

**Survival Wind Speed** This term is related to Wind Energy Systems, see definition in Section 1.0340.2 of this Ordinance.

**Temporary Building or Use**

A structure or use permitted by the Zoning Administrator, to exist during periods of construction of the main building or for special events, but not to exceed six (6) months duration.

**Television Antenna**

A signal receiving device, the purpose of which is to receive television signals from television transmitters in the area.

**Total Height** This term is separately defined as it relates specifically to Wind Energy Systems, see definition in Section 1.0340.2 of this Ordinance.

**Tourist Home**

Any dwelling used or designed in such a manner that certain rooms in excess of those used by the family, and which can be occupied as part of a dwelling unit, are rented for compensation to the traveling public.

**Tower Height** This term is separately defined as it relates specifically to Wind Energy Systems, see definition in Section 1.0340.2 of this Ordinance.

**Unplatted**

Refers to a larger parcel of land that has not been subdivided into smaller parcels meeting the minimum lot size requirements of this ordinance for development. Unplatted parcels are typically identified using "meets and bounds" descriptions.

**Upwind Turbine** This term is related to Wind Energy Systems, see definition in Section 1.0340.2 of this Ordinance.

**Use**

The lawful purpose for which land or premises, including the structures thereon, is designed, arranged, or intended or for which it is rented, leased, occupied, or maintained.

**Use, Special or Conditional**

A use, permitted within certain zoning districts, of such a nature that the public has reserved the right to approve its exact location, subject to conditions stated in the ordinance and to any special conditions imposed by the Township Planning and Zoning Commission to protect the use by right of other properties in Manlius Township.

**Use, By Right**

Any use which is listed as a use by right in any given zoning district in this ordinance. Uses by right are not required to show need for their location.

**Use, Transitional**

A use of land or structure located or permitted to be located on certain lots abutting a zoning boundary line, in the more restricted of the two (2) zoning districts on either side of such a boundary line.

**Variance**

A modification of the literal provisions of the zoning ordinance granted when strict enforcement of the zoning ordinance would cause undue hardship owing to circumstances unique to the individual property on which the variance is granted. The crucial points of variance are (a) undue hardship, (b) unique circumstances, and (c) applying to property. A variance is not justified unless all three elements are present in the case. A variance is not an exception.

**Vehicle (Inoperable or Abandoned)**

Any wheeled vehicle which is self-propelled and/or intended to be self-propelled, and which by reason of dismantling, disrepair or other cause is incapable of being propelled under its own power. This definition shall not be deemed to include farm machinery other than automobile or trucks.

**Wall, Obscuring**

A structure of definite height and location to serve as an obscuring screen in carrying out the requirements of this ordinance.

**Water, Frontage**

The land adjacent to and abutting the mean high water mark of all inland lakes, rivers and streams.

**Waterfront Lot - Front**

The single parcel of property which lies between the building line of a dwelling unit and the mean high water mark of the lake, river or stream.

**Waterfront Lot – Rear**

The portion of a single parcel of property which lies between the lot line furthest from the water's edge and the building line of a dwelling unit furthest from the mean high water mark of the lake, river or stream.

**Wind Energy System (WES)** This term is related to Wind Energy Systems, see definition in Section 1.0340.2 of this Ordinance.

**Wind Energy System Farm** This term is related to Wind Energy Systems, see definition in Section 1.0340.2 of this Ordinance.

**Wind Energy System, Interconnected** This term is related to Wind Energy Systems, see definition in Section 1.0340.2 of this Ordinance.

**Wind Energy System On-site Use** This term is related to Wind Energy Systems, see definition in Section 1.0340.2 of this Ordinance.

**Wind Energy System On-site Use Small Structure Mounted** This term is related to Wind Energy Systems, see definition in Section 1.0340.2 of this Ordinance

**Wind Energy System, Utility Grid** This term is related to Wind Energy Systems, see definition in Section 1.0340.2 of this Ordinance

**Wind Site Assessment** related to Wind Energy Systems, see definition in Section 1.0340.2 of this Ordinance.

#### **Yard**

An open space on the same lot with a building or building group lying between the front, rear or side all of a building and the nearest lot line, unoccupied except for projections, such as porches and steps, and the specific minor uses or structures allowed in such open space under the provisions of this ordinance.

#### **Yard, Corner Side**

A side yard which faces a public street.

#### **Yard, Front**

A yard extending the full width of the lot on which a building is located and situated between the front lot line and a line parallel thereto and passing through the nearest point of the building.

#### **Yard, Interior Side**

A side yard located immediately adjacent to another zoning lot or to an alley or easement separating such side yard from another zoning lot.

