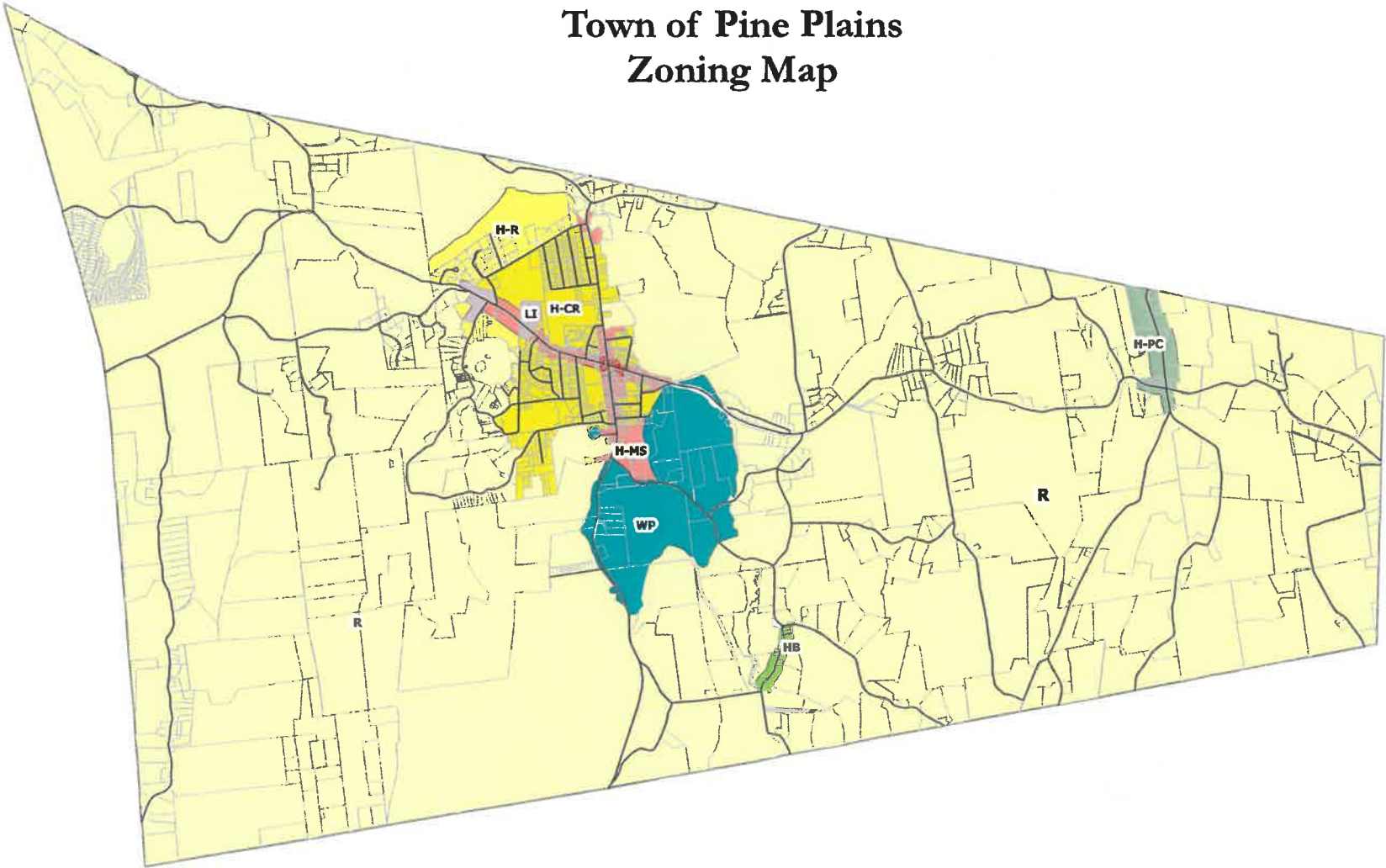


# Town of Pine Plains Zoning Map



**Zoning Districts**

- Hamlet - Business (H-Bus)
- Hamlet - Main Street (H-MS)
- Hamlet - Center Residential (H-CR)
- Hamlet - Residential (H-R)
- Light Industrial (LI)
- Hamlet - Pulvers Corners (H-PC)
- Hamlet - Bethel (HB)
- Rural (R)
- Wellhead Protection (WP)

