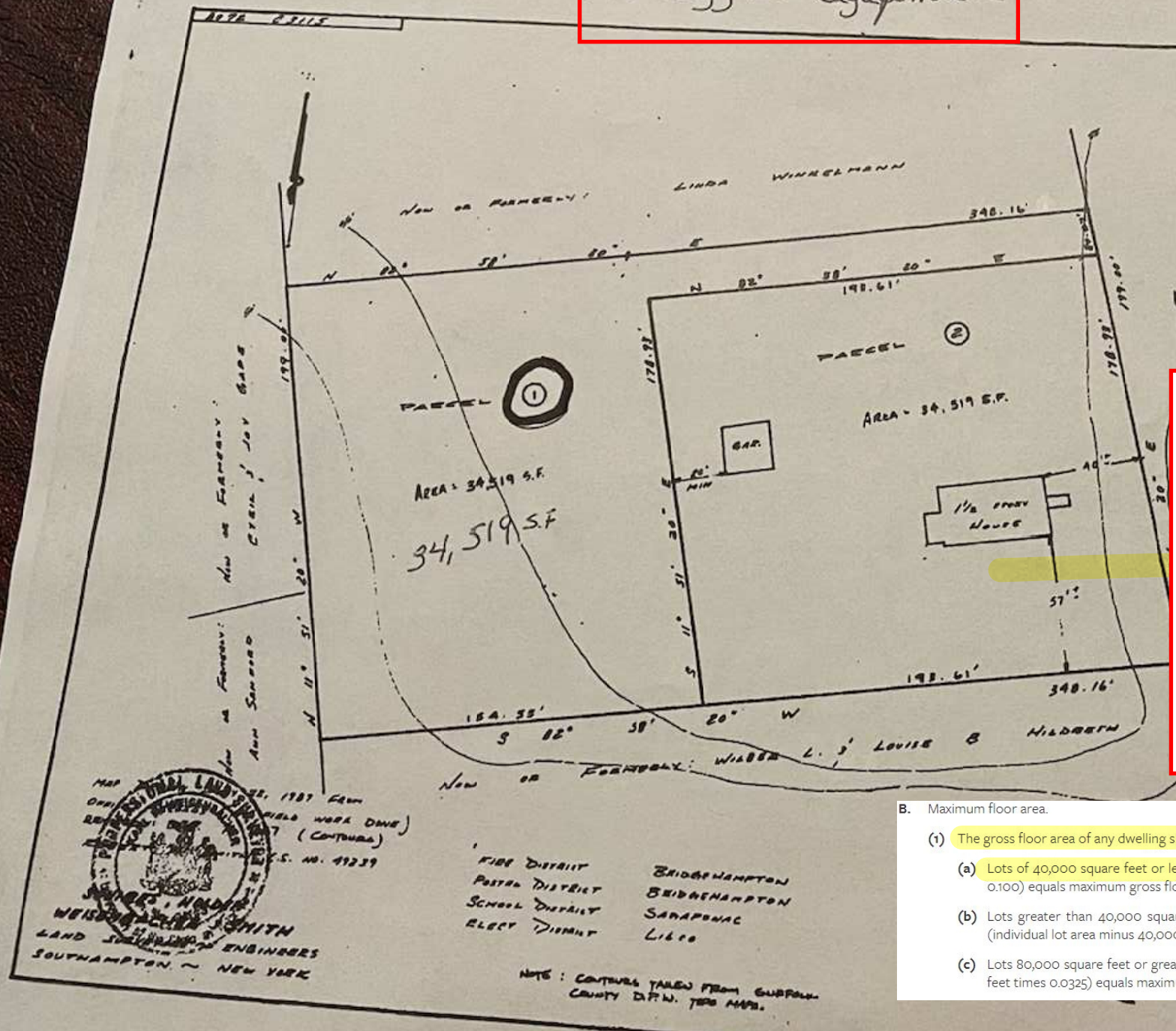


198 Sagg RD - Sagaponack



MAP
 OF
 THE
 VILLAGE OF SAGAPONACK
 (CONTINUED)
 S. NO. 11239

WEISBERGER & SMITH
 LAND SURVEYORS & ENGINEERS
 SOUTHAMPTON, NEW YORK

FIRE DISTRICT BRIDGENAMPTON
 POSTAL DISTRICT BRIDGENAMPTON
 SCHOOL DISTRICT SAGAPONACK
 ELECT. DISTRICT LIBCO

NOTE: CONTINUED TAKEN FROM SURFPLAIN
 COUNTY D.P.W. 7898 MAPS.

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]

Dimension	R-40 Residence	R-80 Residence	R-120 Residence	OSC ²
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	

MAX GFA

Flag pole area=3,980sq.ft.
34,519(actual area) -3,980=30,539

30,539-10,000 x
.100=2,053.90+2000=4,054sq.ft.
15% for roofed accessory structures 608sq.ft.

Total build-out 4,662sq.ft.

Survey needs to be updated and calculations rechecked

B. Maximum floor area.

- (1) The gross floor area of any dwelling shall not exceed the maximum permitted floor area ratio calculated as follows:
 - (a) Lots of 40,000 square feet or less: 2,000 square feet gross floor area plus (lot area minus 10,000 square feet times 0.100) equals maximum gross floor area.
 - (b) Lots greater than 40,000 square feet and less than 80,000 square feet: 5,000 square feet gross floor area plus (individual lot area minus 40,000 square feet times 0.050) equals maximum gross floor area.
 - (c) Lots 80,000 square feet or greater: 7,000 square feet gross floor area plus (individual lot area minus 80,000 square feet times 0.0325) equals maximum gross floor area, except as limited hereinbelow.