#### **Yard, Rear**

A yard extending the full width of the lot on which a building is situated and located between the rear lot line and a line parallel thereto and passing through the nearest point of the building.

#### **Yard Sale**

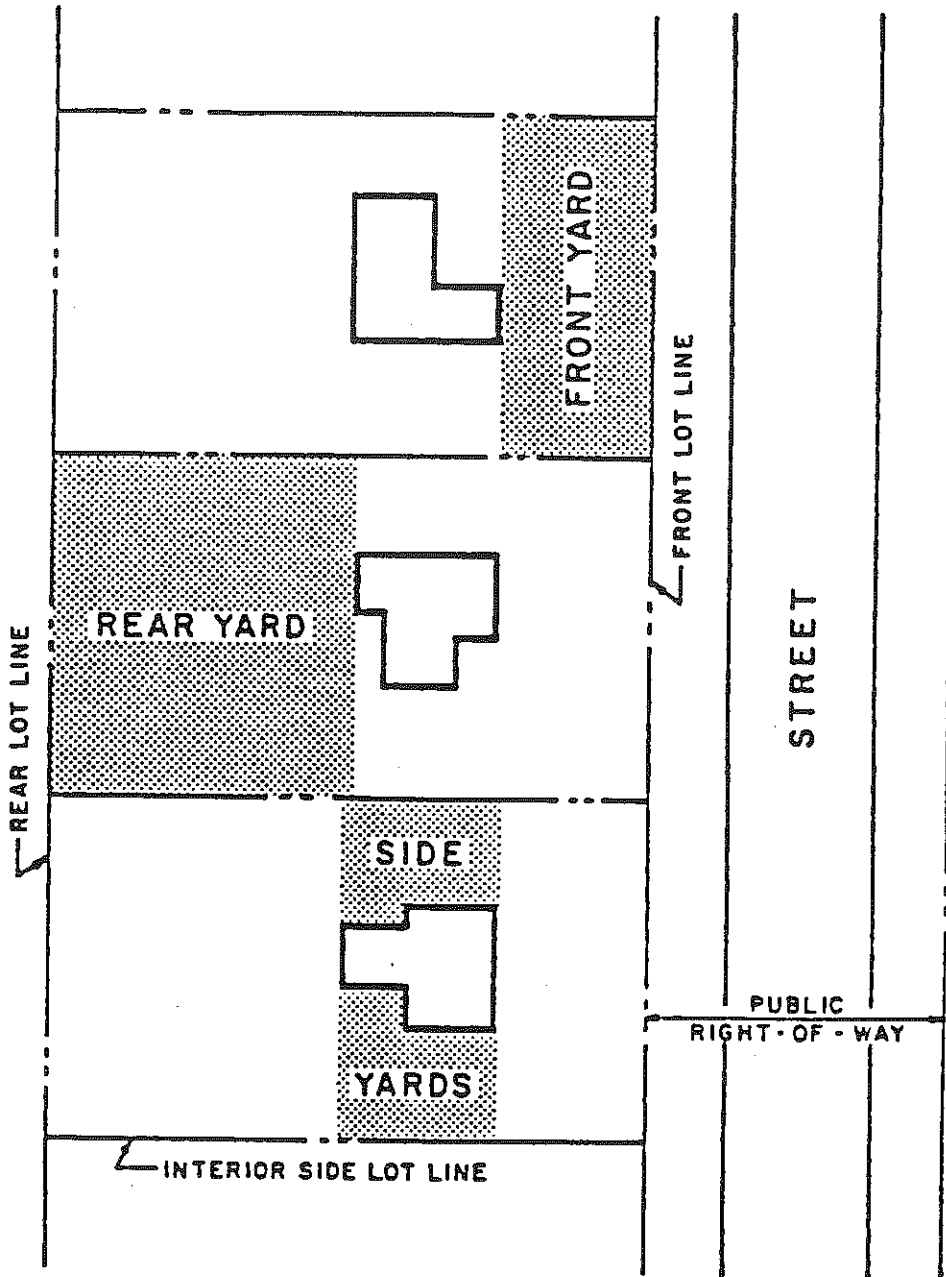
The offering for sale and/or sale of personal property conducted in or near a residence under cover, partially under cover, or out-in-in the open (with or without tables for display) by the owner or occupant of the premises or by another person with the permission of the owner or occupant of the premises. The term shall include garage sales, patio sales, rummage sales or other similar sales. "Yard 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 goods,

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 9/18/2013 ORD. #2013-3

**Yard, Side**

A yard on the same lot as a building situated between the side lot line and line parallel thereto and passing through nearest point of the building, and extending from the front yard to the rear yard.



**YARDS**