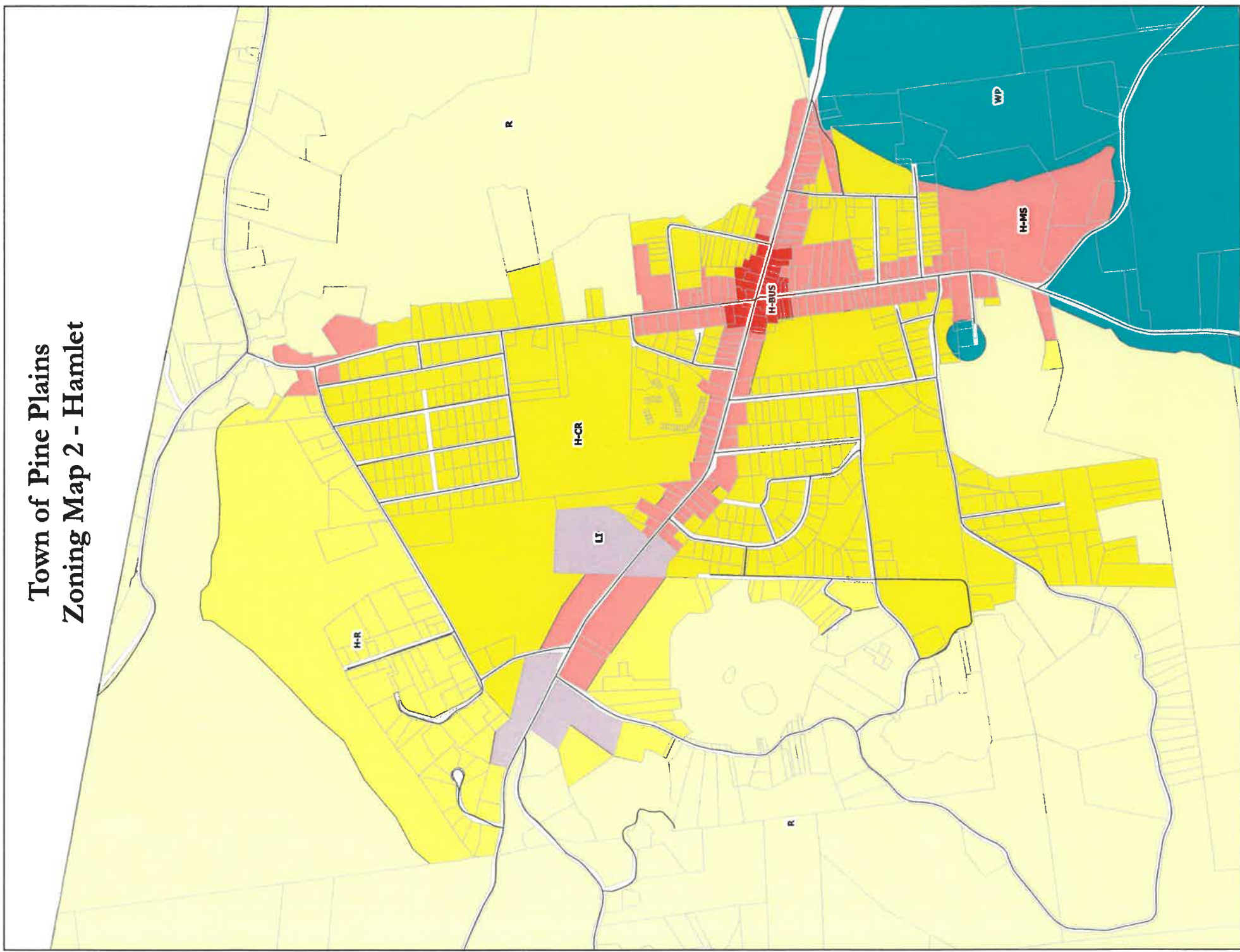
Parcels



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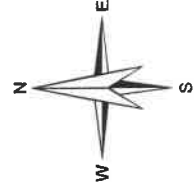
Zoning District boundaries are enacted by the Municipalities. These maps are based on information supplied by the Municipalities, per agreement with Dutchess County Department of Planning and Development. Zoning district lines are updated at the pleasure of the Municipality. Check with local municipal officials for most recent boundary delineations.

