



Department of State
Corporations, State Records & UCC

New York State
Department of State
DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE
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Albany, NY 12231-0001
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Local Law Filing

Pursuant to Municipal Home Rule Law §27

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

11 of the year 2025

Local Law Title: LOCAL LAW 11 OF 2025 TO AMEND THE ZONING CODE OF THE
INCORPORATED VILLAGE OF FARMINGDALE, ARTICLE XIII, OFFICE-
RESIDENCE DISTRICT, §600-92, PERMITTED USES, TO REPEAL SECTION
§600-92 C.; AND TO ADD §600-92 D. *

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

County City Town Village
(Select one)

of the Inc. Village of Farmingdale as follows on the attached pages:
(Name of Local Government)

*§ 600-92 shall be amended and read as follows:

Chapter 600. Zoning. Article XIII. Office-Residence District.

§ 600-92. Permitted uses.

In an Office-Residence District, no building or premises shall be used and no building shall be erected or altered for other than one or more of the following specified uses:

- A. One-family detached dwellings.
- B. Mixed office and residential use, provided that no dwelling unit shall contain less than 800 square feet of gross floor area, and provided further that the architectural style of the building shall be preserved and further providing that the owner of the building must occupy either the residence or the office. [Amended 4-9-2007 by L.L. No. 4-2007]
- C. Professional, medical and veterinarian offices, fraternal meeting rooms, financial institutions and office buildings, subject to the issuance of a special use permit after public hearing before the Board of Trustees.
 - (1) In addition to other conditions which may be imposed, the following shall apply:
 - (a) The exterior architectural style of a new building to be erected or said style of a building to be altered shall be compatible in style and materials with adjoining and neighboring buildings and residences and

be subject to review of the Planning Board and shall reflect the purposes of this section.

- (b) Show windows, display windows or storefronts shall not be allowed, and there shall be no display of products or advertising in windows nor any storage of merchandise on the premises or in the buildings.
- (c) No parking shall be located in a front yard or in a yard which lies between a side wall of a building and a street.

(2) The foregoing conditions may be waived by the Board of Trustees with regard to any lawfully preexisting use.

D. Any use of the same general character as the uses hereinbefore specifically permitted in this article, and subject to limitations and restrictions as and when authorized by the Board of Trustees by special permit after a public hearing.
[Added November 10, 2025 by L.L. No. 11-2025]

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 _____ 11 _____ of 2025 _____ of the (County)(City)(Town)(Village) of Farmingdale _____ was duly passed by the Board of Trustees _____ on November 10 _____ 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 _____.

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.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

~~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 above.

(Seal)


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

12/3/75
(Date)