



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
99 Washington Ave.
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:

38 of the year 20 26

Local Law Title: Repealing "The Schedule of Regulations" included as an attachment to Chapter 600, Article I, Section 1.4 (A) of the Municipal Code of the Incorporated Village of Malverne and adopting a new "The Schedule of Regulations"

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

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

of Incorporated Village of Malverne as follows on the attached pages:
(Name of Local Government)

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FEB 03 2026

DEPARTMENT OF STATE

Department of State Local Law Index Number: 386 of the year 20 26

(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 38 of 2026 of the (County)(City)(Town)(Village) of Incorporated Village of Malverne was duly passed by the Board of Trustees on January 22 2026 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)



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

(Date)

1/22/26

ZONING

600 Attachment 1

Village of Malverne Schedule of Regulations

District	Permitted Uses	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Building Area Lot Coverage	Maximum Building Height		Minimum Yard Dimensions				Maximum Floor Area Ratio
					Stories	Feet	Side Yards		Front Yard (feet)	Rear Yard (feet)	
							Minimum Feet	Total Feet			
A	See § 600-2.2A	6,000	60	25%	2 1/2 ^{1,8}	30 ^{1,8}	5 ³	14 ³	25 ⁴	25 ^{5,6}	0.40 ⁸
B	See § 600-2.3A	6,000	60	25%	2 1/2 ^{1,8}	30 ^{1,8}	5 ³	14 ³	25 ⁴	25 ^{5,6}	0.40 ⁸
C	See § 600-2.4A	6,000	60	25%	1 1/2 ^{1,8}	18 ^{1,8}	5 ³	14 ³	25 ⁴	25 ^{5,6}	0.40 ⁸
D	See § 600-2.5A	6,000 (single-family), but not less than 1,980 per dwelling unit for multiple dwellings	60	25%	2 1/2 ^{1,8}	35 ^{1,8}	5 ³	14 ³	25 ⁴	25 ^{5,6}	0.40 ⁸
Business	See § 600-2.6A	6,000 (single-family), but not less than 1,980 per dwelling unit for multiple dwellings	—	70%	2 1/2 ^{2,8}	35 ^{2,8}	—	—	10 ⁴	15 ^{5,7}	1.40
Commercial	See § 600-2.7A	—	—	—	—	—	—	—	10 ⁴	15 ^{5,7}	—

NOTES:

- 1 Churches, schools, libraries and municipal buildings exempt.
- 2 Churches, schools, libraries, firehouses, police stations, places of amusement and municipal buildings exempt.
- 3 For any building other than a single-family dwelling or a building accessory thereto which is equal to or less than 40 feet in height, the minimum side yard shall be at least 25 feet; if such building is greater than 40 feet in height, the minimum side yard dimensions shall be increased five feet for each 12 feet of the building which exceeds 40 feet.
- 4 In case of corner lots, a front yard shall be required on each street on which the lot abuts.
- 5 For any building which is greater than 40 feet in height, the minimum rear yard shall be increased by five feet for every 12 feet which exceeds 40 feet in height.
- 6 Accessory buildings or structures may occupy no more than 40% of the rear yard. The height of such building or structure shall not exceed 10 feet, except garages which cannot exceed 15 feet. Accessory buildings or structures shall not be less than four feet from the rear or side lot line, except garages which shall not be less than two feet from the rear or side lot line and except that two garages having a party wall shall be permitted.

MALVERNE CODE

- 7 For all buildings other than a building used as a dwelling, a minimum of a four-foot-wide, seven-foot-high unobstructed, direct-line passage from the rear yard to the street shall be required.
- 8 The following projections shall be permitted above the flat roof deck level:
- (a) Parapets not exceeding two feet in height.
 - (b) Chimneys not exceeding four feet in height.