# Town of Pine Plains Zoning Map 2 - Hamlet



Parcels

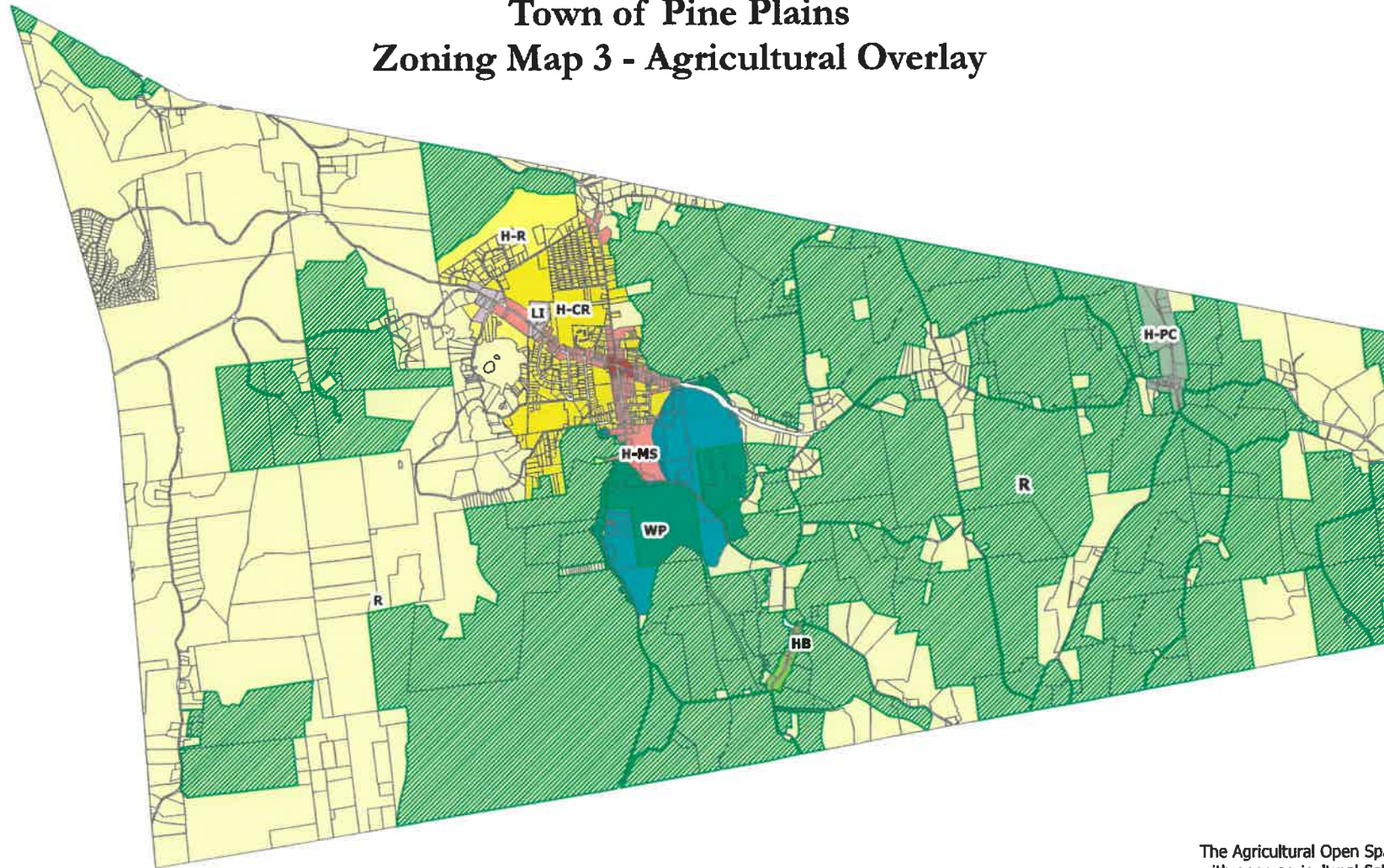
- Hamlet Zoning Districts**
- Hamlet - Business (H-Bus)
  - Hamlet - Main Street (H-MS)
  - Hamlet - Center Residential (H-CR)
  - Hamlet - Residential (H-R)
  - Light Industrial (LI)
  - Rural (R)
  - Wellhead Protection (WP)



