

**BILL NO. 3 OF 2026**

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Success Code Chapter 105 entitled “Zoning” Article X entitled “Business C District” Section 105-68 entitled “Signs” is repealed in its entirety.

Section Two. Lake Success Code Chapter 105 entitled “Zoning” Article X entitled “Business C District” Section 105-69 entitled “Direction signs” is hereby repealed in its entirety.

Section Three. Lake Success Code Chapter 105 entitled “Zoning” Article XIII entitled “Economic Development A District” Section 105-122 entitled “Signs” is hereby repealed in its entirety.

Section Four. The Lake Success Code Chapter 105 entitled “Zoning” is hereby amended to add a new Article XII entitled “Sign Ordinance” to read as follows:

**Article XII Sign Ordinance.**

§105-73.

The following signs shall be permitted in the Economic Development A District, Economic Development B District, Research and General Office R-O District and Hospital R-O-H District in accordance with the requirements of this chapter

**A. Primary Wall Sign.**

A primary wall sign setting forth the identity, trademark and nature of the business conducted on the premises and no other subject matter, provided that:

1. There is only one primary wall sign facing either the street or the main parking lot.
2. The primary wall sign shall have a maximum height of 3 feet and a maximum length of 30 feet.
3. The sign does not extend beyond the sides, roof or any other element of the wall on which it is affixed.

**B. Corner Wall Signs.**

Corner wall signs are permitted on walls that do not have a primary wall sign. A corner wall sign setting forth the identity,

trademark and nature of the business conducted on the premises and no other subject matter is permitted provided that:

1. There shall only be two corner signs on each wall with a total of 6 corner signs per building.
2. Corner wall signs shall be a maximum of 30 square feet in area.
3. The sign must be affixed on the corner of the building above the highest window.

C. Ground Sign.

A sign or signs setting forth the identity, trademark and nature of the business conducted on the premises and no other subject matter, provided that:

1. The sign is a maximum of 30 square feet in area.
2. The sign is erected on or near the property line flanking the entrances to the establishment.
3. The sign shall contain no advertising.
4. The top of such sign shall not be more than 14 feet above the ground, and the bottom thereof shall be at least three feet above the ground.

C. Direction Signs.

1. Direction signs such as, but not limited to, "Visitors Parking," "Company Parking," "Shipping Department" and "Receiving Department" may be erected provided that they are not over two square feet in area.
2. Such signs may contain no legend other than the necessary direction, with an arrow or other directive device.
3. The top of such sign shall not be more than four feet above ground.
4. Signs not over four square feet in area identifying areas for different types of parking, as hereinabove defined, may be erected to facilitate traffic movement.

D. Lighting Restrictions.

Any permitted signs hereinabove described may be illuminated in any reasonable manner provided that no flashing or moving signs shall be permitted.

E. Awnings.

An awning setting forth the identity, address, trademark and nature of the business conducted on the premises and no other subject matter provided that:

1. Only one awning is permitted at each building entrance, excluding service entrances.
2. The awning shall be a maximum of 10 feet wide by 23 feet deep and 15 feet in height.

§105-74 Permitted signs.

The following signs shall be permitted in the Business A and B Districts:

- A. Wall sign, attached to and parallel to a building wall on a public street or parking area and advertising only the business conducted in such building; provided that:
1. There be only one such sign for each storefront on any wall where such sign is permitted.
  2. The sign on the building wall facing upon a public street shall not exceed three feet in vertical measurement and shall not exceed two square feet per linear foot of wall width.
  3. The total signage is not wider than the building upon which it is placed.
  4. The sign or any part thereof, including lighting devices and reflectors, does not project more than one foot from such wall, but in no case shall extend into any right-of-way.
  5. The sign does not extend higher than the roof of any building.

