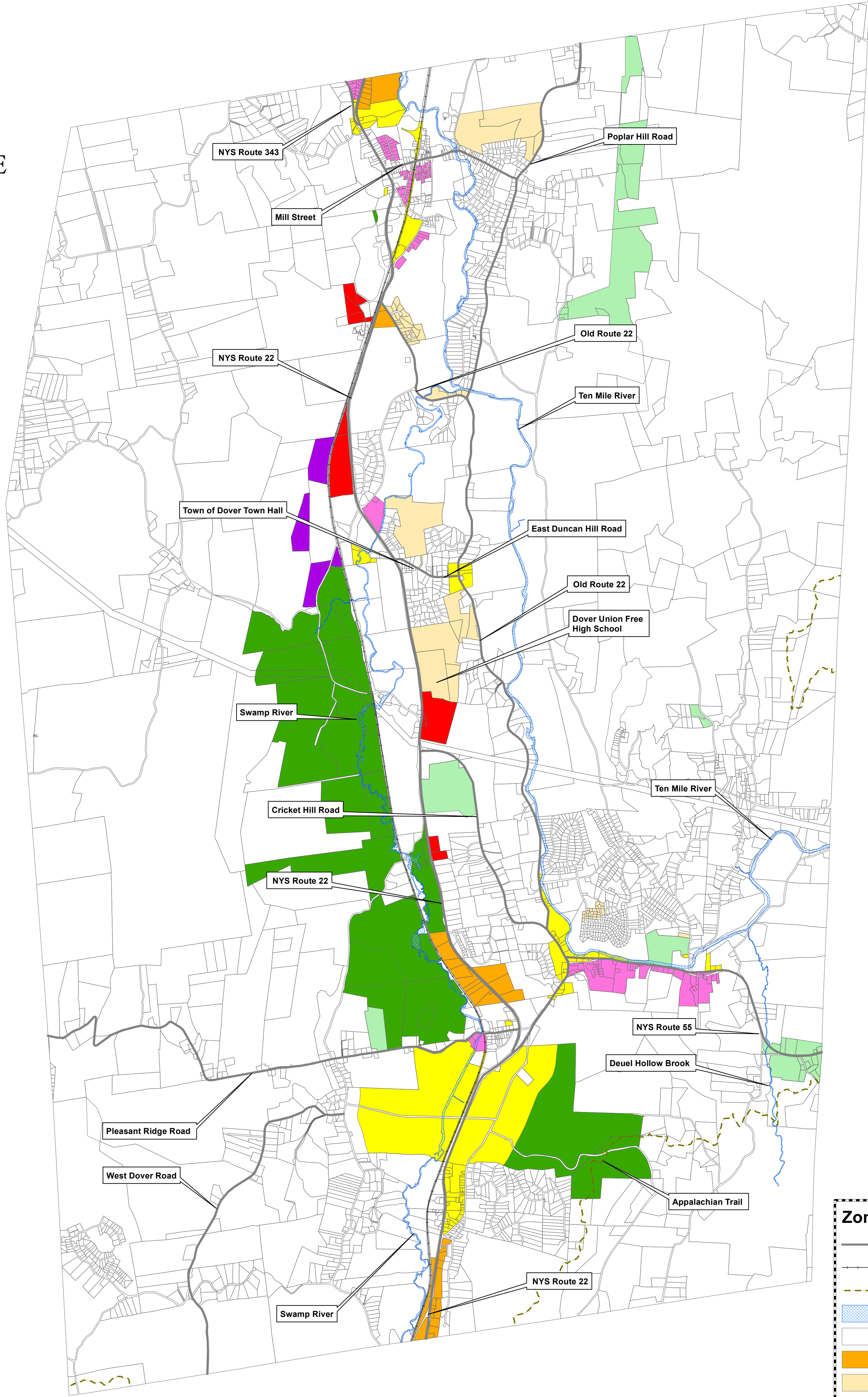
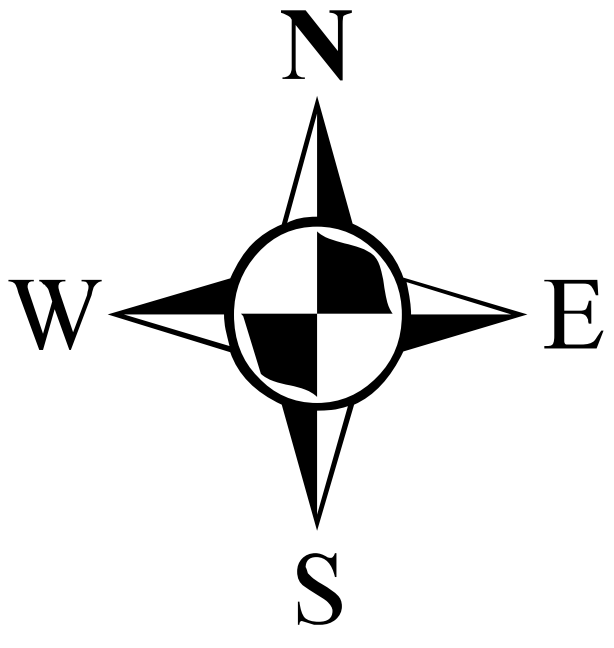
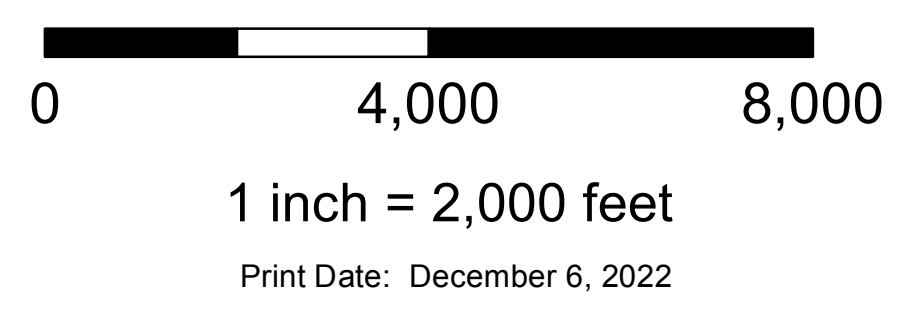


