

**ARTICLE X**  
**RURAL PRESERVATION DISTRICTS**

**10.1 PURPOSE**

The Rural Preservation (RP) Districts are intended to recognize the unique rural character of Benzonía and Platte Townships and to preserve, enhance and stabilize existing areas which are presently being used predominately for farming, forestry and other natural resource and open space uses, are recognized as important to establish large acreage holdings and such holdings are deemed desirable and appropriate by current owners. It is further recognized that there are lands within the district which are not suited to agriculture, forestry, other natural resource or other open space uses, therefore other limited uses are allowed as more intense development as a Special Land Use (SLU) or Planned Unit Development (PUD) provisions. Such uses are therefore allowed and approved under guidelines provided for in this Ordinance.

**10.2 RURAL PRESERVATION DISTRICT (RP 2.5)**

**Sec. 10.2.1 Permitted Principal Uses**

- A. Single Family Dwelling
- B. Local Government
- C. Botanical & Zoological Gardens
- D. Commercial Agricultural-Crops and Orchards
- E. Commercial Forestry

**Sec. 10.1.2 Permitted Accessory Uses**

- A. Private Garage
- B. Green House
- C. Tool Shed
- D. Solar Collector
- E. Compatible Non-Commercial Recreational Facility
- F. Noncommercial Agriculture – Crops

**Sec. 10.2.3 Permitted Conditional Uses**

- A. Mobile Homes (Sec. 15.5)
- B. Model Homes (Sec. 15.4)
- C. Home Occupations (Sec. 15.2)
- D. Non-Commercial Storage (Sec. 15.7)
- E. Livestock and Pets (Sec. 15.6)
- F. Swimming Pools (Sec. 15.3)
- G. Antennas & Satellite Dishes (Sec. 15.8)

---

**Sec. 10.2.4 Permitted Special Land Uses**

---

- A. Institutional Structures (Sec.16.12)
  - 1. Religious Institutions
  - 2. Educational and Social Institutions
  - 3. Human Care Institutions
  - 4. Animal Care Institutions
- B. Bed And Breakfast (Sec.16.3)
- C. Golf Courses (Sec.16.9)
- D. Light Manufacturing, Warehousing and Commercial Storage (Sec. 16.25)
- E. Contractors and Building Material Dealers (Sec. 16.6)
- F. PRD (Sec. 16.19)
- G. WECS (Sec. 16.26)
- H. Campgrounds and Trailer Parks (Sec. 16.24)
- I. Boarding Houses (Sec. 16.4)
- J. Hotels, Motels, and Tourist Courts (Sec. 16.10)
- K. Marinas (Sec. 16.15)
- L. Mobile Home Parks and Subdivisions (Sec. 16.18)
- M. Airports (Sec. 16.23)

---

**Sec. 10.2.5 Lot and Building Requirements**

---

All buildings and structures in this District shall be located on a building lot or parcel of land with a minimum width of one hundred fifty (150) feet at the building line for the RP-2.5 District; The RP-2.5 District requires a minimum area of two and one half (2.5) acres. However, this shall not prevent the use of a building lot or parcel of land of lesser size that was a lot of record prior to the adoption of this Ordinance (See Sec.3.2).

Any dwelling or other structure or part thereof shall have a minimum front yard setback of forty (40) feet from the front property line, or seventy-three (73) feet from the centerline of the traveled surface of the roadway except for State or Federal highways, in which case the minimum setback shall be fifty (50) feet from the Highway right-of-way, whether it be for a front, side or rear yard.

Minimum rear yard setback shall be fifty (50) feet from the rear property line or the high water mark when the property abuts a lake or stream; minimum side yard setback shall be twenty (25) feet from the side property lines.

Maximum structure height (except farm buildings) is twenty-eight (28) feet.