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recent boundary delineations.

# Town of Pine Plains Zoning Map 3 - Agricultural Overlay

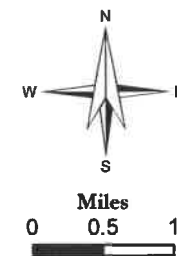


The Agricultural Open Space Overlay includes all parcels with open agricultural fields outside of any hamlet district

- Parcels
- Agricultural Overlay

**Zoning Districts**

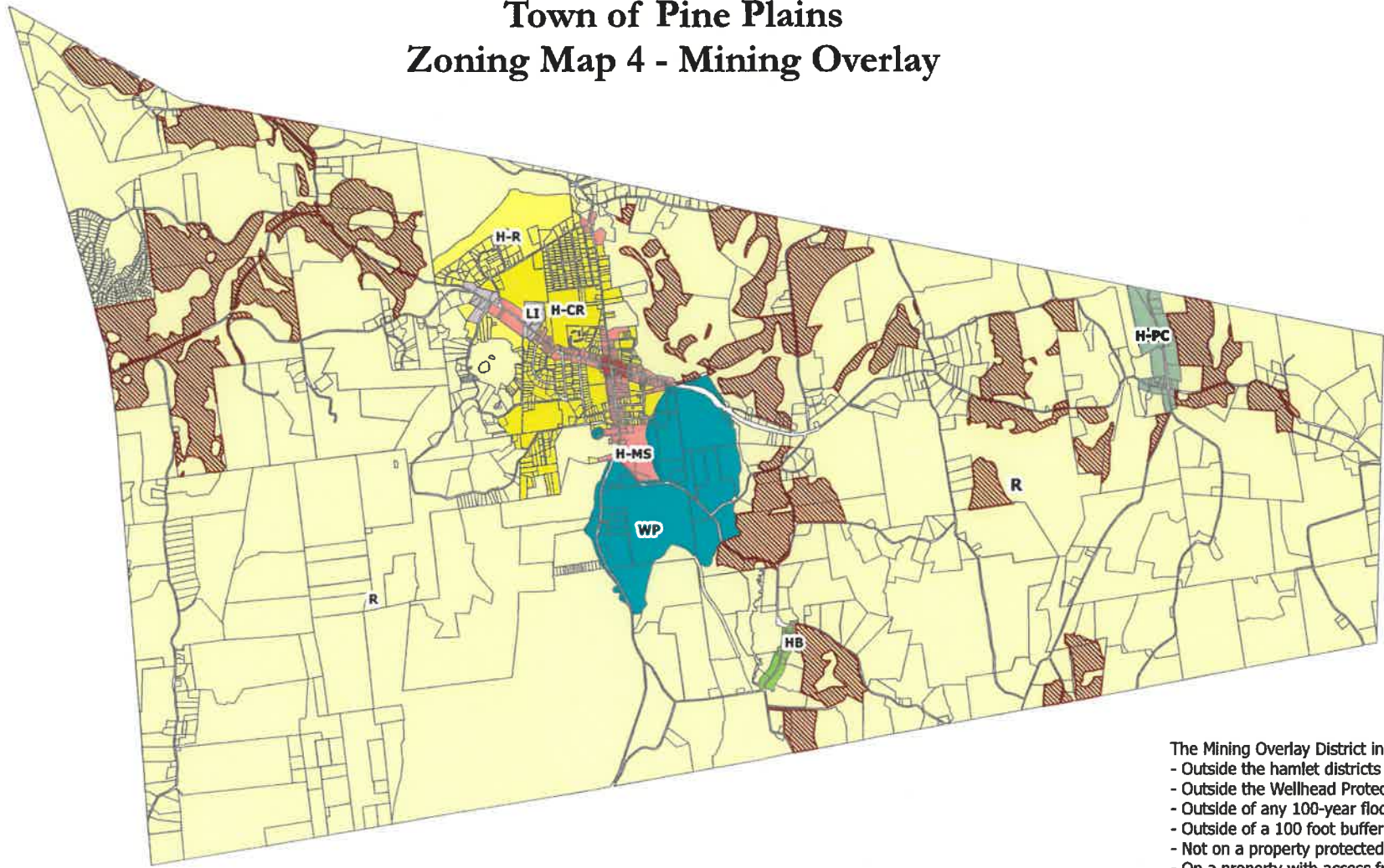
- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li> Hamlet - Business (H-Bus)</li> <li> Hamlet - Main Street (H-MS)</li> <li> Hamlet - Center Residential (H-CR)</li> <li> Hamlet - Residential (H-R)</li> <li> Light Industrial (LI)</li> </ul> | <ul style="list-style-type: none"> <li> Hamlet - Pulvers Corners (H-PC)</li> <li> Hamlet - Bethel (HB)</li> <li> Rural (R)</li> <li> Wellhead Protection (WP)</li> </ul> |
|--|--|