# 2022 TOWN OF DOVER

## ZONING DISTRICT MODIFICATIONS



Zoning District Legend	
	Major Roadway
	Metro-North Railroad
	Appalachian Trail
	Water Course
	Dover Parcels
	GC_mod
	SR_mod
	M_mod
	CO_mod
	RC_mod
	HR_mod
	RU_mod



**Rural District (RU):** The purpose of this district is to promote agriculture and compatible open space and medium density residential uses. Clustering of residential development is encouraged in order to maintain a rural appearance.

**Resource Conservation District (RC):** The purpose of this district is to protect and encourage agriculture, forestry, recreation, land conservation, and very-low-density residential uses. Commercial and intensive residential development is undesirable.

**Hamlet Mixed-Use District (HM):** The purpose of this district is to maintain the traditional scale, density, and mixed-use character of existing hamlet core areas and to allow them to expand and become more economically viable.

**Hamlet Residential District (HR):** The purpose of this district is to maintain the traditional scale, density, and character of hamlet residential neighborhoods surrounding the hamlet cores and to allow expansion into surrounding land areas that are within walking distance from the hamlet centers.

**Suburban Residential (SR):** The purpose of this district is to maintain the character of existing suburban-density residential developments and to allow a controlled extension of suburban growth patterns. Single-family and multi-family uses are encouraged in this district.

**Gateway Commercial District (GC):** The purpose of the gateway district is to encourage the development of a compatible mix of commercial, office, light retail and residential uses along the main travel corridors in approach to existing Town Centers. Special attention to appearance and safety is required in this district.

**Highway Commercial District (HC):** The purpose of this district is to allow large commercial and retail uses that rely heavily on automobile and truck access. These uses include the sale of retail goods and services that are necessary to support the community but are generally not preferred within the smaller scale of a walking hamlet mixed-use area.

**Commercial/Industry/Office Mixed-Use District (CO):** The purpose of this district is to allow areas for light industrial, light manufacturing, warehousing, service commercial, office, commercial recreation, and research facilities. Such districts may also include, where compatible, housing and limited retail commercial development intended to support the primary uses or to provide adaptive reuses for existing commercial or industrial buildings.

**Industrial/Manufacturing District (M):** The purpose of this district is to allow industrial, manufacturing, and related uses and adult entertainment, uses that are not compatible with most commercial, office, or residential uses, in isolated and well-buffered locations.

**Projected Coordinate System:** State Plane, NY East Zone, FIPS 3101 Feet  
**Datum:** North American Datum 1983  
**Geographic Coordinate System:** GCS North American 1983

**Data Source:**  
 Tax Parcels: Dutchess Co. Real Property Tax Service, 2021  
 Municipal Boundaries: Dutchess Co. Real Property Tax Service, 2021