6. Any such sign shall be maintained in a good state of repair, in working order.
- B. In Business A, B and C Districts, a ground sign, advertising only the business conducted on the premises upon which the sign is located, provided that:
1. There be only one such sign detached from a building.
  2. Such sign shall not exceed 30 square feet in area or 10 feet in height from the mean level of the ground.
  3. Such sign shall be located not less than 10 feet from any property line.
  4. An open space of at least three feet in height shall be maintained between the bottom of the sign and the ground.
  5. The area between the sign and front property line shall be maintained free of weeds and debris.
- C. Window signs, provided that the total area of all such window signs located in a window does not exceed one-third (1/3) of the total area of such window. For purposes of this subsection, a "window sign" shall mean a sign of any material which is either temporarily or permanently attached or affixed to the interior or exterior surface of a display window and is used for advertisements, announcements or notices, directional matters, company names or trade names and which is related to the business, products or services provided. Window signs shall not require permits as otherwise provided herein.
- D. Gasoline station signs. The following signs, deemed customary and essential, shall be permitted as accessory to an existing gasoline station in any use district:
1. Signs which are an integral part of gasoline pumps.
  2. Signs showing the selling price of gasoline, not to exceed one such sign for each gasoline pump and attached thereto, and measuring not less than seven inches in height and eight inches in width nor more than 12 inches square.

3. Ground signs, not to exceed one in number, 72 square feet in area per sign face or six feet in width and 11 feet in height above the mean level of the ground, not to extend or project beyond any lot line.
4. Wall signs, not to exceed two in number, five feet in height and one foot six inches in width.
5. Canopy signs, not to exceed three in number, 12 square feet in area per canopy or 48 inches in diameter and four feet in height.

§105-75. Miscellaneous signs permitted in Residential and Commercial Districts.

A. Professional nameplate.

In residential districts, professional nameplates bearing the name and profession of the resident, not exceeding two square feet in area or more than one such sign in number, and which may be illuminated by an electric lamp not exceeding 15 watts of power contained within the sign.

- B. In commercial districts, sale or rent sign advertising the sale or rental only of the real property on which it may be located, provided there be only one such sign, not to exceed four square feet in area and located not less than 20 feet from any property line. Where such sign is not attached to a building, it shall be attached to a standard sunk in the ground, and no part of said sign shall be more than five feet above the ground.

§105-76 Sign prohibitions.

1. No billboards or posters for hire.
2. No sign shall be erected on the roof of any building or structure, nor shall any part of a sign project higher than the roof line.
3. No sign shall be painted on the surface of the walls or roofs of any building or structure.
4. No sign shall be constructed of cloth, oil cloth, paper or other destructible material for display outside of any building.

5. No banners and/or pennants, balloons or other gas- filled figures, advertising or message flags, bunting, ribbons, streamers, spinners or other similar moving, fluttering or revolving devices constructed of cloth, oil cloth, paper, plastic, nylon or other destructible or indestructible material shall be erected or maintained across any street or attached to or upon any building or part thereof or upon any premises.
6. No sign which directs attention to a business, service, entertainment or commodity conducted, sold or offered, elsewhere than upon the premises shall be erected or maintained.
7. No sign shall be attached to any tree, fence or utility pole.
8. No sign shall be erected which directs, emits, radiates or reflects any beam, ray, gleam or glare of light away from the lot on which such sign is located.
9. All signs which direct, emit, radiate or reflect any beam, ray, gleam or glare of light on an abutting residential district shall be extinguished within one-half hour after the close of business and in no event later than 10:00 p.m. The close of business shall be deemed to be that time at which the premises are closed to the general public. Lights within business establishments may be kept on during the entire night, provided that the total amount of illumination does not exceed 20 footcandles.
10. No sign shall be erected or maintained which might be confused as any traffic sign or which might interfere with the vision or discernment of any traffic sign or which might cause danger to public travel.
11. Except as otherwise permitted in this ordinance, no sign shall be erected or maintained which extends or projects into any right-of-way.
12. No sign, display or advertising device not heretofore classified in this article shall be permitted in any use district.
13. No sign shall be permitted within 500 feet of the border of any state park or parkway unless the applicant first complies with the appropriate provisions of the Conservation Law.

