

Village of Sag Harbor
Draft Waterfront Overlay District
Use Table Comparison to Current Code

Land Uses	Current Village Business	Proposed VB (in Overlay District)	Current Office District	Proposed OD (in Overlay District)	Current WF	Proposed WF (in Overlay District)
KEY P: Permitted SE: Special Exception Use X: Prohibited						
Residential Uses						
Dwelling, one-family detached	X	X	P	X	X	X
Dwelling, two-family detached	X	X	SE	X	X	X
Apartment building	X	X	SE	SE	X	X
Live-work unit		P		P		X
Upper story dwelling(s)		P		P		X
Institutional & Governmental Uses						
Cemetery	X	X	X	X	X	X
Museum	SE	P	SE	P	X	P
Philanthropic, fraternal, social, educational, institutional office or meeting room, nonprofit	SE	SE	SE	SE	SE	SE
Public library	P	P	P	P	X	X
Radio, television tower, transmission line, necessary as a public service facility	SE	SE	SE	SE	SE	SE
Traveler Accommodations						
Bed-and-breakfast	SE	SE	SE	SE	X	X
Resort motel	X	X	X	X	X	X
Private Congregations						
Club, beach or tennis	X	X	X	X	X	X
Club, yacht	X	X	X	X	SE	SE
Public and Semipublic Congregations						
Cabaret, disco or nightclub	X	X	X	X	X	X
Religious institutions	SE	SE	SE	SE	SE	SE
School	X	X	SE	SE	X	X
Retail						
Antique shop	P	P	X	P	X	X
Artisanal shop (new category)		P		SE		X
Beverage store	X	P	SE	SE	X	X
Bicycle shop	P	P	SE	P	X	X
Boat dealership	X	X	X	X	SE	P

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Bookstore	P	P	X	P	X	X
Cigar and/or Tobacco shop	P	P	X	X	X	X
Clothing store	P	P	SE	SE	X	X
Convenience store, 24-hour	SE	SE	X	X	X	X
Convenience store, limited hours	P	P	X	X	X	X
Electronics and/or computer store	P	P	SE	SE	X	X
Fish market	P	P	X	SE	P	P
Flower shop	P	P	SE	P	X	X
Garden supply store	P	P	SE	SE	X	X
General/variety stores	P	P	X	X	X	X
Glassware	P	P	X	P	X	X
Grocery store, less than/equal to 2,000 square feet		P		X		X
Grocery store, greater than 2,000 square feet		X		X		X
Hardware store, less than/equal to 2,000 square feet		P		SE		X
Hardware store, greater than 2,000 square feet		X		X		X
Home furnishings/decor, less than/equal to 2,000 square feet		P		SE		X
Home furnishings/decor, greater than 2,000 square feet		X		X		X
Jewelry store	P	P	X	P	X	X
Beer, wine, and/or liquor store	P	P	X	P	X	X
Music store	P	P	X	P	X	X
Pet supply store	P	P	X	SE	X	X
Pharmacy	P	P	X	SE	X	X
Sail loft and canvas shop	X	P	X	P	P	P
Shoe store Note that professional service shop is permitted (including shoe/clothing repair)	P	P	X	SE	X	X
Shop for custom work	P	P	P	P	X	X
Souvenir shop	P	P	X	SE	X	X
Specialty food: seafood, meat, bakery, etc.	P	P	SE	SE	X	X
Sporting goods	P	P	SE	SE	X	X
Stationary store	P	P	X	P	X	X
Toys and games	P	P	X	P	X	X

