

Banks Township

Ordinance Number # 1 of 2026

An Ordinance to amend the Banks Township Zoning Ordinance Article VI, Sections 6.01.2, 6.01.3, 6.02.2, 6.02.3, 6.03.2, 6.03.3, 6.05.2, 6.05.3, 6.06.2, and 6.06.3, to allow accessory dwelling units to be permitted uses in the (A) Agricultural, (CR) Conservation/Recreation, (R-1) Low Density Residential, (MH) Mobile Home Park, and (V) Village, Zoning Districts.

THE TOWNSHIP OF BANKS HEREBY ORDAINS:

SECTION 1. AMENDMENT OF ARTICLE VI

Article VI: District Regulations, is hereby amended to read as follows:

Section 6.01 Agricultural (A)

The following provisions shall apply to the Agricultural District (A).

Section 6.01.2 Permitted Uses

Except as otherwise provided by Section 1.05 Limitations of Zoning Ordinance, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

1. Single-family dwellings.
2. Child or adult daycare facilities serving six (6) or fewer clients.
3. Agriculture, including both general and specialized farming, tree farms and forestry.
4. Agricultural warehouses and non-animal agricultural processing plants.
5. Plant nurseries and greenhouses.
6. Home occupations conducted completely inside the residence, subject to the provisions of Section 4.12.1 Home Business.
7. Agricultural Tourism.
8. Accessory buildings and uses customarily incidental to the above permitted uses.
9. Child or adult daycare facilities serving more than six (6) clients.
10. Economy Efficiency Units
11. Accessory Dwelling Units

Section 6.01.3 Uses Subject to Special Approval

Special approval use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of Section 8.02 Uses Subject to Special Approval.

1. Clustered residential development, subject to the provisions of Section 8.03 Supplemental Site Development Standards.
2. Public buildings and facilities.
3. Churches and related religious buildings.
4. Cemeteries.
5. Golf courses and country clubs.
6. Public and private campgrounds.
7. Private airports and landing strips.

8. Fire control structures.
9. Kennels, veterinary clinics, and animal hospitals.
10. Non-domestic furbearing animals when confined in cages not less than two hundred (200) feet from any property line.
11. Animal processing facilities, subject to United States Department of Agriculture and local District Health Department regulations.
12. Planned Unit Developments
13. Additional farm employee dwellings, provided the property is at least 20 acres in size. The additional dwellings must be sited such that the property could be split in the future with all setbacks met for all parcels created.
14. Migratory labor dwellings, provided the property is at least 20 acres in size and subject to the provisions of Section 8.03 Supplemental Site Development Standards.
15. Forest product processing and sales.
16. Commercial Wind Turbine Generator and Anemometer Towers, subject to the provisions of Section 8.03 Supplemental Site Development Standards.
17. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of Section 4.12.2 Home Business.
18. Agricultural Assembly Space.
19. Accessory buildings and uses customarily incidental to the above special approval uses.
20. Telecommunication Towers, subject to the provisions of Section 8.03 Supplemental Site Development Standards.
21. Firearms Training Facility

Section 6.02 Conservation / Recreation (C/R)

The following provisions shall apply to the Conservation / Recreation District (C/R).

Section 6.02.2 Permitted Uses

Except as otherwise provided by Section 1.05 Limitations of Zoning Ordinance, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

1. Single-family dwellings.
2. Bed and breakfast facilities.
3. Child or adult daycare facilities serving six (6) fewer clients.
4. Agriculture, including both general and specialized farming, tree farms and forestry.
5. Public or non-commercial private parks, playgrounds, and recreation areas. Hunting and fishing.
6. Home occupations conducted completely inside the residence, subject to the provisions of Section 4.12.1 Home Business.
7. Agricultural Tourism.
8. Accessory buildings and uses customarily incidental to the above permitted uses.
9. Economy Efficiency Units.
10. Accessory Dwelling Units.

Section 6.02.3 Uses Subject to Special Approval

Except as otherwise provided by Section 1.05 Limitations of Zoning Ordinance, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

1. Clustered residential development, subject to the provisions of Section 8.03 Supplemental Site Development Standards.
2. Forest products, processing, and sales.
3. Private resorts and clubs.
4. Summer camps.
5. Fire control structures.
6. Campgrounds, not less than 10 acres.
7. Snowmobile trails (public and commercial).
8. Marina and boat launch areas.
9. Planned Unit Developments.
10. Commercial Wind Turbine Generator and Anemometer Towers, subject to the provisions of Section 8.03 Supplemental Site Development Standards.
11. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of Section 4.12.2 Home Business.
12. Agricultural Assembly Space.
13. Accessory buildings and uses customarily incidental to the above special approval uses.
14. Child or adult daycare facilities serving more than six (6) clients.
15. Telecommunication Towers, subject to the provisions of Section 8.03 Supplemental Site Development Standards.
16. Firearms Training Facility.

Section 6.03 Low Density Residential (R-1)

The following provisions shall apply to the Low Density Residential District (R-1).

Section 6.03.2 Permitted Uses

Except as otherwise provided by Section 1.05 Limitations of Zoning Ordinance, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

1. Single-family dwellings.
2. Two-family dwellings.
3. Public parks, playgrounds or recreation facilities.
4. Child or adult daycare facilities serving six (6) or fewer clients.
5. Agriculture, including both general and specialized farming, tree farms and forestry.
6. Home occupations conducted completely inside the residence, subject to the provisions of Section 4.12.1 Home Business.
7. Accessory buildings and uses customarily incidental to the above permitted uses.
8. Economy Efficiency Units.
9. Accessory Dwelling Units.

