

Banks Township

Antrim County, Michigan

Ordinance Number 02 of 2024

An Ordinance to amend the Banks Township Zoning Ordinance Article III and Article IV pertaining to Recreational Vehicle storage and use.

THE TOWNSHIP OF BANKS HEREBY ORDAINS:

Section 1. Amendment of Article III.

Article III: Definitions, is hereby amended to read as follows:

Recreational Vehicle: A vehicle with wheels that is less than forty (40) feet in overall length and is designed to be driven or towed on a street or highway, and requires a certificate of registration as defined in the Michigan Vehicle Code, MCL 257.216, as amended, and to be used primarily for temporary recreational purposes, including temporary sleeping quarters and/or cooking facilities. A vehicle or unit which is forty (40) feet or more in overall length shall be considered a Mobile Home and not a Recreational Vehicle.

Section 2. Amendment of Article IV.

Article IV: General Provisions, Section 4.08, Recreational Vehicles, is hereby amended to read as follows:

Section 4.08 Recreational Vehicles

Use or storage of Recreational Vehicles shall comply with all the following applicable regulations:

1. The unoccupied storage of one (1) Recreational Vehicle shall be allowed in any zoning district within the side or rear yard on any lot with an existing single-family dwelling. The unoccupied storage of any additional recreational vehicle(s) shall only be allowed within an enclosed structure, or completely screened from view including from all public and private roads, and screened from view from all adjacent properties.
2. On lots three (3) acres or larger in any zoning district, without an existing single-family dwelling, the unoccupied storage of one (1) Recreational Vehicle shall be allowed for a period not to exceed forty-five (45) consecutive days. Upon the written request of the property owner, the Zoning Administrator shall grant one (1) additional forty--five (45) consecutive day period if no Township Ordinance violations or civil infractions have occurred on the property during the past twelve (12) months.
3. Recreational Vehicles shall be located in accordance with applicable setback standards of the underlying zoning district.
4. The outside storage of Recreational Vehicles shall comply with all provisions of the Banks Township Nuisance Ordinance No. 2 of 2021.
5. The use of one (1) Recreational Vehicle for recreational purposes, including temporary sleeping and/or cooking, shall be allowed in any zoning district for a period not to exceed forty-five (45) consecutive days. Upon the written request of the property owner, the Zoning Administrator shall grant one (1) additional forty--five (45) consecutive day period if no

Township Ordinance violations or civil infractions have occurred on the property during the past twelve (12) months.

6. The use of two (2) Recreational Vehicles for recreational purposes, including temporary sleeping and/or cooking, shall only be allowed on lots that are one (1) acre or more in size, but less than three (3) acres in size in any zoning district for a period of up to fifteen (15) consecutive days. Upon the written request of the property owner, the Zoning Administrator shall grant one (1) additional fifteen (15) consecutive day period if no Township Ordinance violations or civil infractions have occurred on the property during the past twelve (12) months.
7. The use of between two (2) and four (4) Recreational Vehicles, inclusive, for recreational purposes, including temporary sleeping and/or cooking, shall be allowed on lots three (3) acres or larger in any zoning district for up to fifteen (15) consecutive days. Upon the written request of the property owner, the Zoning Administrator shall grant up to two (2) additional fifteen (15) consecutive day periods if no Township Ordinance violations or civil infractions have occurred on the property during the past twelve (12) months.
8. Decking, sheds, restrooms, walls, or similar permanent improvements are not permitted in conjunction with Recreational Vehicle use under this section. One (1) impervious surface parking pad not to exceed 200' square feet is allowed.
9. Waste disposal must be handled in accordance with the Sanitary Code. In order to prevent waste, sewage, or discharge from any Recreational Vehicle to any land, surface water, or groundwater, Recreational Vehicles under this section shall have self-contained wastewater holding tanks for sinks, shower, and toilet. The contents of such holding tanks shall be removed from lot for disposal.

Section 3. Severability.

If any section, provision or clause of this Ordinance or the application thereof to any person of circumstances is held invalid, such invalidity shall not affect any remaining portions or application of this Ordinance, which can be given effect without the invalid portion or application.

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 a later date is specified.

Township of Banks

By: 
Alex Busman, Supervisor

By: 
Donna L. Heeres, Clerk

Adoption date: April 29, 2024

Published date: May 9, 2024

Effective date: May 17, 2024