



Department of State
Corporations, State Records & UCC

New York State
Department of State
DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE
One Commerce Plaza
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Albany, NY 12231-0001
dos.ny.gov

Local Law Filing

Pursuant to Municipal Home Rule Law §27

Local Law Number ascribed by the legislative body of the local government listed below:

14 of the year 20 25

Local Law Title: A Local Law amending Chapter 212-23 of the Lawrence Village Code regarding uses within
the Business K District

Be it enacted by the Board of Trustees of the
(Name of Legislative Body)

☐ County ☐ City ☐ Town ☒ Village
(Select one)

of Lawrence as follows on the attached pages:
(Name of Local Government)

For Office Use Only

Department of State Local Law Index Number: _____ of the year 20 ____

(The local law number assigned by the Department of State for indexing purposes may be different from the local law number ascribed by the legislative body of the local government.)

Local Law Filing

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto ascribed as local law number 14 of 2025 of the (County)(City)(Town)(Village) of Lawrence was duly passed by the Board of Trustees on December 11, 2025 in accordance with the applicable provisions of law.

(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____ in accordance with the applicable provisions of law.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____ in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____ in accordance with the applicable provisions of law.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

Local Law Filing

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20 ____ of the City of _____ having submitted to referendum pursuant to the provisions of Section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20 ____ became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed thereto, ascribed as local law number _____ of 20 ____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20 ____ pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in the paragraph _____ 1 _____ above.

(Seal)


Gerry Castro, Village of Lawrence Administrator

Clerk of the county legislative body, City, Town or Village Clerk or
officer designated by local legislative body

____ December 15, 2025

(Date)

**INCORPORATED VILLAGE OF LAWRENCE
BOARD OF TRUSTEES**

Local Law No. 14 of 2025

A LOCAL LAW AMENDING
CHAPTER 212-23 OF THE
LAWRENCE VILLAGE CODE
REGARDING USES WITHIN THE
BUSINESS K DISTRICT

BE IT ENACTED, by the Board of Trustees of the Incorporated Village of Lawrence, as-follows:

Amendment of Chapter 212-23 Regarding Uses within the Business K District

§ 212-23. Business K District.

In the Business K District, the following regulations shall apply:

- A. No building or any part thereof shall be erected, altered or used, and no lot or premises shall be used, except for one or more of the following purposes, it being the intent of this chapter to exclude all uses not specifically permitted:
- (1) Retail store where goods are sold or services rendered only to the retail trade, except that the same shall not include:
 - (a) The sale of fresh fish, seafood, poultry and meat, except as a department of a general food store.
 - (b) Outdoor sale or display of food or merchandise. [Amended 6-11-2003 by L.L. No. 5-2003; 9-13-2004 by L.L. No. 10-2004]
 - (c) Open-front store.
 - (d) Auction rooms.
 - (e) Pet shops.
 - (f) Bars or similar establishments operated principally for the sale of alcoholic beverages for on-premises consumption.
 - (g) Business establishments whose principal purpose is the operation of games of chance, including off-track betting operations.
 - (h) Business establishments operated primarily for recreational purposes.
 - (i) Sale of materials, goods, paraphernalia and merchandise used in association with the smoking, consumption or ingestion of drugs, narcotics and similar items.
 - (j) Flea markets. [Added 2-13-1992 by L.L. No. 2-1992]

- (k) Adult bookstores, adult drive-in theaters, adult entertainment cabarets, adult motels, adult theaters, massage establishments and peep shows. **[Added 6-9-1993 by L.L. No. 3-1993]**
 - (l) Car washes. **[Added 6-9-2005 by L.L. No. 5-2005]**
 - (m) Laundromats. **[Added 6-9-2005 by L.L. No. 5-2005]**
 - (n) Business establishments whose principal activity is that of check cashing. **[Added 6-9-2005 by L.L. No. 5-2005]**
 - (o) Business establishments whose activities include body piercing or application of tattoos. **[Added 6-9-2005 by L.L. No. 5-2005]**
- (2) Offices, including professional offices and professional buildings, except that the foregoing shall not include employment offices and provided such office use shall be approved by the Village Planning Board pursuant to the standards set forth in section 182-10 of the code.
 - (3) Multiple dwellings, provided that they comply with all of the terms and provisions of Subsection I.
 - (4) Banks and financial institutions.
 - (5) Restaurants other than diners, lunch wagons, drive-in restaurants and fast-food operations.
 - (6) Bakeries.
 - (7) Art galleries.
 - (8) Newspaper printing, including incidental job printing.
 - (9) Governmental and municipal purposes of the Village of Lawrence.
 - (10) Public schools, public museums and public libraries.
 - (11) Municipal parking areas of the Village of Lawrence.
- B. Except in the case of a multiple dwelling, no building shall exceed two stories in height or a maximum of 25 feet. Such height shall be measured from the grade of the public street in front of the building.
 - C. No principal building or use, together with its accessory buildings or uses, shall occupy, in the aggregate, more than 66 2/3% of the area of the lot.
 - D. Every building hereafter erected or altered shall have a front yard of not less than 10 feet. **[Amended 12-12-2001 by L.L. No. 4-2001]**
 - E. Every building hereafter erected or altered shall have a rear yard of not less than 15 feet. **[Amended 12-12-2001 by L.L. No. 4-2001]**
 - F. Except in the case of a multiple dwelling, every building hereafter erected or altered shall have a side yard of not less than five feet. **[Amended 12-12-2001 by L.L. No. 4-2001]**
 - G. Except in the case of a multiple dwelling, every building hereafter erected shall have a street frontage of not less than 18 feet. **[Amended 12-12-2001 by L.L. No. 4-2001]**