Section 6.03.3 Uses Subject to Special Approval

Special approval use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of Section 8.02 Uses Subject to Special Approval.

1. Clustered residential development, subject to the provisions of Section 8.03 Supplemental Site Development Standards.
2. Multi-family dwellings.
3. Bed and breakfast facilities.
4. Convalescent or nursing homes.
5. Senior citizen housing facilities.

6. Public buildings and facilities.
7. Churches and related religious buildings.
8. Cemeteries, on a minimum of twenty (20) acres.
9. Golf courses or country clubs.
10. Public and private campgrounds, not less than 10 acres.
11. Planned Unit Developments.
12. Commercial Wind Turbine Generator and Anemometer Towers, subject to the provisions of Section 8.03 Supplemental Site Development Standards.
13. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of Section 4.12.2 Home Business.
14. Accessory buildings and uses customarily incidental to the above special approval uses.
15. Child or adult daycare facilities serving more than six (6) clients.
16. Telecommunication Towers, subject to the provisions of Section 8.03 Supplemental Site Development Standards.

Section 6.05 Mobile Home Park District (MH)

The following provisions shall apply to the Mobile Home Park District (MH).

Section 6.05.2 Permitted Uses

Except as otherwise provided by Section 1.05 Limitations of Zoning Ordinance, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

1. Single-family dwellings.
2. Child or adult daycare facilities serving six (6) fewer clients.
3. Public parks, playgrounds or recreation facilities.
4. Manufactured or mobile home developments.
5. Home occupations conducted completely inside the residence, subject to the provisions of Section 4.12.1 Home Business.
6. Accessory buildings and uses customarily incidental to the above permitted uses.
7. Economy Efficiency Units.
8. Accessory Dwelling Units.

Section 6.05.3 Uses Subject to Special Approval

Special approval use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of Section 8.02 Uses Subject to Special Approval.

1. Public buildings and facilities.
2. Churches and related religious buildings.
3. Planned Unit Developments.
4. Commercial Wind Turbine Generator and Anemometer Towers, subject to the provisions of Section 8.03 Supplemental Site Development Standards.
5. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of Section 4.12.2 Home Business.
6. Accessory buildings and uses customarily incidental to the above special approval uses.
7. Telecommunication Towers, subject to the provisions of Section 8.03 Supplemental Site Development Standards.

Section 6.06 “Village” District (V)

The following provisions shall apply to the “Village” District (V).

Section 6.06.2 Permitted Uses

Except as otherwise provided by Section 1.05 Limitations of Zoning Ordinance, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

1. Single-family dwellings.
2. Two-family dwellings.
3. Public parks, playgrounds or recreation facilities.
4. Child or adult daycare facilities serving six (6) or fewer clients.
5. Restaurants and bars, except drive-through restaurants.
6. Retail sales, within an enclosed building, and without a drive through window.
7. Banks and financial services, except facilities with drive-through windows.
8. Business and personal services.
9. Professional offices.
10. Veterinary clinic and animal hospital.
11. Funeral Homes.
12. Public utility buildings without storage yards.
13. Public buildings and facilities.
14. Civic, social and fraternal organization facilities.
15. Motels and resorts.
16. Bed and breakfast facilities.
17. Agriculture, including both general and specialized farming, tree farms and forestry.
18. Roadside stands for the sale of farm product, provided that not less than fifty (50) percent of the goods offered for sale shall have been produced on the premises; and provided further, that the facilities for entry to and exit from the premises and adequate off-street parking are available.
19. Agricultural warehouses and non-animal agricultural processing plants.
20. Plant nurseries and greenhouses.
21. Home occupations conducted completely inside the residence, subject to the provisions of Section 4.12.1 Home Business.
22. Accessory buildings and uses customarily incidental to the above permitted uses.
23. Economy Efficiency Units.
24. Accessory Dwelling Units.

Section 6.06.3 Uses Subject to Special Approval

Special approval use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of Section 8.02 Uses Subject to Special Approval

1. Multiple-family dwellings.
2. Residential dwellings on the second floor of commercial structures.
3. Gasoline / Service Station.
4. Sale of motor vehicles.
5. Outdoor sales facilities.
6. Any use permitted in the “Village” district with a drive-through window.
7. Churches and related religious buildings.
8. Child or adult daycare facilities serving more than six (6) clients

9. Group foster care facilities.
10. Convalescent or nursing homes.
11. Building materials sales.
12. Carpentry, plumbing and electrical sales, services and contracting offices.
13. Machine shop.
14. Warehouses and storage buildings, but not including commercial bulk storage of flammable liquids and gases.
15. Car Wash Facilities, subject to the provisions of Section 8.03 Supplemental Site Development Standards.
16. Transmission and Communication Towers, subject to the provisions of Section 8.03 Supplemental Site Development Standards.
17. Commercial Wind Turbine Generator and Anemometer Towers, subject to the provisions of Section 8.03 Supplemental Site Development Standards.
18. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of Section 4.12.2 Home Business.
19. Accessory buildings and uses customarily incidental to the above special approval uses.
20. Telecommunication Towers, subject to the provisions of Section 8.03 Supplemental Site Development Standards.

SECTION 2: SEVERABILITY

If any clause, sentence, paragraph or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

SECTION 3: SAVING CLAUSE

The Banks Township Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

SECTION 4: EFFECTIVE DATE

This Ordinance shall become effective eight (8) days after being published in a newspaper of general circulation within the Township, unless later date is specified.

Township of Banks

By: _____ By: _____

Alex Busman, Supervisor

Julie Chellis, Clerk

Adoption date:

Publication date:

Effective date: