

Banks Township

Ordinance Number #____ of 2026

An Ordinance to amend the Banks Township Zoning Ordinance Article VI, Section 6.09, pertaining to front, side, and rear yard setback requirements in the (A) Agricultural, (C/R) Conservation/Recreation, (R-1) Low Density Residential, (M) Manufacturing, and (VM) Village Manufacturing Zoning Districts.

THE TOWNSHIP OF BANKS HEREBY ORDAINS:

SECTION 1. AMENDMENT OF ARTICLE VI

Article VI: District Regulations, Section 6.09, is hereby amended as follows:

Section 6.09 Schedule of Regulations

Zoning District	District Name	Minimum Lot Area		Maximum Height of Structure (I)		Minimum Yard Setbacks			Min. D. U. Width	Max % of Lot Coverage
		Area sf	Width	Stories	Feet	Front	Side	Rear		
A	Agricultural	20,000 (a)(f)	150' (m) (n)	2.5	35' (i)	20' (b) (g)	20'	20'	14'	20%
C/R	Conservation / Recreation	20,000 (f)	150'	2.5	35' (i)	20' (b) (g)	20' (h)	30'	20'	30%
R-1	Low Density Residential	20,000 (c) (f)	100'	2.5	35' (i)	30' (b)(g)	10'	20'	20'	35%
MH	Mobile Home District	12,000	100'	2.5	35'	20'	10'	15'	14'	35%
V	Village	10,000 (c)	-----	2.5	35' (i)	20' (b)	5' (d)	10' (e)	20'	35%
M	Manufacturing	S.I. 2 ac I.P. 40 ac	150'	2.5	35'	50'	15'	20'	--	--
VM	Village Manufacturing	-----	150"	2.5	35"	20"	15"	20'	--	--

Footnotes to Schedule of Regulations:

- a. The maximum density shall be two (2) lots per twenty (20) acres. Thus the maximum number of lots that may be created from the lot of record, as of the effective date of this provision, shall be equal to the total acres divided by ten (10). Fractions of lots resulting from this computation shall be rounded up to the next whole number.

- 17 I. The project density of a clustered residential development or planned unit
18 development shall not exceed one unit/lot per ten (10) acres, based on gross parcel
19 area.
20 b. For lots which border a lake or a stream, the minimum structure setback on the waterfront
21 side shall be fifty (50) feet from the ordinary high water mark.
22 c. The following Minimum Lot Area shall be required for residential uses in the “A”, “R-1”, and
23 “V” Districts:
24

One Family	As provided for in the Schedule of Regulations Table (Section 6.09)
Two Family	7,000 square feet for each dwelling unit.
Multiple Family	8,000 square feet for the first dwelling unit, plus 5,000 square feet additional for each additional 3 or more bedroom units and 4,000 square feet additional for each additional two-bedroom unit and 3,000 square feet for each additional one-bedroom or efficiency unit. Lot sizes subject to Section 4.14 Water Supply and Sewage Disposal Facilities.
Tourist or Lodging Houses	10,000 square feet, plus an additional 500 square feet for each nonresident person accommodated.

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26 d. Side yards shall be increased in the Village District (V), where adjacent to any
27 Conservation/Recreation or Residential District. In such cases, the adjacent District
28 regulations will apply.
29 e. Rear yards shall be increased in the Village District (V), where a rear lot abuts any
30 Conservation/Recreation or Residential District. In such cases, the adjacent District
31 regulations will apply.
32 f. The minimum lot size shall be used as the basis for determining the density for clustered
33 residential developments and planned unit developments. The allowable density for clustered
34 residential development and planned unit developments shall be calculated by dividing the
35 parcel size by the minimum lot area allowed in the specific zoning district. The resulting
36 number shall be rounded down to the whole number for the maximum number of dwelling
37 units allowed.
38 g. Clustered Residential developments located on a major thoroughfare or collector road shall
39 be setback at least seventy (70) feet from the road right-of-way.
40 h. For lots of record, less than one hundred fifty (150) feet wide, the side yard setback shall be
41 reduced to ten (10) feet.
42 i. Exceptions to height standards for agricultural-related uses. The maximum height of permitted
43 agricultural related accessory structures that are essential and customarily used in agricultural
44 operations shall be forty-five (45) feet, except that the maximum height of silos, similar
45 agricultural storage structures and agricultural-related structures shall be one hundred (100)
46 feet, provided that all such accessory structures shall be located at least one hundred (100)
47 feet from any residential dwelling other than the dwelling on the lot or parcel where the
48 accessory structures are located.
49 j. Telecommunication towers, alternative tower structures, transmission and communication
50 towers, utility microwaves, and public utility T.V. or radio transmitting towers shall not be
51 subject to the height regulations of this Section, but shall be regulated pursuant to Section
52 8.03.13.m of this ordinance.
53 k. Commercial Wind Turbine Generators or Anemometer Towers shall not be subject to the
54 height regulations of this Section, but shall be regulated pursuant to Section 8.03.14.c of this
55 ordinance.

- 56 l. Non-Commercial Wind Turbine Generators and associated anemometer towers shall not be
57 subject to height regulations of this section, but shall be regulated pursuant to section 4.06 of
58 this ordinance.
59 m. Each lot shall have a depth of not more than four (4) times its width.
60 n. A waterfront lot shall have a minimum lot width of one hundred (100) feet.
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62 **SECTION 2: EFFECTIVE DATE**
63

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

66 Township of Banks

67 By: _____ By: _____

68 Alex Busman, Supervisor

Julie Chellis, Clerk

69 Adoption date:

70 Publication date:

71 Effective date:
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