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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  |

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**Village of Sag Harbor Tables of Uses**

| <b>NAICS</b> | <b>Retail</b>   | <b>R20</b> | <b>RM</b> | <b>VB</b> | <b>OD</b> | <b>WF</b> |
|--------------|---|------------|-----------|-----------|-----------|-----------|
| 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,<br>less than/equal to 3,000 sq. ft.         | X          | X         | P         | SE        | X         |
| 444130       | Hardware Store,<br>greater than 3,000 sq. ft.               | X          | X         | SE        | SE        | X         |
| 442299       | Home Furnishings/Décor,<br>less than/equal to 3,000 sq. ft. | X          | X         | P         | SE        | X         |
| 442299       | Home Furnishings/Décor,<br>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<br/>Residence</b>      | <b>RM<br/>Resort<br/>Motel</b> | <b>VB<br/>Village<br/>Business</b> | <b>OD<br/>Office<br/>District</b> | <b>WF<br/>Waterfront</b> |
|---|-------------------------------|--------------------------------|------------------------------------|-----------------------------------|--------------------------|
| Lot Area  |                               |                                |                                    |                                   |                          |
| Minimum (sq. ft.)   | 20,000 /<br>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.