

Banks Township

Ordinance Number #3 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 (l)		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:

- 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.

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

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.

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

- l. Non-Commercial Wind Turbine Generators and associated anemometer towers shall not be subject to height regulations of this section, but shall be regulated pursuant to section 4.06 of this ordinance.
- m. Each lot shall have a depth of not more than four (4) times its width.
- n. A waterfront lot shall have a minimum lot width of one hundred (100) feet.

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.

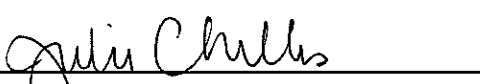
SECTION 4: EFFECTIVE DATE

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: 

Alex Busman, Supervisor

By: 

Julie Chellis, Clerk

Adoption date: July 23, 2026

Publication date: July 30, 2026

Effective date: August 6, 2026