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# Town of Pine Plains Zoning Map 4 - Mining Overlay

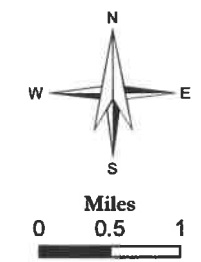


The Mining Overlay District includes all mineable soils that are:

- Outside the hamlet districts
- Outside the Wellhead Protection Overlay District
- Outside of any 100-year flood hazard area
- Outside of a 100 foot buffer from a lake or wetland
- Not on a property protected by a conservation easement
- On a property with access from a State or County road

Along with existing mines that do not meet all of these criteria.

- |                                    |                                 |
|------------------------------------|---------------------------------|
| Parcels                            | Hamlet - Pulvers Corners (H-PC) |
| Mining Overlay                     | Hamlet - Bethel (HB)            |
| <b>Zoning Districts</b>            |                                 |
| Hamlet - Business (H-Bus)          | Rural (R)                       |
| Hamlet - Main Street (H-MS)        | Wellhead Protection (WP)        |
| Hamlet - Center Residential (H-CR) |                                 |
| Hamlet - Residential (H-R)         |                                 |
| Light Industrial (LI)              |                                 |

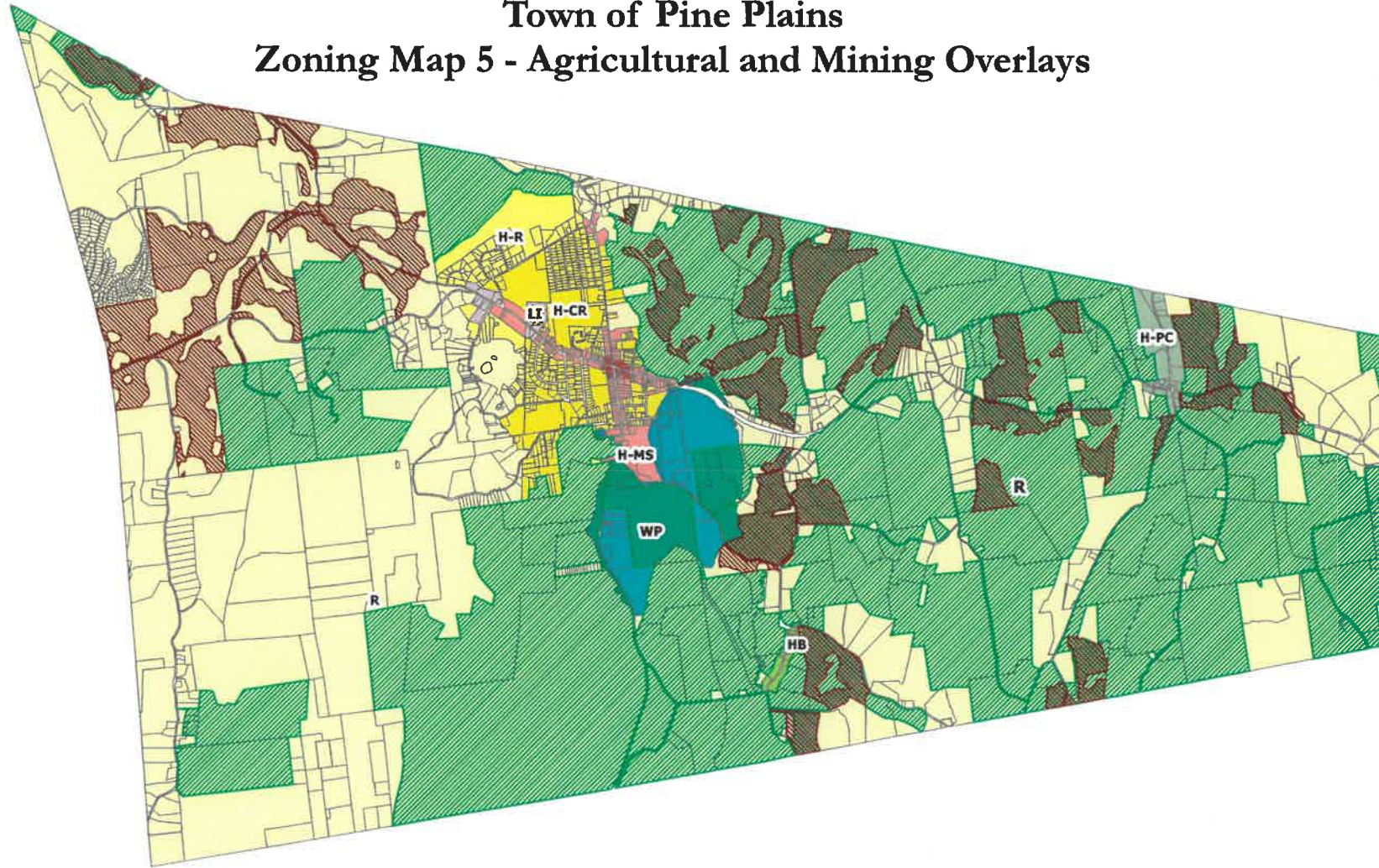














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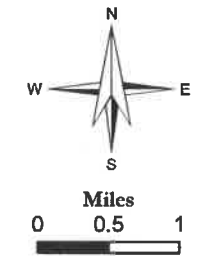
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# Town of Pine Plains

