

BILL NO. OF 2024

A local law to amend Lake Success Code Chapter 105 entitled “Zoning.”

BE IT ENACTED by the Board of Trustees of the Village of Lake Success as follows:

Section One. Lake Success Code Chapter 105 entitled “Zoning,” Article II entitled “Definitions and Word Usage” section 7 entitled “Definitions” is hereby amended to add the following definitions:

CEILING HEIGHT

The vertical distance between the floor and the ceiling of a building. For purposes of calculating area, an eight-foot ceiling shall be the standard, except on the first floor, which shall be nine feet, and any space above the spring line of the roof in a cathedral ceiling shall be excluded

FLOOR AREA RATIO

The ratio of the gross floor area of a building or dwelling in square feet to the lot area of the property in square feet. This calculation is based on “ceiling height” as defined herein. In any area in which the ceiling height exceeds the maximum allowable ceiling height, the gross floor area of that room shall be increased in direct proportion to the height in excess of the maximum allowable ceiling height.

ROOF PITCH, RESIDENTIAL

The roof of the main structure and any additions shall have a minimum pitch of 7 inches per foot.

And to amend the following definitions:

GROSS FLOOR AREA IN A DWELLING

The sum of the gross horizontal area of all floors of a dwelling as measured to the outside surfaces of exterior walls as well as attached garages, enclosed porches and roofed porches having more than 50% of the perimeter enclosed or screened. Excluded are any floors or basements whose ceilings are less than four feet above grade and spaces having headroom of less than seven feet, provided that the space is uninhabitable. Attic spaces above one-story construction or extensions, shall also count as additional floor area for those portions of the attic where the height from the top of the first-floor ceiling joists to the underside of the roof rafters is greater than seven feet. Unfinished attics above second floor construction or extensions shall not be included in the gross floor area.

YARD, SIDE

An open, unoccupied space on the same lot with a building situated between the building and the side line of the lot and extending through from the street to the rear yard or, where no rear yard is required, to the rear line of the lot.

Section Two. This local law shall take effect immediately upon filing with the Secretary of State.