

Farm Buildings

Any building or structure, other than a dwelling unit, built, or placed upon land within a bona-fide farm and considered essential and standard to the carrying on of farm operations.

Feed Lot, Livestock

The place of confined keeping of livestock or other animals for food, fur, pleasure, resale or training purposes in yards, lots, pens, buildings or other areas not normally used for pasture or crops and in which abnormal amounts of manure or related other animal wastes may originate by reason of keeping such animals, including chickens, ducks, geese and other fowl.

Fence

A permanent or temporary partition or structure erected as a divider, barrier, or enclosure and not part of a structure requiring a building permit.

Filling

The depositing or dumping of any matter onto, or into, the ground (except for common household gardening and ground care) which alters the topography of the land.

Filling Station

A building used or designed for the retail sale and underground storage of automobile fuel, lubricants, and other automotive commodities, or for aircraft or watercraft operations, including the customary space and facilities allocated for installation of such commodities.

Flag Lot

A lot which has minimum frontage on a public or private street, which is reached via a private drive

Floodplain

The relatively flat area or low lands adjoining the channel of watercourse or a body of standing water, which has been or may be covered by floodwater. Determination of a floodplain is:

- a) Contiguous areas paralleling a river stream or other body of water that constitute at their maximum edge the highest flood levels experienced in a period of one hundred years.
- b) Principal estuary courses of wetland areas that are part of the river flow system.
- c) Contiguous area paralleling a river stream or other body of water that exhibit unstable soil conditions for development.

Floor Area Ratio

An intensity measured as a ratio, derived by dividing the total floor area of a building by the base site area.

Floor Area, Residential (Gross)

For the purpose of computing the minimum allowable floor area in a residential dwelling unit, the sum of the horizontal areas of each story of the building shall be measured from the exterior faces of the exterior walls or from the centerline of walls separating two dwellings. The

floor area measurement is exclusive of areas of basements, unfinished attics, attached garages, breezeways, and enclosed and unenclosed porches.

Floor Area, Useable

That area of a building used for or intended to be used for the sale of merchandise or services. Such floor area which is used for or intended to be used primarily for the storage or processing of merchandise which may include hallways, breezeways, stairways, and elevator shafts, or for utilities and sanitary facilities, shall be excluded from the computation of useable floor area.

Garage, Commercial

Any structure (except private, community or storage garages) available to the public and primarily used for the storage of motor vehicles, for remuneration, hire or sale, where any such vehicle or engine may also be repaired, rebuilt, or equipped to operate, where vehicles may be greased, washed and waxed.

Garage, Private

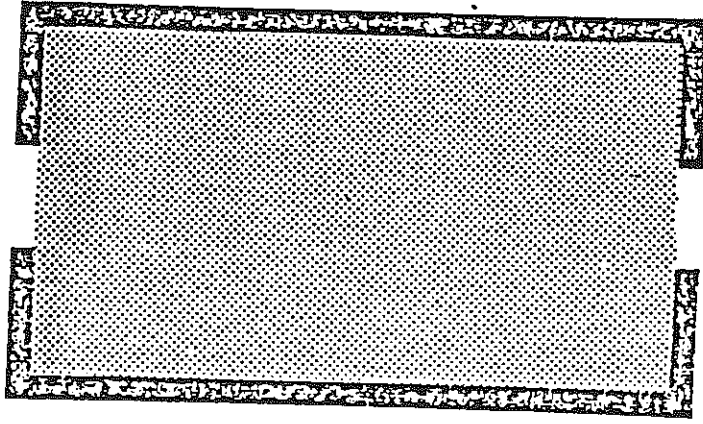
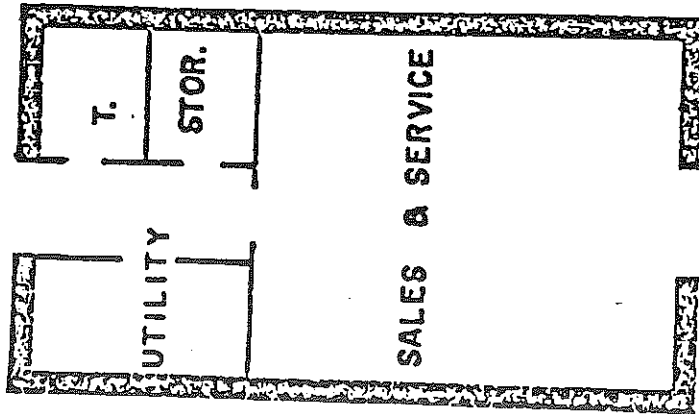
A space or structure suitable for the storage of motor vehicles having no public or commercial shop or service in connection therewith, for the use solely of the owner or occupant of the principal building on a lot, or of his family or domestic employees, and with a capacity of four or less motor vehicles. Not more than one commercial vehicle, not exceeding a rated capacity of one ton, or one motor home, travel trailer or fifth wheel, shall be stored on any one lot on which such a private facility is located; that in all circumstances a garage shall not exceed two-thirds of the living area of the principal building. (As Amended By Ordinance #2009-1 on 4/27/2009).

