartments as accessory to businesses
Retail stores
Personal service shops such as barber shops, beauty parlors, laundry-dry cleaning collection stations, florists and undertakers
Banks, enclosed theaters, restuarants (excluding drive-in service restaurants)
All uses customarily accessory to such permitted uses
Personal service shops such as barber shops, beauty parlors, laundry-dry cleaning collection stations, florists and undertakers

B-2 Business District B-2

Personal service shops such as barber shops, beauty parlors, laundry-dry cleaning collection stations, florists and undertakers
Flea markets
Drive-in restaurants, drive in theaters and similar services which are designed to offer goods and services to be consumed within an automobile
Gasoline service stations, repair garages, automobile dealers, truck dealers, farm equipment dealers, mobile home sales and similar automobile related services and sale land uses
Apartments as accessory to businesses
Business or professional offices
Banks, enclosed theaters, restuarants (excluding drive-in service restaurants)
All uses customarily accessory to such permitted uses
Retail stores

ID Industrial District

Manufacturing, public utilities, offices, warehousing and related heavy commercial uses, subject to site plan and compliance with Standards of Performance

PMFD Planned Multiple Family District

Church or similar place of worship, including parish house or rectory, public or private schools, funeral home, library, park , playground, public swimming pool, animal harboring, boarding and rooming houses, providing accomdations for not more than 2
Home Occupation on the Home Occupation-Approved List
Townhouses (both rental, cooperative and condominium)
Apartment buildings
Multiple family dwelling units
Four family dwelling units
Three family dwelling units
two (2) family dwellings
Single family homes (not including mobile homes)

PMHD Planned Mobile Home District

Single family dwellings
Park rental offices
Schools, churches, parish houses, libraries, playgrounds, and private swimming pools
Mobile homes on rented mobile home stands
Customary home occupations or professions such as physican, attorney, dentist, architect, engineer, accountant or similar profession

Town of Maine

Land uses permitted by zoning district

PRD Planned Recreation District

Golf Courses

All uses customarily accessory to such permitted uses

Travel trailer camps, subject to compliance with the provisions of the Mobile Home Park and Travel Trailer Ordinance of the Town of Maine

Game preserves and hunting courses

Zoos and botanical gardens

Amusement parks

Parks

Ski areas

Other outdoor recreational uses found appropriate by the Town Board

R-1 Residential R-1

Double Wide Houses

two (2) family dwellings

Farms and farming uses

Single family dwellings, two (2) family dwellings

Home Occupation on the Home Occupation-Approved List

The personal keeping , on a lot of five (5) or more acres in size, of horses, subject to specific acreage and waste disposal regulations

R-2 Residential R-2

Home Occupation on the Home Occupation-Approved List

Single family homes (not including mobile homes)

Two (2) family dwellings

Four family dwelling units

The personal keeping , on a lot of five (5) or more acres in size, of horses, subject to specific acreage and waste disposal regulations

Three family dwelling units

R-R Rural Residential

Single family dwellings, two (2) family dwellings

Double Wide Houses

The personal keeping , on a lot of five (5) or more acres in size, of horses, subject to specific acreage and waste disposal regulations

Home Occupation on the Home Occupation-Approved List

Mobile homes, subject to compliance with the provisions of the Mobile Home, Mobile Home Park, and Travel Trailer Ordinance of the Town of Maine