

Appendix G

*A Local Law to Amend Chapter 119
Of the Village Code Entitled
“Zoning Law”*

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Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one.)

of Florida New York

Local Law No. 3 of the year 2011

A local law amending Chapter 119 of the Village Code (Zoning).
(Insert Title)

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

County City Town Village
(Select one.)

of Florida as follows:

Chapter 119 of the Village of Florida Code (Zoning) is hereby amended as follows:

(See Annexed Schedule)

This Local Law shall take effect immediately upon its filing with the Secretary of State.

(If additional space is needed, attach pages the same size as this sheet, and number each.)

VILLAGE OF FLORIDA

LOCAL LAW 3 - 2011

- 1) § 119-21 entitled, "Definitions" (Story) is amended by excluding basements from the definition of "story", and by deleting the word, "inclusive," and replacing it with the word, "exclusive."
- 2) § 119-15 (G) (8) (a) (4) is hereby amended by the addition of the following subsection (e) required yards are permitted to be owned by the homeowners association.
- 3) § 119-15 (G) (4) (c) entitled "Maximum Allowable Density" is amended by adding the following sentence: "Acreage subject to a conservation easement may be utilized to calculate allowable density provided the actual acreage is net acreage as defined in § 119-2.1 under "acreage, Net"."
- 4) § 119-15G (6) (a) (1) entitled "Housing Types" is amended by repealing the following clause "in order to permit 6 units per building" and is further amended by replacing the reference to § 119-8 (C) with § 119 (8) (c) (2) and (3).
- 5) § 119-15 G (8) (a) (1) is amended by adding the following sentence: "The acreage subject to a conservation easement can be utilized as common open space provided the terms of the conservation easement allow such utilization."
- 6) § 119-15G (8) (a) (3) (c) is amended by repealing the following language: "Minimum, 1,800 square feet per unit" and replacing it with: "Minimum, 1,100 square feet per unit" and by adding the following sentence: "The required yard may be calculated in lot size even if the yard is owned by the homeowners association."
- 7) § 119-15 (G) (8) (c) (8) is amended by the addition of the following language at the end of the subsection: "or in the building basement if elevator provided. One (1) Off-Street Parking Space is permitted in the driveway within the Front Yard of a Town House building."
- 8) § 119-15 G (6) (a) (2) is amended by deleting the existing schedule for allowable rental units and substituting therefor the following:

In PAC developments of 80 or fewer units, there are no restrictions on the number of allowable rental units. In PAC developments of over 80 units, the first 80 units are not restricted as to the number of allowable rental units; however, any additional rental units may not exceed 50% of the remaining units in said development.

(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, designated as local law No. 3 of 2011 of the ~~(County)(City)(Town)~~(Village) of Florida was duly passed by the Board of Trustees on November 9, 2011, 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, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ and was deemed duly adopted (Elective Chief Executive Officer*) on 20 , in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ on _____ 20____. (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, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (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. (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.

5. (City local law concerning Charter revision proposed by petition.)

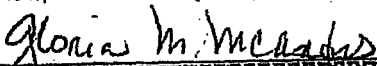
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 ____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified 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 hereto, designated as local law No. _____ 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 paragraph 1 _____ above.


~~Village Clerk~~
~~of the County of Orange~~

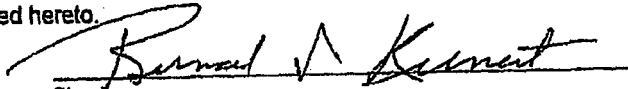
Date: November 16th 2011

(Seal)

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized attorney of locality.)

STATE OF NEW YORK
COUNTY OF ORANGE

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.


Signature _____
Village Attorney _____
Title _____

County _____
City of Florida
Town _____
Village _____

Date: November, 2011