Garage Sale(s)

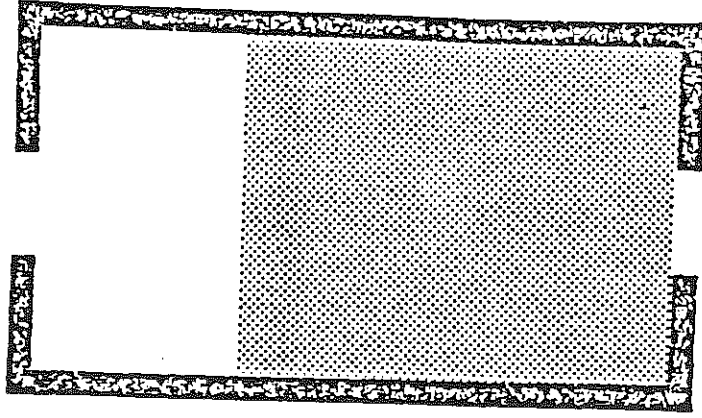
The offering for sale and/or sale of personal property conducted in or near a residence under cover, in a garage, partially under cover, or completely outside of any building or in the open by the owner or occupant of the premises or by another person with the permission of the owner or occupant of the premises. The term shall include garage sales, patio sales, yard sales, rummage sales or other similar sales. Garage sales shall not include indoor or outdoor sales in areas of the Township with industrial or commercial uses. The term "garage sale" shall not include a farm stand or roadside stand at which produce or flowers grown on the premises are offered seasonally for sale as permitted by the Manlius Township Zoning Ordinance

The term "items of personal property" as utilized herein means chattels, goods and other tangible items including but not limited to household items, clothing, baby items, mini-bikes, bicycles, machinery and equipment, all-terrain vehicles, household items, furniture, appliances, motor vehicle and equipment parts, exercise equipment, recreational equipment, boats, trailers, building materials, windows, carpeting and similar items. The term "items of personal property" does not include produce or flowers grown on the property at which they are offered for sale.

Amended on 9/18/2013 Ord # 2013-3



TOTAL FLOOR AREA



USABLE FLOOR AREA
(FOR PURPOSES OF COMPUTING PARKING)

FLOOR AREA

Gasoline Service Station

A place for the dispensing, sale or offering for sale of motor fuels directly to users of motor vehicles, together with the sale of minor accessories and services for motor vehicles, but not including major automobile repair.

Governing Body

The Township Board of Manlius Township.

Grade

For purposes of this ordinance, the level of the ground adjacent to the walls. In the case of lots with a sloping terrain, the grade shall be the average elevation of the ground adjacent to the walls.

Grading

Any stripping, excavating, filling, stockpiling, or any combination thereof, and also included shall be the land in its excavated or filled condition.

Grading Permit

The written authority issued by the Zoning Administrator or his or her agent permitting the grading, excavation or filling of land including drainage and soil erosion control in conformity with the Erosion Control section of this ordinance and Public Act 347 of 1972.

Greenbelt

A designated strip of natural vegetation.

Guest House

Separate structure or dwelling, on a residential parcel, used for sleeping and/or eating purposes by nonpaying friends, relatives or acquaintances of the resident or owner of the main structure.

Highway

A public thoroughfare or street, excluding alleys, but including federal, state and county roads and those appearing upon plats recorded in the office of the Register of Deeds and accepted for public maintenance.

