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## Appendix B.

**Village of Sag Harbor Tables of Uses**

NAICS Code	Principal Uses	Zoning District				
		R20	RM	VB	OD	WF
	<b>Residential Uses</b>					
	Dwelling, One-family detached	P	X	X	P	X
	Dwelling, Two-family detached, if converted from a one-family detached dwelling, provided that the building has a minimum required lot area for two one-family residence lots and that each dwelling unit has not less than the minimum required floor area for a single one-family detached dwelling and one unit is affordable.	SE	X	X	SE	X
	Multiple dwelling	X	X	X	X	X
	Apartment/Apartment Building	X	X	X	SE	X

NAICS	Institutional & Governmental Uses	R20	RM	VB	OD	WF
	Cemetery	SE	X	X	X	X
	Museum	P	X	SE	SE	X
	Philanthropic, fraternal, social, educational, institutional office or meeting room, nonprofit	SE	SE	SE	SE	SE
	Public library	P	P	P	P	X
	Radio, television tower, transmission line, necessary as a public service facility	SE	SE	SE	SE	SE

NAICS	Traveler Accommodations	R20	RM	VB	OD	WF
721191	Bed and Breakfast	SE	X	SE	SE	X
721110	Resort Motel	X	P	X	X	X
721110	Hotel	X	P	X	X	X

NAICS	Private Congregations	R20	RM	VB	OD	WF
713990	Club, beach or tennis	X	X	X	X	X
713930	Club, yacht	X	X	X	X	SE

NAICS	Public & Semi-Public Congregations	R20	RM	VB	OD	WF
722410	Cabaret, disco or nightclub	X	X	X	X	X
	Religious Institutions	SE	SE	SE	SE	SE
	School	SE	X	X	SE	X

P = Permitted  
 SE = Special Exception  
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**Village of Sag Harbor Tables of Uses**

NAICS	Retail	R20	RM	VB	OD	WF
453310	Antique Shop	X	X	P	X	X
424810	Beverage Store	X	X	X	SE	X
423910	Bicycle Shop	X	X	P	SE	X
441222	Boat Dealership	X	X	X	X	SE
451211	Bookstore	X	X	P	X	X
453991	Cigar Shop	X	X	P	X	X
448110-90	Clothing Store	X	X	P	SE	X
443120	Computer Store	X	X	P	SE	X
445120	Convenience Store, 24-hour	X	X	SE	X	X
445120	Convenience Store, Limited Hours	X	X	P	X	X
443112	Electronics Store	X	X	P	SE	X
453110	Flower Shop	X	X	P	SE	X
444220	Garden Supply Store	X	X	P	SE	X
452990	General/Variety Stores	X	X	P	X	X
442299	Glassware	X	X	P	X	X
445110	Grocery Store, less than/equal to 3,000 sq. ft.	X	X	P	SE	X
445110	Grocery Store, greater than 3,000 sq. ft.	X	X	SE	SE	X
444130	Hardware Store, less than/equal to 3,000 sq. ft.	X	X	P	SE	X
444130	Hardware Store, greater than 3,000 sq. ft.	X	X	SE	SE	X
442299	Home Furnishings/Décor, less than/equal to 3,000 sq. ft.	X	X	P	SE	X
442299	Home Furnishings/Décor, greater than 3,000 sq. ft.	X	X	SE	SE	X
448310	Jewelry Store	X	X	P	X	X
445310	Liquor Store	X	X	P	X	X
451220	Music Store	X	X	P	X	X
453910	Pet Supply Store	X	X	P	X	X
446110	Pharmacy	X	X	P	X	X
448210	Shoe Store	X	X	P	X	X
N/A	Shop for Custom Work	X	X	P	P	X
453220	Souvenir Shop	X	X	P	X	X
445210-30	Specialty Food: Seafood, Meat, etc.	X	X	P	SE	X
423910	Sporting Goods	X	X	P	SE	X
453210	Stationary Store	X	X	P	X	X
451120	Toys & Games	X	X	P	X	X
532230	Video Tape & Disc Rental	X	X	P	SE	X

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**Village of Sag Harbor Tables of Uses**

<b>NAICS</b>	<b>Other Commercial Uses</b>	<b>R20</b>	<b>RM</b>	<b>VB</b>	<b>OD</b>	<b>WF</b>
712110	Art Gallery	X	X	P	X	P
N/A	Communication Tower & Exchange	SE	SE	SE	SE	SE
447190	Filling Station	X	X	X	X	X
713940	Fitness Center/Gym	X	X	SE	P	X
452910	Superstore	X	X	X	X	X
711110	Theater, Live	X	X	SE	X	X
512131	Theater, Motion Picture	X	X	P	X	X

