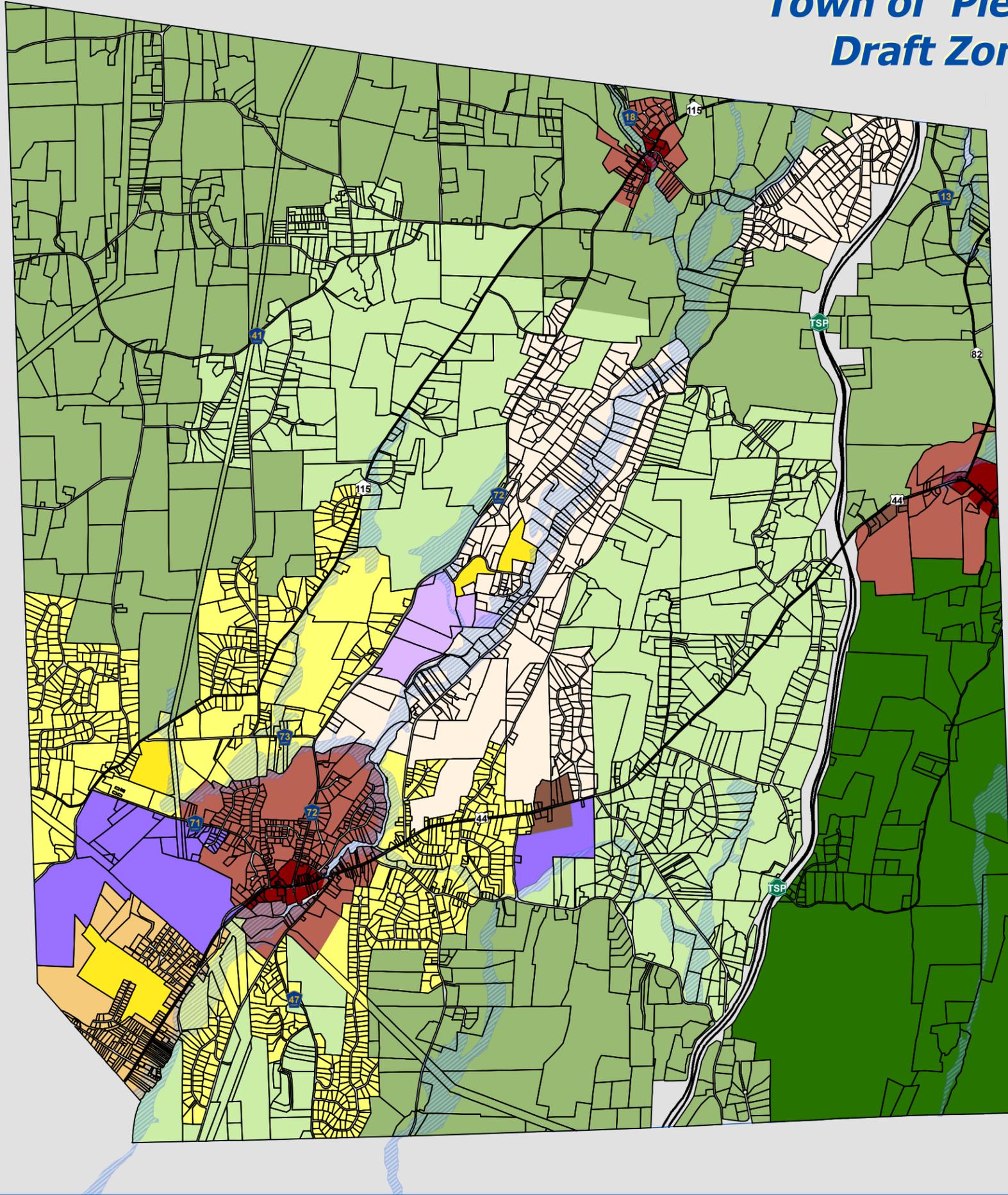
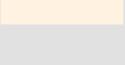


Town of Pleasant Valley Draft Zoning Map



Districts:

- | | | | |
|---|---|---|---|
|  | Hamlet -
(0.15-acre* or 1-acre average density**)
(H-PV) Hamlet Pleasant Valley |  | Manufactured Home Park (MHP)
(6,000 square feet minimum lot size) |
| | (H-SP) Hamlet Salt Point |  | Mixed Use Commercial (MC)
(0.5-acre minimum lot size) |
| | (H-WH) Hamlet Washington Hollow |  | Office Industrial (OI)
(1-acre minimum lot size) |
|  | Hamlet Residential-(HR)
(0.15-acre* or 1-acre average density**) |  | Quarry (Q)
(20-acre minimum lot size) |
|  | Higher Density Residential (HDR)
(0.5-acre* average density**) |  | Special Flood Hazard (SFH) |
|  | Medium Density Residential (MDR)
(1-acre average density**) | | |
|  | Lower Density Residential (LDR)
(2-acre average density**) | | |
|  | Rural Residential (RR)
(3.5-acre average density**) | | |
|  | Rural Agricultural (RA)
(5-acre average density**) | | |
|  | Conservation (C)
(10-acre average density**) | | |

* This smaller number is only applicable in areas with common or municipal water and/or sewer.

** Average density is a more flexible method of residential development that allows for a range of lot sizes, versus the minimum lot size approach typically used. Instead of resulting in cookie-cutter subdivisions with lots that are all the same size, with "average density" the zoning for the district is used to calculate the allowed number of lots for a project, but the lot sizes can vary. This flexibility in lot size allows for a subdivision that can have a range of acreages and a range of home prices, while protecting natural and scenic resources and meeting Department of Health standards.

*** Conversion of a Manufactured Home Park to single-family or two-family residential will convert to the predominant adjoining zoning district designation.



Dutchess County Department of Planning & Development
Dutchess County Real Property Tax Agency, Parcels Current 2009.
Road Centerline File Dutchess County Real Property Tax Agency Current 2009.
Special Flood Hazards Area features from FEMA's Flood Insurance Rate Maps.

Originally approved November 2008, Revised February 2009 to add Manufactured Home Park district, Revised July 2009 to amend Mixed Use Commercial district.

Scale 1 Inch = Mile