



# CITY OF SUFFOLK

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DEPARTMENT OF  
PLANNING & COMMUNITY DEVELOPMENT

## 31-701 ACCESSORY USES AND STRUCTURES.

(a) **GENERALLY.** Unless otherwise provided herein, accessory uses and structures shall be permitted in any zoning district, but only in connection with, incidental to, and on the same lot with a principal use or structure which is lawfully permitted within such district. Accessory buildings or uses shall not be constructed or established on a lot until construction of the principal building has been actually commenced or the primary use established. Accessory buildings shall not be used for dwelling purposes, except as provided in subsection (b) of this Section.

(1) Detached accessory buildings shall not be located in the required front yard. Detached accessory buildings may be built in the required rear yard but such accessory buildings shall not occupy more than thirty (30%) percent of the required rear yard and shall not be closer than five (5) feet to any side or rear lot line or setback line.

(2) Should the accessory building be located within the side yard, said building shall meet all required side yard regulations of the applicable zoning district.

(3) Accessory buildings shall not exceed the height regulations of the zoning district within any part of the buildable lot area or exceed by twenty-five percent (25%) the height of the dwelling, whichever is less.

Height of dwelling \_\_\_\_\_ Height of detached structure \_\_\_\_\_

(4) Accessory buildings on through lots shall not be closer to either street than a distance equal to the required front yard of such lot.

(b) **ACCESSORY USES PERMITTED IN CONJUNCTION WITH RESIDENTIAL USES.** The following accessory uses shall be permitted in conjunction with residential uses:

(1) Antenna structures including guy wires for radio, television, and other noncommercial communication purposes subject to the following provisions:

## 31-407 DIMENSIONAL AND DENSITY REGULATIONS.

(f) **HEIGHT.** The general height regulations of the district in which a parcel is located shall apply to all principal and accessory structures except as may be specifically provided elsewhere in this chapter. The Airport Overlay District height regulations set forth in § 31-414 may not be exceeded for any reason except as may be provided within the regulations of the overlay district.

(1) The Administrator may grant administrative exemptions to the district height regulations to permit reasonable increases in height for the following situations:

C. Except as noted above, no accessory building or structure shall exceed the maximum height limitation established for the district or the height of the structure to which it is accessory, whichever is less, provided, however, that buildings which are accessory to a **SINGLE-STORY BUILDING** may be constructed to a maximum height not exceeding 1.25 times the height of the principal building. In cases where this is permitted, the accessory building shall be separated from the principal building by a distance of at least twenty feet (20').

Property Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_