

ZONING

245 Attachment 2

Village of Sagaponack

Residence Districts

Table of Dimensional Regulations¹

[Amended 7-19-2010 by L.L. No. 4-2010; 12-17-2012 by L.L. No. 4-2012;
10-19-2015 by L.L. No. 8-2015; 5-16-2016 by L.L. No. 4-2016; 5-18-2022 by L.L. No. 4-2022]

Dimension	R-40 Residence	R-80 Residence	R-120 Residence	OSC²
Minimum lot area ³ (square feet)	40,000	80,000	120,000	
Minimum lot width (feet)	150	175	200	
Maximum height ⁴				
Stories	2	2	2	
Feet				
If pitch equals or exceeds 4" of rise over 12" of run	32	32	32	
If pitch is less than 4" of rise over 12" of run	25	25	25	
Minimum yards (feet) ⁵				
Front	60	80	80	
Side, minimum for 1	20	30	30	
Side, total for both on interior	60	75	75	
Side, abutting side street on corner lot	60	80	80	
Rear	70	100	100	
Yards, accessory buildings and structures ⁶ , except fences				
Minimum distance from street ⁷ (feet)	70	90	90	
Minimum distance from side and rear lot lines (feet)	20	30	30	

NOTES:

¹ Chapter 42 Coastal Erosion Hazard Area, and Chapter 225, Wetlands, of the Village Code define areas along the Atlantic Ocean shoreline of the Village and wetlands. Certain dimensional regulations for those areas, governing, inter alia, yards, setback from dune crests, native vegetation and clearing and site disturbance, are set forth in Chapter 42, Coastal Erosion Hazard Area, and Chapter 225 and supersede any conflicting requirements of this chapter.

² There are no dimensional regulations for OSC; however, all construction is subject to site plan approval by the Planning Board.

³ Where public sewerage is not available, no lot shall be built upon which has insufficient space for a private sanitary waste disposal system, as determined by the Village and the Suffolk County Health Department.

⁴ Maximum height in any AE or VE Zone as shown on the applicable Flood Insurance Rate Map prepared by the Federal Emergency Management Agency for the Village shall not exceed 40 feet above mean sea level or the maximum height in feet as shown on this table, whichever is less.

⁵ Minimum yards may be modified pursuant to Chapter 225, Wetlands, of the Village Code.

⁶ (Reserved)

⁷ Unroofed steps not higher than one foot above grade level shall not be subject to distances from street regulations.

SAGAPONACK CODE

**Residence Districts
Supplemental Table of Dimensional Regulations**

Lot Size (square feet)	39,999 or less	40,000 to 83,999	84,000 to 124,999	125,000 to 199,999	200,000 to 424,999	425,000 and Up
Building coverage maximum	See § 245-33					
Total lot coverage maximum	50% or 15,999 square feet, whichever is less	40% or 29,399 square feet, whichever is less	35% or 37,499 square feet, whichever is less	30% or 49,999 square feet, whichever is less	25% or 80,000 square feet, whichever is less	80,000 square feet