<b>NAICS</b>	<b>Food Services</b>	<b>R20</b>	<b>RM</b>	<b>VB</b>	<b>OD</b>	<b>WF</b>
722410	Bar/Tavern	X	X	P	SE	X
722213	Coffee Shop	X	X	P	X	X
722211	Delicatessen	X	X	P	X	X
722211	Fast Food Establishment	X	X	SE	SE	X
722211	Ice Cream Parlor	X	X	P	SE	X
722110	Restaurant	X	X	P	X	SE

<b>NAICS</b>	<b>Offices &amp; Banks</b>	<b>R20</b>	<b>RM</b>	<b>VB</b>	<b>OD</b>	<b>WF</b>
541211	Accounting	X	X	X	P	X
541310	Architect	X	X	X	P	X
541110	Attorney	X	X	X	P	X
522110	Bank	X	X	X	P	X
N/A	Drive-in Bank	X	X	X	X	X
541330	Engineering/Surveying	X	X	X	P	X
524210	Insurance	X	X	X	P	X
541410	Interior Design	X	X	X	P	X
621111	Medical Offices	SE	X	P	P	X
522292	Mortgage & Financial Services	X	X	X	P	X
511110	Newspaper/Publishing	X	X	P	P	X
N/A	Office, Other	X	X	X	P	X
561611	Private Investigator	X	X	X	P	X
531210	Real Estate	X	X	X	P	X
561510	Travel Agency	X	X	X	P	X
541940	Veterinarian	X	X	X	P	X
441222	Yacht Sales & Charters, including boat display	X	X	X	SE	SE
441222	Yacht Sales & Charters, not including boat display	X	X	X	P	P

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**Village of Sag Harbor Tables of Uses**

<b>NAICS</b>	<b>Service Uses</b>	<b>R20</b>	<b>RM</b>	<b>VB</b>	<b>OD</b>	<b>WF</b>
561439	Copy Services (w/o printing services)	X	X	X	P	X
812320	Dry Cleaning establishment	X	X	SE	X	X
812210	Funeral Home	X	X	X	SE	X
812310	Laundromat	X	X	P	X	X
812990	Professional Service Shop	X	X	P	P	X
812112	Personal Service: Barbershop, Hair Dresser, Nail Salon	X	X	P	P	X
491110	Post Office	X	X	P	P	X
323110-19	Printing Services	X	X	P	P	X
811111-18	Repair Shop, automobile	X	X	X	X	X
811412	Repair Shop, small household, business or personal appliances	X	X	P	X	X
713940	Spa	X	X	P	P	X

<b>NAICS</b>	<b>Health &amp; Care Services</b>	<b>R20</b>	<b>RM</b>	<b>VB</b>	<b>OD</b>	<b>WF</b>
623311	Adult care facility	X	X	X	X	X
621493	Ambulatory care clinic	X	X	P	P	X
624410	Daycare facility	SE	X	X	P	X
541940	Veterinary Hospital	X	X	X	X	X

<b>NAICS</b>	<b>Water Dependent Uses</b>	<b>R20</b>	<b>RM</b>	<b>VB</b>	<b>OD</b>	<b>WF</b>
336612	Boatyard, including sales, rentals, storage and repairs	X	X	X	X	SE
336611	Commercial fishing charter	X	X	X	X	SE
487210	Excursion Boat	X	X	X	X	X
483210	Ferry Terminal, Automobile/Other Landing Place	X	X	X	X	X
483212	Ferry Terminal, Passenger	X	X	X	X	X
713930	Marina	X	X	X	X	SE

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**Village of Sag Harbor Tables of Uses**

NAICS	Accessory Uses	R20	RM	VB	OD	WF
	Customary accessory structure and/or use, except those prohibited by Chapter 55: Zoning	P	P	P	P	P
	Dish Antenna	SE	SE	SE	SE	SE
	Home occupation or professional office	P	X	X	X	X
	Private garage or private off-street parking pursuant to §55-11.6	P	P	P	P	P
	Accessory Apartment	SE	X	SE	X	X
	Sign pursuant to §55-11.7	P	P	P	P	P
	Private swimming pool	P	P	X	X	X
	Convenience Store <sup>1</sup> , as accessory to a Resort Motel	X	SE	X	X	X
	Personal Service Shop <sup>2</sup> , as accessory to a Resort Motel	X	SE	X	X	X
	Health Club <sup>3</sup> , as accessory to a Resort Motel	X	SE	X	X	X
	One dwelling unit for the use by the manager employed by the motel and his/her family <sup>4</sup>	X	SE	X	X	X
447110	Convenience Store, limited hours, as accessory to Filling Station	SE	X	X	X	X
561920	Convention Hall, as accessory to Resort Motel	X	SE	X	X	X
N/A	Launch Service, as accessory to Marina	X	X	X	X	P
N/A	Office, as accessory to Marina	X	X	X	X	P
722110	Restaurant, as accessory to Hotel/Resort Motel	X	SE	X	X	X
	Outdoor Dining, as accessory to Restaurant	X	X	SE	X	X
N/A	Retail, Personal Service <sup>5</sup> , or Health Club as accessory to Resort Motel	X	SE	X	X	X
N/A	Tables and chairs as accessory to a Retail Food Store	X	X	SE	X	X

<sup>1</sup> Total floor area shall not be more than 250 square feet, pursuant to §55-7.4.

