

<b>Topics:</b>	Development Standards; Zoning; Local Governance
<b>Resource Type:</b>	Regulations
<b>State:</b>	New York
<b>Jurisdiction Type:</b>	Municipal
<b>Municipality:</b>	Town of Islip
<b>Year (adopted, written, etc.):</b>	2013
<b>Community Type – applicable to:</b>	Suburban
<b>Title:</b>	Word usage and definitions
<b>Document Last Updated in Database:</b>	April 27, 2017

### ***Abstract***

The Town of Islip set out the word usages and definitions to be used in their zoning requirements. All accessory buildings must be restricted to one story in height. Building height is determined by looking at the vertical distance from the average grade of the ground at the base of the structure to the highest point of roof, excluding chimneys, spires, and other permitted projections. For any single-family homes in a special flood hazard area, the building height shall be measured from the average grade of the ground at the base of the structures or at the minimum elevation necessary to meet the prerequisites for federal flood insurance. The Commissioner of Planning shall be responsible for any interpretations concerning average grade and/or base flood elevation.

### ***Resource***

#### B. Definitions

ACCESSORY BUILDING, STRUCTURE OR USE — A building, structure or use customarily incidental and subordinate to the principal building or use and located on the same lot with such principal building or use. Accessory buildings may not be used for habitable purposes, including, but not limited to, living, sleeping, eating or cooking. All accessory buildings shall be limited to one story in height. Accessory structures shall maintain the same dimensional requirements as those required for accessory buildings. Accessory buildings connected to a main structure with walkways, decking, or breezeways shall not be used for habitable purposes, including but not limited to living, sleeping, eating, or cooking.[Amended 9-12-2000; 1-14-2003]

**BUILDING HEIGHT** — Unless otherwise stated, the vertical distance from the average grade of the ground at the base of the structure, or the average grade at the street, whichever is less, to the highest point of the roof, provided that chimneys, spires and similar permitted projections shall not be included in the height. For any single-family residential and any structure(s) accessory thereto, within an area of special flood hazard pursuant to Article XL of this chapter, building height shall be measured from the average grade of the ground at the base of the structure or the minimum elevation necessary to meet the prerequisites for federal flood insurance as determined by the National Flood Insurance Program/FEMA shown on § 68-3 § 68-3 :4 any applicable Flood Insurance Rate Map. The Commissioner of Planning, or his/ her designee, shall be responsible for any interpretations concerning average grade and/or base flood elevation.[Amended 4-18-1978; 4-8-1997; 3-5-2013]

See Separate PDF for full code.