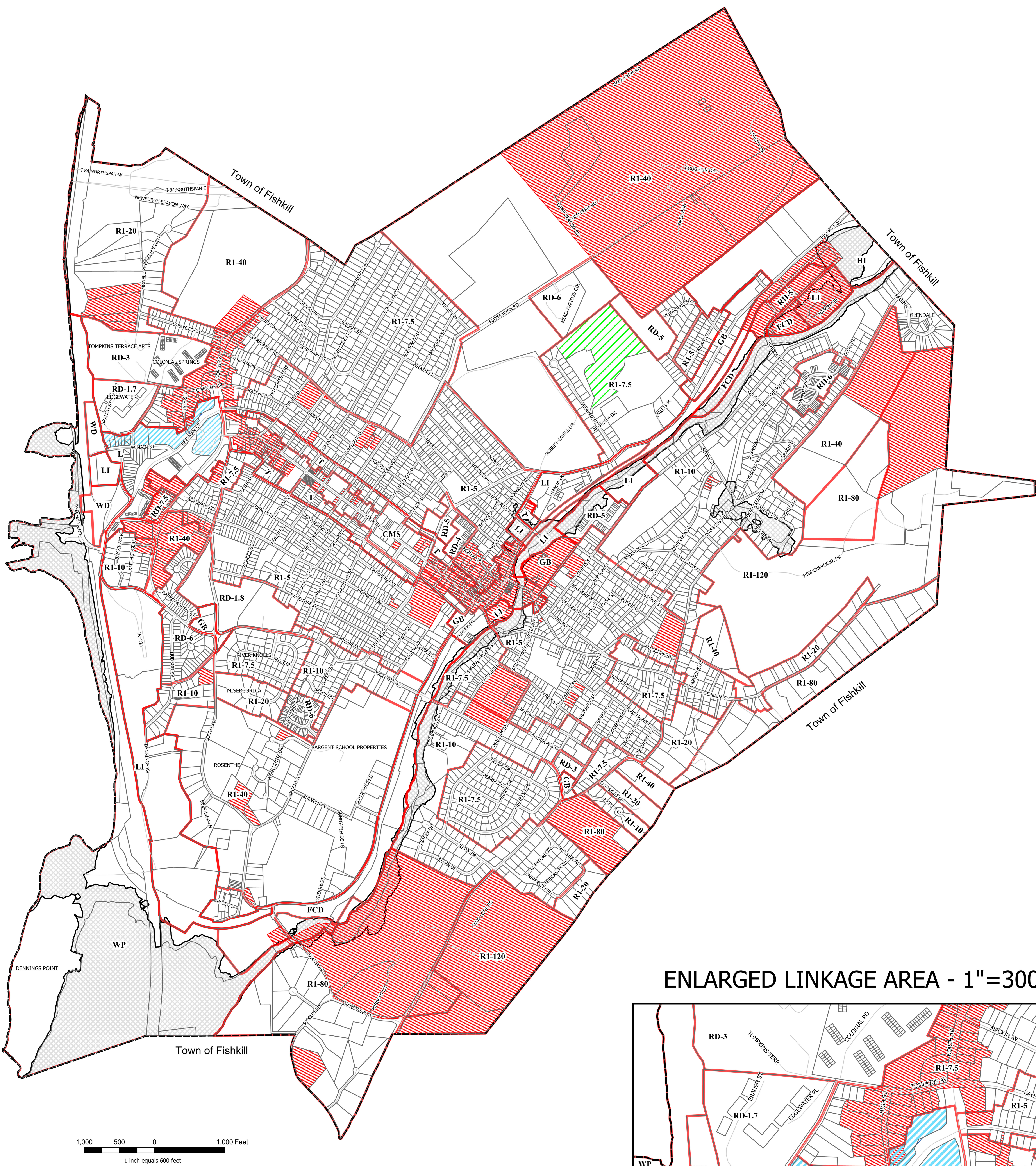




 Roads
 Parcels
 boundary
 Senior Affordable Housing Overlay District
 Historic District and Landmark Overlay Zone
 L District Overlay - additional commercial and industrial uses permitted
 Flood Prone Areas based upon FEMA mapping

INDUSTRIAL DISTRICTS		RESIDENTIAL DISTRICTS	
	LI Light Industrial		R1-120 One Family - 120,000 sq.ft./dwelling
	HI Heavy Industrial		R1-80 One Family - 80,000 sq.ft./dwelling
WATERFRONT DISTRICTS			
	WP Waterfront Park		R1-40 One Family - 40,000 sq.ft./dwelling
	WD Waterfront Development		R1-20 One Family - 20,000 sq.ft./dwelling
	FCD Fishkill Creek Development		R1-10 One Family - 10,000 sq.ft./dwelling
COMMERCIAL DISTRICTS			
	GB General Business		RD-5 Designated Residence - 7,500 sq.ft./dwelling
	T Transitional Zone		RD-6 Designated Residence - 6,000 sq.ft./dwelling
	CMS Central Main Street		RD-5 Designated Residence - 5,000 sq.ft./dwelling
	L Linkage		RD-4 Designated Residence - 4,000 sq.ft./dwelling
			RD-3 Designated Residence - 3,000 sq.ft./dwelling
			RD-1.8 Designated Residence - 1,800 sq.ft./dwelling
			RD-1.7 Designated Residence - 1,700 sq.ft./dwelling

 LANC & TULLY Engineering and Surveying, P.C.	ZONING MAP PREPARED FOR			Date: 4/30/25 Revisions: 5/14/25
	CITY OF BEACON DUTCHESS COUNTY, NEW YORK			GIS File: BEACON ZONING MAP Layout: Sheet No: 1 OF 1
Drawn By: TH	Check'd By:	Scale: 1" = 600'	Tax Map No:	Drawing No: A-17-5070-01