



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:

10 _____ of the year 20 26 _____

Local Law Title: Amending Chapter 600, Article I Section 1 2(B) of the Municipal Code of the Incorporated
Village of Malverne entitled "Terms defined" to further clarify the definition of "FLOOR AREA
RATIO (FAR)"

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)

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.)

LL10 of 2026

Ch. 600 art. I, § 1.2(B)

§ 600-1.2 Definitions and word usage.

B Terms defined.

FLOOR AREA RATIO (FAR)

The total floor area in square feet of an enclosed building, buildings or accessory structures or portions thereof, measured to the outside face of the exterior walls divided by the area in square feet of the lot on which the building, buildings or accessory structures are situated. For purposes of F.A.R., total floor area shall exclude:

- (1) Open, covered or uncovered porches;
- (2) Balconies and terraces;
- (3) On-grade patios; all decks; landings and steps, outside basement entrances.
- (4) Cornices, eaves or chimneys projecting not more than 24 inches;
- (5) Porticos
- (6) Hanging bay windows not extending through more than one story, in no event projecting more than two feet from the facade;
- (7) Temporary structures;
- (8) Storage Sheds and other enclosed accessory structures 144 sq. ft. or less
- (9) Detached garages, and attached garages without structures or stories above;
- (10) Swimming pools, hot tubs, spas, generators, fuel tanks
- (11) Unfinished or finished basements