<sup>2</sup> Total floor area shall not be more than 250 square feet, pursuant to §55-7.4.

<sup>3</sup> Capacity may not be greater than that needed to serve the transients occupying the guest rooms in the resort motel, pursuant to §55-5.4.

<sup>4</sup> Habitable floor area shall not be less than 800 square feet, nor greater than 1,500 square feet, pursuant to §55-5.3.

<sup>5</sup> Includes barbershop; beauty parlor; dry-cleaning or laundry service employing not more than five (5) persons; professional studio; travel agency; or similar personal service shops.

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**Village of Sag Harbor  
Table of Dimensional Regulations\***

	<b>R20 Residence</b>	<b>RM Resort Motel</b>	<b>VB Village Business</b>	<b>OD Office District</b>	<b>WF Waterfront</b>
Lot Area					
Minimum (sq. ft.)	20,000 / 40,000 <b>(1)</b>	80,000	10,000	10,000	40,000
Minimum lot area per dwelling unit (sq. ft.)	20,000			10,000	N/A
Apartments: minimum lot area per unit (sq. ft.)	N/A	7,260	7,260	7,260	N/A
Minimum per transient guest unit (motel) (sq. ft.)	N/A	2,904	N/A	N/A	N/A
Lot Coverage					
Building coverage maximum (percent)	20	50	70	70	40
Total lot coverage	25	50	70	70	40
Minimum Lot Width (feet)	100	100	50	75	200
Maximum height (stories ; feet)	2 ; 35 <b>(2)</b>	2 ; 35	3 ; 35	2 ; 35	2 ; 35
Minimum Yard Depth at Principal Building (ft.)					
Front yard	35	35	0	10	35
One side yard	15	15	5 <b>(6)</b>	5	20
Both side yards	30	30	10 <b>(6)</b>	20	40
Rear yard	30	30	40	40	30
Setback from pier or bulkhead	30	N/A	N/A	N/A	30
Minimum Dimensions at Accessory Buildings and Structures <b>(3)</b>					
Distance from street line	35	35	20	20	20
Distance from side lot line in side yard	15	30	5 <b>(6)</b>	5	20
Distance from rear and side lot lines in rear yard	10 <b>(4)</b>	30	15	15	20
Maximum height (stories ; feet)	1 ; 15	1 ; 15	1 ; 15	1 ; 15	1 ; 15
Distance between buildings	10	15	15	15	15
Maximum coverage of rear yard (percent)	30	30	30	30	30
Minimum Gross Floor Area per Business, Establishment, Occupancy (sq. ft.)	N/A	N/A	800	800	N/A
Maximum Gross Floor Area per Business, Establishment, Occupancy (sq. ft.)	N/A	N/A	2,000 <b>(7)</b>	N/A	N/A
Minimum habitable floor area per dwelling unit (sq. ft.)	800 on 1st floor	N/A	800	800	N/A
Transient guest unit (min.; max.)	N/A	400 ; 500	N/A	N/A	N/A
Apartment (min.; max.)	N/A	800 ; 2,500	N/A	N/A	N/A
Accessory Apartment (min.; max.)	300 ; 650	N/A	750 ; 1,250	N/A	N/A
Minimum Natural or Landscaped Open Space (percent) <b>(5)</b>	50	25	20	30	30

\* See also Article XI, Supplemental Use and Dimensional Regulations.

- (1) 20,000 for a one-family detached dwelling; 40,000 for all other uses, except where a specific standard is provided for a special exception use.
- (2) In the R-20 One-Family Residence District, all buildings and structures, except chimneys and decorative railings, must remain inside the sky plane, as shown on illustrations 1 and 2 at the end of this Chapter. The sky plane shall be measured at the front and rear property lines from the average elevation of the existing natural grade, and at the side property lines five feet above the average elevation of the existing natural grade and extend to the building or structure at an angle of 45°. The height limitation of 2 stories/35 feet shall not be exceeded.
- (3) Except as provided for specific buildings, structures and uses pursuant to Article XI, Supplemental Use and Dimensional Regulations.
- (4) Fifteen (15) feet for swimming pools or tennis courts.
- (5) Excluding all buildings and structures.
- (6) Section 55-11.2 E (1) requires a minimum yard of 15 feet where non-residential districts border residential districts.
- (7) See Section 55-6.4(D) regarding provisions for expansion of gross floor area for uses within the Village Business District.