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Paint and/or wallpaper stores	P	P	X	X	X	X
Wallpaper, only	SE	P	X	SE	X	X
Other Commercial Uses						
Art gallery	P	P	X	P	X	X
Communications tower and exchange	SE	SE	SE	SE	SE	SE
Filling station	X	X	X	X	X	X
Fitness center/gym	SE	P	P	P	X	X
Ship/marine chandlery	X	P	X	SE	P	P
Superstore	X	X	X	X	X	X
Theater, live	SE	P	X	SE	X	X
Theater, motion picture	P	P	X	SE	X	X
Food Services						
Bar/tavern	P	P	SE	SE	X	X
Brewery/distillery		SE		X		X
Coffee shop	P	P	X	X	X	X
Delicatessen	P	P	X	X	X	X
Fast-food establishment	SE	SE	SE	X	X	X
Ice cream parlor	P	P	SE	SE	X	X
Restaurant	P	P	X	X	SE	SE
Snack and nonalcoholic beverage bars	P	P	SE	P	X	X
Offices and Banks						
Accounting	P	P	P	P	X	X
Architect	P	P	P	P	X	X
Attorney	P	P	P	P	X	X
Bank	P	P	P	P	X	X
Engineering/surveying	P	P	P	P	X	X
Insurance	P	P	P	P	X	X
Interior design	P	P	P	P	X	X
Marine surveyor	P	P	X	P	P	P
Medical offices	P	P	P	P	X	X
Mortgage and financial services	P	P	P	P	X	X

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Naval architect	P	P	X	P	P	P
Newspaper/publishing	P	P	P	P	X	X
Office, other	P	P	P	P	X	X
Private investigator	P	P	P	P	X	X
Real estate	P	P	P	P	X	X
Travel agency	P	P	P	P	X	X
Veterinarian	P	P	P	P	X	X
Yacht sales and charters, including boat display	P	P	SE	X	SE	P
Yacht sales and charters, not including boat display	P	P	P	P	P	P
Service Uses						
Copy services (without printing services)	X	P	P	P	X	X
Dry-cleaning establishment	SE	SE	X	SE	X	X
Funeral home	X	X	SE	X	X	X
Laundromat	P	P	X	SE	X	X
Professional service shop	P	P	P	P	X	X
Barbershop, hair dresser	P	P	P	P	X	X
Personal Service (e.g., nail salon, day spa, massage therapy, tanning)	P	P	P	P	X	X
Post office	P	P	P	P	X	X
Printing services	P	P	P	P	X	X
Repair shop, automobile	X	X	X	X	X	X
Repair shop, small household, business or personal appliances	P	P	X	P	X	X
Health & Care Services						
Adult care facility	X	X	X	X	X	X
Ambulatory care clinic	P	P	P	P	X	X
Day-care facility	X	X	P	P	X	X
Veterinary hospital	X	X	X	X	X	X
Water-Dependent Uses						
Boatyard, including sales, rentals, storage and repairs	X	X	X	X	SE	P
Commercial fishing charter	X	X	X	X	SE	P
Excursion boat	X	X	X	X	X	P

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Ferry terminal, automobile/other landing place	X	X	X	X	X	X
Water-taxi		X		X		P
Marina	X	X	X	X	SE	P
Water-dependent use, other		SE		SE		SE
Accessory Uses						
Customary accessory structure and/or use, except those prohibited by Chapter 300 Zoning	P	P	P	P	P	P
Dish antenna	SE	SE	SE	SE	SE	SE
Home occupation or professional office	X	X	X	X	X	X
Private garage or private off-street parking	P	P	P	P	P	P
Accessory apartment	SE	X	X	X	X	X
Sign	P	P	P	P	P	P
Private swimming pool	X	X	X	X	X	X
Convenience store, limited hours, as accessory to filling station	X	X	X	X	X	X
Launch service, as accessory to marina	X	X	X	X	P	P
Office, as accessory to marina	X	X	X	X	P	P
Restaurant (inclusive of outdoor dining), as accessory to a water dependent use		X		X		P
Outdoor dining, as accessory to restaurant	SE	SE	X	X	X	SE
Tables and chairs as accessory to a retail food store	SE	SE	X	SE	X	X
Keeping of chickens	X	X	X	X	X	X