

ZONING

300 Attachment 1

Village of Sag Harbor

Table of Uses

[Amended 12-14-2010 by L.L. No. 13-2010; 2-8-2011 by L.L. No. 1-2011;
4-12-2011 by L.L. No. 6-2011; 7-12-2011 by L.L. No. 7-2011; 4-21-2016 by L.L. No. 5-2016;
3-9-2021 by L.L. No. 2-2021; 6-14-2022 by L.L. No. 13-2022]

KEY:

P = Permitted

SE = Special Exception

X = Prohibited

NAICS Code*	Use Description	R20	RM	VB	OD	WF
Residential Uses†						
	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 Building	X	X	X	SE	X
Institutional and Governmental Uses†						
	R20	RM	VB	OD	WF	
812220	Cemetery	SE	X	X	X	X
712110	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
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
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
Public and Semipublic Congregations†						
	R20	RM	VB	OD	WF	
722410	Cabaret, disco or nightclub	X	X	X	X	X
813110	Religious institutions	SE	SE	SE	SE	SE
611110	School	SE	X	X	SE	X
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

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NAICS Code*	Use Description	R20	RM	VB	OD	WF
453991	Cigar and/or Tobacco shop	X	X	P	X	X
448110-90	Clothing 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
443142	Electronics and/or computer store	X	X	P	SE	X
445220	Fish market	X	X	P	X	P
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 square feet	X	X	P	SE	X
445110	Grocery store, greater than 3,000 square feet	X	X	SE	SE	X
444130	Hardware store, less than/equal to 3,000 square feet	X	X	P	SE	X
444130	Hardware store, greater than 3,000 square feet	X	X	SE	SE	X
442110	Home furnishings/decor, less than/equal to 3,000 square feet	X	X	P	SE	X
442110	Home furnishings/decor, greater than 3,000 square feet	X	X	SE	SE	X
448310	Jewelry store	X	X	P	X	X
445310	Beer, wine, and/or liquor store	X	X	P	X	X
443142	Music store	X	X	P	X	X
453910	Pet supply store	X	X	P	X	X
446110	Pharmacy	X	X	P	X	X
441222	Sail loft and canvas shop	X	X	X	X	P
448210	Shoe store	X	X	P	X	X
See definition in § 300-2.2	Shop for custom work	X	X	P	P	X
453220	Souvenir shop	X	X	P	X	X
445210-99	Specialty food: seafood, meat, bakery, etc.	X	X	P	SE	X
423910	Sporting goods	X	X	P	SE	X
453210	Stationary store	X	X	P	X	X
451120	Toys and games	X	X	P	X	X
532230	Videotape and disc rental	X	X	P	SE	X
444120	Paint and/or wallpaper stores	X	X	P	X	X
322220	Wallpaper made from purchased papers and other materials	X	X	SE	X	X
Other Commercial Uses†		R20	RM	VB	OD	WF
712110	Art gallery	X	X	P	X	X
N/A	Communications tower and exchange	SE	SE	SE	SE	SE
447190	Filling station	X	X	X	X	X
713940	Fitness center/gym	X	X	SE	P	X
441222	Ship/marine chandlery	X	X	X	X	P
452910	Superstore	X	X	X	X	X
711110	Theater, live	X	X	SE	X	X
512131	Theater, motion picture	X	X	P	X	X
Food Services†		R20	RM	VB	OD	WF
722410	Bar/tavern	X	X	P	SE	X
722515	Coffee shop	X	X	P	X	X
445210	Delicatessen	X	X	P	X	X

