

BILL NO. 6 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 amend the following definitions:

CEILING HEIGHT

For purposes of calculating gross floor area, the first-floor ceiling height shall not exceed 9 feet measured from the top of the first-floor deck to the underside of the second-floor framing. The second-floor ceiling height shall not exceed 8 feet measured from the top of the second-floor deck to the top of the second-floor wall plate.

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.

Sample calculation: If the area of a first-floor room is 1,500 square feet with a ceiling height of 12 feet, the gross floor area of the room is increased by 500 square feet for a total of 2,000 square feet.

$$(\text{Area of the Room}) + (\text{Area of the Room}) \times \left(\frac{\text{Proposed Ceiling Height} - \text{Maximum Ceiling Height}}{\text{Maximum Ceiling Height}} \right)$$

ROOF PITCH, RESIDENTIAL

The roof of the main structure and any additions shall have a minimum pitch of 6 inches per foot.

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.. Floor Area shall include attached garages, enclosed porches and roofed porches having more than 50% of the perimeter enclosed or screened, attic space above one-story additions where the height is 7 feet or more measured from the top of the first-floor ceiling joists to the underside of the roof rafters. 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.

Excluded from floor area are any floors or basements whose ceilings are less than four feet above average grade around the perimeter of the building and spaces having headroom of less than 7 feet,. Also excluded from floor area are unfinished attics above second floor construction or additions provided the space has less than 7 feet of headroom..

YARD, SIDE

An open, unoccupied space on the same lot with a building situated between the building and the sideline of the lot and extending through from the front line of the house 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.