Home Occupations

Any use customarily conducted entirely within the residential dwelling and carried on by the inhabitants thereof, not involving employees other than members of the immediate family which resides on the premises, does not utilize more than twenty-five (25) percent of the floor area of the dwelling unit, does not change the residential character of the property or the immediate neighborhood, and does not endanger the health, safety and welfare of any other person living in the general or immediate area by reasons of noise, glare, noxious odors, electrical interference, unsanitary conditions, excessive traffic, fire hazards and other such negative impacts involved in or resulting from the pursuit of such an occupation.

Only those articles produced on the premises by such occupation may be sold or offered for sale. No occupation shall require outdoor storage of equipment, machinery or signs not customary in a residential location. One nonilluminated nameplate, detached from the building, and not larger than four (4) square feet in area, containing the name and occupation of the resident, will be allowed.

Hospital

An institution providing health services primarily for in-patients and medical or surgical care of the sick and injured, including laboratories, out-patient departments, training facilities, central service facilities, and staff offices. Those institutions whose primary function is the care of the infirm or mentally ill are not considered hospitals.

Hotel

A building occupied or used predominantly as a temporary abiding place by individuals or groups of individuals, with or without meals, and in which building there are more than five sleeping rooms, none which have cooking facilities.

Hunt Club

See Private Hunting Camps. (Amended Ord. 2005-1 on 09-12-05)

Institutional or Public Use

Churches, schools teaching academic subjects, hospitals, convalescent or nursing homes, parks, civic centers, libraries and other public or quasi-public uses.

Intensive Livestock Operation

An agricultural operation in which many livestock are bred and/or raised within a confined area, either inside or outside an enclosed building, at a density that significantly exceeds that of traditional farming operations for a continuous period of thirty (30) days or more in any twelve (12) month period. An intensive livestock operation includes the number of livestock in the confinement area and the amount of land devoted to waste disposal.

Junk

For the purpose of this ordinance, this term shall refer to any motor vehicles, machinery, appliances, products, or merchandise with parts missing, or scrap metals or materials that are damaged or deteriorated.

Junk Yard or Salvage Yard

A place, structure, or lot where junk, waste discarded, salvaged, or similar materials including metals, wood, slush, timber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, etc., are bought, sold, disassembled, baled, exchanged or handled. Junk yards include auto wrecking yards, used lumber yards, house wrecking yards, and places or yards for use of salvaged house wrecking and structural steel materials and equipment. Pawn shops and establishments which sell, purchase or store used cars, salvaged machinery, used furniture, radios, appliances, or similar household goods and the processing of used, discarded, or salvaged materials as part of manufacturing operations are not considered junk yards.

Kennel, Commercial

Any lot or premises on which four (4) or more dogs, cats or other household pets more than four (4) months of age are housed, groomed, bred, boarded trained or sold.

Kennel, Private

Any lot or premises used for the private maintenance of up to four (4) dogs, cats, or other household pets, four (4) months of age or older, not involving any commercial activities. The keeping of more than four (4) animals shall be considered a commercial kennel regardless of ownership or species of animals.

Laboratory

- a) medical or dental - a laboratory which provides analytical or diagnostic services to physicians and dentists. No fabrication is conducted on the premises except the custom fabrication of dentures or surgical supports.
- b) experimental - a building or part of a building devoted to the testing and analysis of any product or animal.

Land Use

A use of land which may result in an earth change, including, but not limited to, subdivision, residential, commercial, industrial, recreational, or other development, private and public highway, road and street construction, drainage construction, logging operations, agricultural practices and mining.

Litter

All rubbish; refuse; waste; garbage; offal; paper; glasses; cans; bottles; bed frames, springs and parts; used household appliances; unlicensed or dismantled vehicles; trash; debris; or other foreign substances of every kind and description.

Loading/Unloading Space

An off-street space on the same lot with a building, or group of buildings, for the temporary parking of a commercial vehicle while loading and unloading merchandise or materials.

Lot

A parcel of land occupied, or intended to be occupied, by a main building or a group of such buildings and accessory buildings, or utilized for the principal use and uses accessory thereto, together with such yards and open spaces as are required under the provisions of this ordinance. A lot may or may not be specifically designated as such on public records.

Lot, Corner

A lot situated at the intersection of two (2) or more streets.

Lot, Interior

Any lot other than a corner lot.