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NAICS Code*	Use Description	R20	RM	VB	OD	WF
722513	Fast-food establishment	X	X	SE	SE	X
722515	Ice cream parlor	X	X	P	SE	X
722511	Restaurant	X	X	P	X	SE
722515	Snack and nonalcoholic beverage bars	X	X	P	SE	X
Offices and Banks†		R20	RM	VB⁽¹⁾	OD	WF
541211-19	Accounting	X	X	P	P	X
541310-20	Architect	X	X	P	P	X
541110	Attorney	X	X	P	P	X
522110-90	Bank	X	X	P	P	X
541330-70	Engineering/surveying	X	X	P	P	X
524113-298	Insurance	X	X	P	P	X
541410	Interior design	X	X	P	P	X
541990	Marine surveyor	X	X	P	X	P
621111-999	Medical offices	SE	X	P	P	X
522220-390	Mortgage and financial services	X	X	P	P	X
541330	Naval architect	X	X	P	X	P
511110-20	Newspaper/publishing	X	X	P	P	X
N/A	Office, other	X	X	P	P	X
561611	Private investigator	X	X	P	P	X
531210	Real estate	X	X	P	P	X
561510-99	Travel agency	X	X	P	P	X
541940	Veterinarian	X	X	P	P	X
441222	Yacht sales and charters, including boat display	X	X	P	SE	SE
441222	Yacht sales and charters, not including boat display	X	X	P	P	P
Service Uses†		R20	RM	VB	OD	WF
561439	Copy services (without 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
812111-12	Barbershop, hair dresser	X	X	P	P	X
812113-99	Personal Service (e.g., nail salon, day spa, massage therapy, tanning)	X	X	P	P	X
491110	Post office	X	X	P	P	X
323111-13	Printing services	X	X	P	P	X
811111-91	Repair shop, automobile	X	X	X	X	X
811412	Repair shop, small household, business or personal appliances	X	X	P	X	X
Health and Care Services†		R20	RM	VB	OD	WF
623311-12	Adult care facility	X	X	X	X	X
621493-98	Ambulatory care clinic	X	X	P	P	X
624410	Day-care facility	SE	X	X	P	X
541940	Veterinary hospital	X	X	X	X	X
Water-Dependent Uses†		R20	RM	VB	OD	WF
336612	Boatyard, including sales, rentals, storage and repairs	X	X	X	X	SE
487210	Commercial fishing charter	X	X	X	X	SE
487210	Excursion boat	X	X	X	X	X
483211	Ferry terminal, automobile/other landing place	X	X	X	X	X

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NAICS Code*	Use Description	R20	RM	VB	OD	WF
483212	Ferry terminal, passenger	X	X	X	X	X
713930	Marina	X	X	X	X	SE
Accessory Uses†		R20	RM	VB	OD	WF
	Customary accessory structure and/or use, except those prohibited by Chapter 300, 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	P	P	P	P	P
	Accessory apartment	P	X	SE	X	X
	Sign	P	P	P	P	P
	Private swimming pool	P	P	X	X	X
445120	Convenience store ⁽²⁾ , as accessory to a resort motel	X	SE	X	X	X
812113-99	Personal service shop ⁽³⁾ , as accessory to a resort motel	X	SE	X	X	X
713940	Health club ⁽⁴⁾ 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 ⁽⁵⁾	X	SE	X	X	X
447110	Convenience store, limited hours, as accessory to filling station	SE	X	X	X	X
531120	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
722511	Restaurant, as accessory to hotel/resort motel	X	SE	X	X	X
	Outdoor dining for restaurants and retail food stores	X	X	SE	SE	X
N/A	Tables and chairs as accessory to a retail food store	X	X	SE	X	X
	Keeping of chickens	SE	X	X	X	X

NOTES:

- * These codes refer to the North American Industry Classification System (NAICS) of 2012, developed by the United States Office of Management and Budget, [<https://www.census.gov/eos/www/naics>].
- † Headings set forth herein in bold are for information and ease of reference purposes only and are not to be relied upon to formulate a definition of each particular use.
- ¹ In the Village Business (VB) District, offices and banks are prohibited on first floor, and permitted on second floor and above. See § 300-6.4E.
- ² Total floor area shall not be more than 250 square feet pursuant to § 300-5.4.
- ³ Total floor area shall not be more than 250 square feet pursuant to § 300-5.4.
- ⁴ Capacity may not be greater than that needed to serve the transients occupying the guest rooms in the resort motel pursuant to § 300-5.4.
- ⁵ Habitable floor area shall not be less than 800 square feet, nor greater than 1,500 square feet, pursuant to § 300-5.3.