**TEXT OF BILL**

**Incorporated Village of Sea Cliff**

**BILL NO. 5-2012**

 A local law amending Chapter 138 of the Village Code of the Village of Sea Cliff to amend definitions to clarify floor area calculations and the height/setback ratio plane.

 Section 1. Section 138-201 of Chapter 138 (“Zoning”) of the Village Code of the Village of Sea Cliff, entitled “Definitions”, is amended as follows:

1. The term “**CELLAR**” is hereby removed.
2. Section B of the term “**FLOOR AREA**” is hereby amended to read:

 “One-half of the floor area of a basement”.

1. The term “**HEIGHT/SETBACK RATIO PLANE**” is hereby amended to read:

“An inclined plane beginning at the point on the lot line nearest the building and rising toward the building at a ratio corresponding to the applicable height/setback ratio set forth in the district regulations. The beginning point of the inclined plane at the lot line shall be measured from a point at a height even with the elevation of the average ground level of the foundation of the closest wall of the building.”

 Section 2. This local law shall take effect in accordance with Section 27 of the Municipal Home Rule Law.