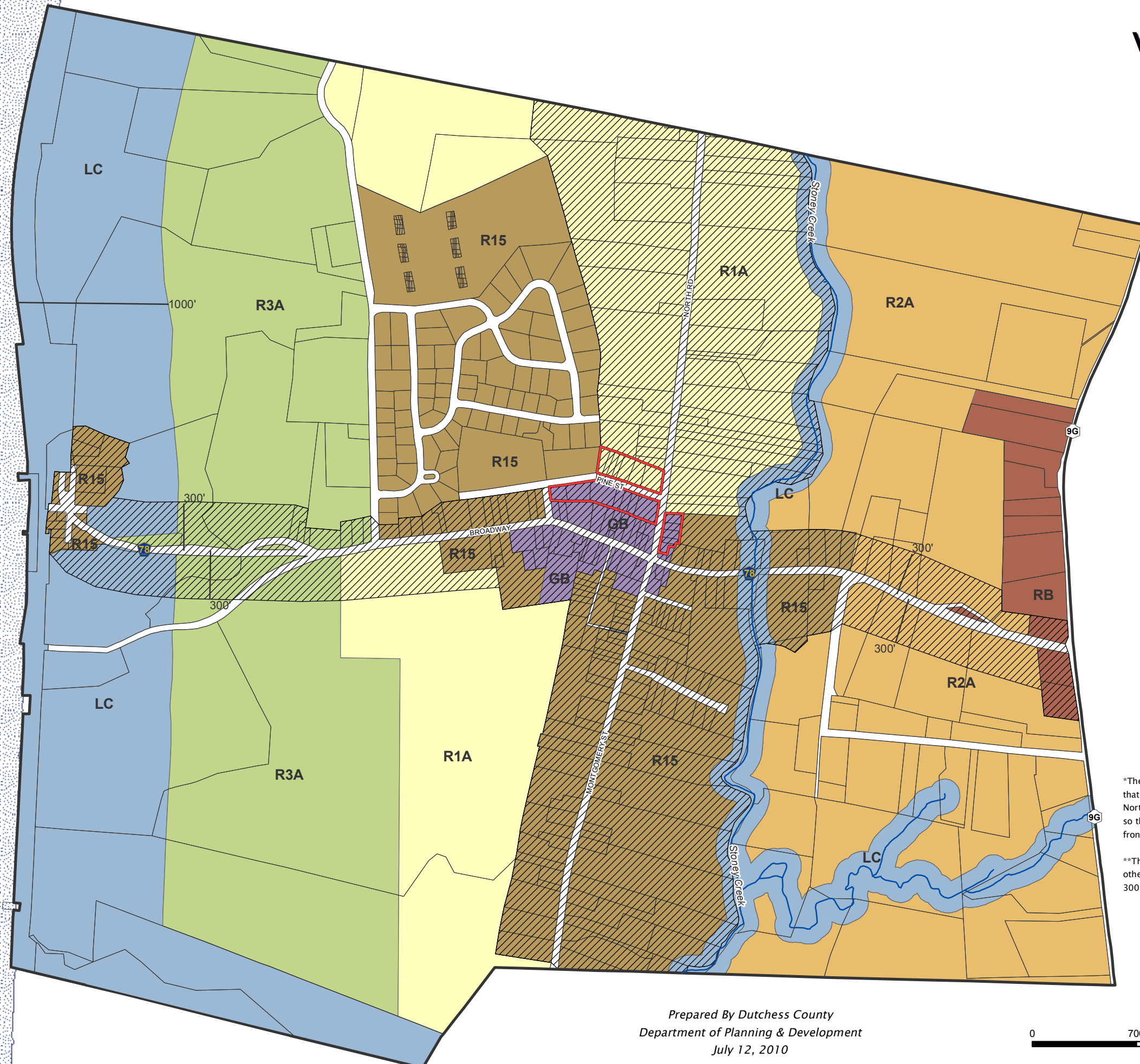


# Village of Tivoli Zoning Map Draft

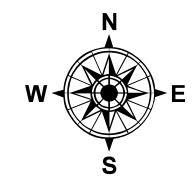


### Legend

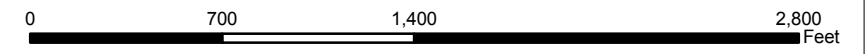
- Stoney Creek
- Municipal Boundaries
- Parcel Boundaries
- Zoning Districts**
- GB- General Business
- LC- Land Conservation
- R15- Residential 15,000 SF Min.
- R1A- Residential 1 Acre Min.
- R2A- Residential 2 Acre Min.
- R3A- Residential 3 Acre Min.
- RB- Residential Business
- Pine Street Overlay District\*
- Historic Overlay District\*\*

\*The Pine Street Overlay District follows existing property lines with the exception that it bisects the lot on the northeast corner of the intersection of Broadway and North Road, with the dividing line being 50 feet from the centerline of Broadway so that the Pine Street Overlay District excludes ground floor commercial uses fronting on Broadway.

\*\*The Historic Overlay District follows existing property boundaries except where otherwise indicated along portions of Broadway, where the overlay district extends 300 feet from the centerline of Broadway.



Prepared By Dutchess County  
Department of Planning & Development  
July 12, 2010



1 inch = 700 feet

Hudson River

Stoney Creek

Stoney Creek

LC

R3A

R15

R1A

R2A

R15

1000'

300'

300'

LC

R3A

R1A

R15

300'

300'

R2A

9G

78

9G

BROADWAY

MONTICOUERY ST

NORTH RD

PINE ST

78

W

N

E

S

2,800 Feet