**TEXT OF BILL**

**Incorporated Village of Sea Cliff**

**BILL NO. 4A-2012**

A local law amending Chapters 64 of the Village Code of the Village of Sea Cliff to prohibit the construction of fences within two feet of a driveway in the Village of Sea Cliff.

Section 1. Statement of Purpose. This is a law to amend chapter 64 of the Village Code of the Village of Sea Cliff to prohibit the erection, construction, reconstruction or replacement of a fence in a front or side yard adjacent to an adjoining property owner’s driveway.

Section 2. Section 64-1 of Chapter 64 of the Village Code of the Village of Sea Cliff, entitled “Height of fences and walls; finished side to face away from fenced property”, is amended as follows:

**§ 64-1. General Provisions.**

1. Except as otherwise provided herein, no person shall be permitted to erect or maintain or cause to be erected or maintained any fence or wall, other than a wall which is an integral part of a structure, of a height of more than four feet, with the exception of open-wire fences of an approved type, which shall not exceed five feet in height. The height of a fence or wall shall be measured from the ground level on the lower side of such fence or wall. All fences shall be constructed with the finished side facing away from the property on which such fence is located.
2. No fence, wall or other solid structure, with a height in excess of six inches, shall be erected, constructed, installed, reconstructed or replaced within two feet of a driveway on an adjoining residential property, at any point between the front property line and the rear building line of the dwelling on the adjoining property.

Section 3. This local law shall take effect in accordance with Section 27 of the Municipal Home Rule Law.