- H. Every building hereinafter erected or altered shall provide on-site off-street parking.
- (1) One parking space shall be provided for each 200 square feet of gross floor area contained in the building.
 - (2) Each parking space must be at least nine feet in width and 20 feet in depth and must be readily accessible without interfering with the use of other parking spaces. Accordingly, at least 300 square feet of parking area shall be provided for each required parking space. Parking spaces provided in access lanes shall not be counted.
 - (3) Off-street parking spaces may be provided off the site within 100 feet from the use to which it is accessory, provided that the parking area is wholly contained within this zoning district.
 - (4) All off-street parking spaces shall be finished with asphalt or portland cement or other hard-surface dustless material at least four inches in thickness.
 - (5) The parking area shall be fenced to a height of six feet.
 - (6) There shall be no signs or other advertising matter other than that stating the use of the parking spaces.
 - (7) On-site drainage shall be provided.
 - (8) Off-street parking shall not be permitted on the front yard of any building or in any side yard abutting a public street.
- I. A multiple dwelling shall be a permitted use in the Business K District, subject to compliance with the following regulations:
- (1) The multiple dwelling shall have a minimum of 50 apartment units.
 - (2) No building shall exceed four stories in height or a maximum of 40 feet. Such height shall be measured from the grade of the public street in front of the building.
 - (3) No principal building or use, together with its accessory buildings or uses, shall occupy, in the aggregate, more than 66 2/3% of the area of the lot.
 - (4) Every building hereinafter erected shall have a front yard of a minimum of 10 feet.
 - (5) Every building hereinafter erected shall have a rear yard of a minimum of 15 feet.
 - (6) Every building hereinafter erected shall have a side yard of a minimum of 10 feet.
 - (7) A multiple dwelling lot shall have a street frontage of a minimum of 150 feet.
 - (8) A landscaping plan shall be required prior to the issuance of a building permit for a multiple dwelling. Such landscaping plan shall be subject to the approval of the Board of Building Design.
 - (9) A traffic plan for ingress and egress to a public street shall be required prior to the issuance of a building permit for a multiple dwelling. Such traffic plan shall be subject to the approval of the Planning Board. Such traffic plan shall require strict adherence to the standards set forth in §§ 212-27E and 212-28B with reference to ramps and level platforms and shall, in addition, provide that such ramps and platforms be entirely inside the lot line and that the platform elevation be that of the public sidewalk at the point where the driveway intersects such public sidewalk and shall further provide that no

wall, fence, other structure or any plant material, vehicle, object or any other obstruction shall exceed a height of two feet above the established platform elevation within a triangular area at either side of the driveway, extending from a point on the driveway edge 10 feet inside the lot line to a point on the front lot line 10 feet on either side of the driveway.

- (10) Professional offices. No nonresidential use shall be permitted in a multiple dwelling other than professional offices, limited to those professions enumerated in § 212-24.1A, and then subject to the following requirements:
 - (a) Such professional offices shall be located solely on the first floor of the multiple dwelling.
 - (b) Such professional offices shall have separate entrances for ingress from and egress to the street, it being the intention of this provision to prohibit access into the common areas of a multiple dwelling.
 - (c) The total gross floor area designated for or used as professional offices, plus ingress and egress in common areas related thereto, shall not exceed 1/2 of the total gross floor area of the first floor of the multiple dwelling.
 - (d) No display of advertising and no sign shall be permitted except the name of the professional person or persons and letters or abbreviations indicating the nature of his profession. No such sign shall be illuminated except by reflector buttons. No such signs shall exceed two feet in length or six inches in height.
- (11) Every multiple dwelling building hereinafter erected or altered shall provide on-site off-street parking as follows:
 - (a) At least 1 1/4 parking spaces must be provided for each dwelling unit.
 - (b) At least one parking space must be provided for each 200 square feet, or any fraction thereof, of the entire gross floor area and designated for or used as a professional office.
 - (c) Each parking space must be at least nine feet in width and 20 feet in depth and must be readily accessible without interfering with the use of other parking spaces. Accordingly, at least 300 square feet of parking area shall be provided for each required parking space. Parking spaces provided in access lanes shall not be counted.
 - (d) No tenant shall be denied the right to rent, or apartment owner denied the right to own, at least one parking space.