

ZONING

300 Attachment 2

Village of Sag Harbor
Table of Dimensional Regulations*
[Amended 9-9-2014 by L.L. No. 12-2014; 4-21-2016 by L.L. No. 5-2016;
1-9-2018 by L.L. No. 2-2018; 7-10-2018 by L.L. No. 10-2018; 6-14-2022 by L.L. No. 13-
2022; 11-14-2023 by L.L. No. 10-2023; 5-14-2024 by L.L. No. 6-2024]

	R-20 Residence	RM Resort Motel	VB Village Business	OD Office District	WF Waterfront
Lot area					
Minimum (square feet)	20,000/40,000 ¹	80,000	10,000	10,000	40,000
Minimum lot area per dwelling unit (square feet)	20,000			10,000	N/A
Apartments: minimum lot area per unit (square feet)	N/A	7,260	N/A	7,260	N/A
Minimum per transient guest unit (motel) (square feet)	N/A	2,178	N/A	N/A	N/A
Lot coverage					
Building coverage maximum	20%	50%	70%	70%	40%
Total lot coverage	25%	50%	70%	70%	40%
Minimum lot width (feet)	100	100	50	75	200
Maximum height ¹¹ (stories/feet) ¹²	2/35 ²	2/35	3/35	2/35	2/35
Yards, principal building, minimum (feet)					
Front yard	35 ⁹	35	0	10	35
Side yard	15	15	5 ⁶	5	20
Total side yards	30	30	10 ⁶	20	40
Rear yard	30	30	40	40	30
Minimum dimensions at accessory buildings and structures ³ (feet)					
Distance from front lot line	35 ¹⁰	35	20	20	20
Distance from side lot line in side yard	15	30	5 ⁶	5	20
Distance from rear and side lot lines in rear yard	10 ⁴	30	15	15	20
Maximum height (stories/feet)	1/15	1/15	1/15	1/15	1/15
Minimum distance between buildings	10	15	15	15	15
Maximum coverage of rear yard (percent)	30%	30%	30%	30%	30%
Maximum gross floor area for certain residential dwellings	See Note 8	N/A	N/A	See Note 8	N/A

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	R-20 Residence	RM Resort Motel	VB Village Business	OD Office District	WF Waterfront
Minimum gross floor area per business, establishment, occupancy (square feet)	N/A	N/A	600	600	N/A
Maximum gross floor area per business, establishment, occupancy (square feet)	N/A	N/A	2,000 ⁷	2,000	N/A
Minimum habitable floor area per dwelling unit (square feet)	800 on 1st floor	N/A	800	800	N/A
Transient guest unit (minimum; maximum)	N/A	400; 500	N/A	N/A	N/A
Apartment (minimum; maximum)	N/A	800; 1,500	N/A	800; 2,500	N/A
Accessory apartment in detached accessory structure (minimum; maximum)	280; 600	N/A	750; 1,250	N/A	N/A
Accessory apartment attached to or part of primary structure (minimum; maximum)	Minimum shall comply with NYS Building Code; maximum no more than 40% of the primary residence	N/A	750; 1,250	N/A	N/A
Minimum natural or fertilized vegetation ⁵	50%	25%	20%	30%	30%

NOTES:

- * See also Article IX, Supplemental Use and Dimensional Regulations.
- ¹ One-family detached dwelling: 20,000 square feet; 40,000 square feet 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 of the lot. The sky plane shall begin at the property lines at the elevation of the existing natural grade and extend to the building or structure at an angle of 45°. The height limitation of two stories/35 feet shall not be exceeded.
- ³ Except as provided for specific buildings, structures and uses pursuant to Article IX, Supplemental Use and Dimensional Regulations.
- ⁴ Fifteen feet for swimming pools or tennis courts.
- ⁵ Excluding all buildings and structures.
- ⁶ Section 300-9.2C requires a minimum yard of 15 feet where nonresidential districts border residential districts.
- ⁷ See § 300-6.4D regarding provisions for expansion of gross floor area for uses within the Village Business District.
- ⁸ See § 300-9.11 for regulations regarding maximum gross floor area in the R-20 and OD Districts.
- ⁹ In the Historic District, the front yard setback shall be 20 feet in the R-20 District for a principal building or structure.
- ¹⁰ Except as provided for in § 300-9.1B(3).

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- ¹¹ A third story may be created in an existing attic in accordance with the Residential Code of the State of New York pursuant to Village Code § 300-9.3E.
- ¹² In residential zoning districts, a building with a roof pitch flatter than 6/12 (six inches of rise for every 12 inches of run) shall be limited to 25 feet pursuant to Village Code § 300-9.3F.