## Zoning Map 5 - Agricultural and Mining Overlays



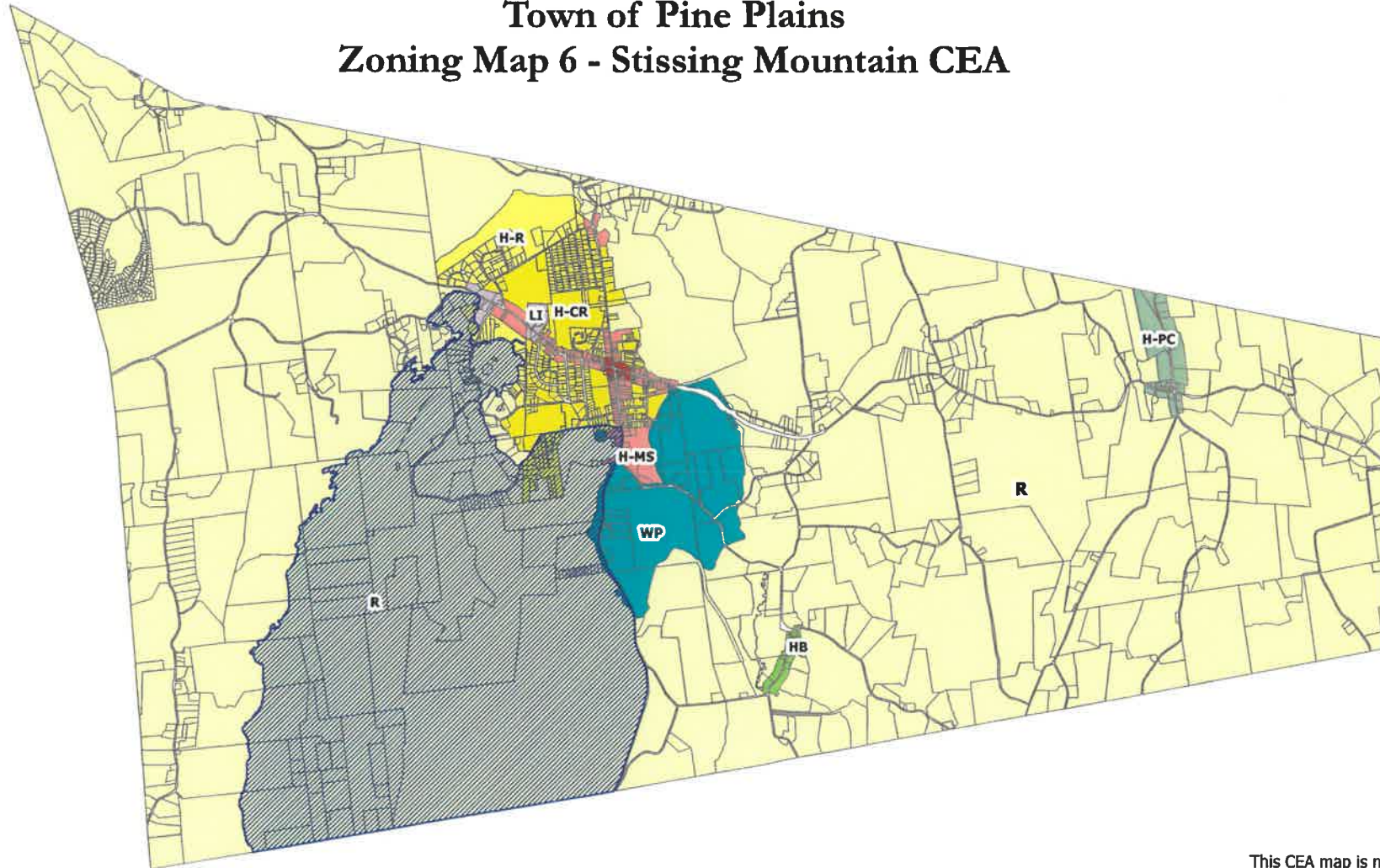
-  Parcels
  -  Agricultural Overlay
  -  Mining Overlay
- Zoning Districts**
- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li> Hamlet - Business (H-Bus)</li> <li> Hamlet - Main Street (H-MS)</li> <li> Hamlet - Center Residential (H-CR)</li> <li> Hamlet - Residential (H-R)</li> <li> Light Industrial (LI)</li> </ul> | <ul style="list-style-type: none"> <li> Hamlet - Pulvers Corners (H-PC)</li> <li> Hamlet - Bethel (HB)</li> <li> Rural (R)</li> <li> Wellhead Protection (WP)</li> </ul> |
|---|--|



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
# Town of Pine Plains Zoning Map 6 - Stissing Mountain CEA

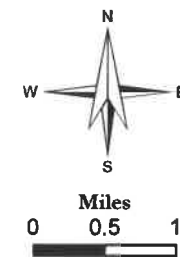


This CEA map is not an official zoning map. It is for reference purposes only.

-  Parcels
-  Stissing Mountain Critical Environmental Area

### Zoning Districts

- |  |   |
|--|---|
|  Hamlet - Business (H-Bus)          |  Hamlet - Pulvers Corners (H-PC) |
|  Hamlet - Main Street (H-MS)        |  Hamlet - Bethel (HB)            |
|  Hamlet - Center Residential (H-CR) |  Rural (R)                       |
|  Hamlet - Residential (H-R)         |  Wellhead Protection (WP)        |
|  Light Industrial (LI)              |   |



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