14. There shall be no moving parts or any flashing, changing, intermittent or varying illumination in connection therewith.
15. “For Sale” or “For Rent” signs are prohibited in all residential districts.

Section Five. Lake Success Code Chapter 105 entitled “Zoning” Article XIII entitled “Economic Development A District” Section 105-123 entitled “Purpose” is hereby renumbered to Section 105-122.

Section Six. Lake Success Code Chapter 105 entitled “Zoning” Article XIII entitled “Economic Development A District” Section 105-124 entitled “Application procedure” is hereby renumbered to Section 105-123.

Section Seven. Lake Success Code Chapter 195 entitled “Zoning” Article XIII entitled “Economic Development A District” Section 105-125 entitled “Fees” is hereby renumbered to Section 124.

Section Eight. Lake Success Code Chapter 105 entitled “Zoning” Article XIII entitled “Economic Development A District” Section 105-126 entitled “Building permits” is hereby renumbered to Section 105-125.

Section Nine. Lake Success Code Chapter 105 entitled “Zoning” Article XIII entitled “Economic Development A District” Section 105-127 entitled “Certificates of occupancy” is hereby renumbered to Section 105-126.

Section Ten. Lake Success Code Chapter 105 entitled “Zoning” Article XIII entitled “Economic Development A District” Section 105-128 entitled “Enforcement” is hereby renumbered to Section 105-127.

Section Eleven. Lake Success Code Chapter 105 entitled “Zoning” Article XIV entitled “Research and General Office R-O District” Section 105-148 entitled “Signs” is repealed in its entirety.

Section Twelve. Lake Success Code Chapter 105 entitled “Zoning” Article XIV entitled “Research and General Office R-O District” Section 105-149 entitled “Purpose” is hereby renumbered to Section 105-148.

Section Thirteen. Lake Success Code Chapter 105 entitled “Zoning” Article XIV entitled “Research and General Office R-O District” Section 105-150 entitled “Application procedure” is hereby renumbered to Section 105-149.

Section Fourteen. Lake Success Code Chapter 105 entitled “Zoning” Article XIV entitled “Research and General Office R-O District” Section 105-151 entitled “Filing fees” is hereby renumbered to Section 105-150.

Section Fifteen. Lake Success Code Chapter 105 entitled “Zoning” Article XIV entitled “Research and General Office R-O District” Section 105-152 entitled “Building permits” is hereby renumbered to Section 105-151.

Section Sixteen. Lake Success Code Chapter 105 entitled “Zoning” Article XIV entitled “Research and General Office R-O District” Section 105-153 entitled “Certificates of occupancy” is hereby renumbered to Section 105-152.

Section Seventeen. Lake Success Code Chapter 105 entitled “Zoning” Article XIV entitled “Research and General Office R-O District” Section 105-154 entitled “Enforcement” is hereby renumbered to Section 105-153.

Section Eighteen. Lake Success Code Chapter 105 entitled “Zoning” Article XVI entitled “Economic Development B District” Section 105-182 entitled “Signs” is hereby repealed in its entirety.

Section Nineteen. Lake Success Code Chapter 105 entitled “Zoning” Article XVI entitled “Economic Development B District” Section 105-183 entitled “Application procedure; fees” is hereby renumbered to Section 105-182.

Section Twenty. Lake Success Code Chapter 105 entitled “Zoning” Article XVI entitled “Economic Development B District” Section 105-184 entitled “Building permits” is hereby renumbered to Section 105-183.

Section Twenty-One. Lake Success Code Chapter 105 entitled “Zoning” Article XVI entitled “Economic Development B District” Section 105-185 entitled “Certificates of use and occupancy” is hereby renumbered to Section 105-184.

Section Twenty-Two. Lake Success Code Chapter 105 entitled “Zoning” Article XVI entitled “Economic Development B District” Section 105-186 entitled “Enforcement” is hereby renumbered to Section 105-185.

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