## **10.3 RURAL PRESERVATION DISTRICT (RP) 5.0**

### **Sec. 10.3.1 Permitted Principal Uses**

- A. Single Family Dwelling
- B. Local Government
- C. Botanical & Zoological Gardens
- D. Commercial Agricultural
- E. Commercial Forestry

### **Sec. 10.3.2 Permitted Accessory Uses**

- A. Private Garage
- B. Green House
- C. Tool Shed
- D. Solar Collector
- E. Compatible Non-Commercial Recreational Facility
- F. Non-Commercial Agriculture – Crops

### **Sec. 10.3.3 Permitted Conditional Uses**

- A. Mobile Homes (Sec. 15.5)
- B. Model Homes (Sec. 15.4)
- C. Home Occupations (Sec. 15.2)
- D. Non-Commercial Storage (Sec. 15.7)
- E. Livestock and Pets (Sec. 15.6)
- F. Swimming Pools (Sec. 15.3)
- G. Antennas & Satellite Dishes (Sec. 15.8)

### **Sec. 10.3.4 Permitted Special Land Uses**

- A. Institutional Structures (Sec.16.12)
  - 1. Religious Institutions
  - 2. Educational and Social Institutions
  - 3. Human Care Institutions
  - 4. Animal Care Institutions
- B. Bed And Breakfast (Sec.16.3)
- C. Golf Courses (Sec.16.9)
- D. Commercial Storage (Sec. 16.25)
- E.
- F. PRD (Sec. 16.19)
- G. WECS (Sec. 16.26)
- H. Campgrounds, RV, and Trailer Parks (Sec. 16.24)
- I. Boarding Houses (Sec. 16.4)
- J. Hotels, Motels, and Tourist Courts (Sec. 16.10)
- K. Sand or Gravel Pits, Quarries (Sec. 16.21)
- L. Gun and Skeet Clubs, Shooting Ranges (RP-5, 10 & 20)

X - 3

- Only) (Sec. 16.27)
- M. Airports (Sec. 16.23)

**Sec. 10.3.5 Lot and Building Requirements**

All buildings and structures in this District shall be located on a building lot or parcel of land with a minimum width of; three hundred (300) feet in width for the RP-5. The RP-5 District requires a minimum area of five acres; however, this shall not prevent the use of a building lot or parcel of land of lesser size that was a lot of record prior to the adoption of this Ordinance (See Sec.3.2).

Any dwelling or other structure or part thereof shall have a minimum front yard setback of forty (40) feet from the front property line, or seventy-three (73) feet from the centerline of the traveled surface of the roadway except for State or Federal highways, in which case the minimum setback shall be fifty (50) feet from the Highway right-of-way, whether it be for a front, side or rear yard.

Minimum rear yard setback shall be fifty (50) feet from the rear property line or the high water mark when the property abuts a lake or stream; minimum side yard setback shall be twenty (25) feet from the side property lines.

Maximum structure height (except farm buildings) is twenty-eight (28) feet.

**10.4 RURAL PRESERVATION DISTRICT (RP) 10.0**

Formatted: Left

**Sec. 10.4.1 Permitted Principal Uses**

- A. Single Family Dwelling
- B. Local Government
- C. Botanical & Zoological Gardens
- D. Commercial Agricultural
- E. Commercial Forestry

**Sec. 10.4.2 Permitted Accessory Uses**

- A. Private Garage
- B. Green House
- C. Tool Shed
- D. Solar Collector
- E. Compatible Non-Commercial Recreational Facility
- F. Non Commercial Agriculture – Crops

**Sec. 10.4.3 Permitted Conditional Uses**

- A. Mobile Homes (Sec. 15.5)
- B. Model Homes (Sec. 15.4)
- C. Home Occupations (Sec. 15.2)
- D. Non-Commercial Storage (Sec. 15.7)
- E. Livestock and Pets (Sec. 15.6)
- F. Swimming Pools (Sec. 15.3)
- G. Antennas & Satellite Dishes (Sec. 15.8)

**Sec. 10.4.4 Permitted Special Land Uses**

- A. Institutional Structures (Sec.16.12)
  - 1. Social Institutions
  - 2. Animal Care Institutions
- B. Bed And Breakfast (Sec.16.3)
- C. Golf Courses (Sec.16.9)
- D. PRD (Sec. 16.19)
- E. WECS (Sec. 16.26)
- F. Campgrounds and Trailer Parks (Sec. 16.24)
- G. Sand or Gravel Pits, Quarries (RP-5, 10 & 20 Only) (Sec. 16.21)
- H. Gun and Skeet Clubs, Shooting Ranges (RP-5, 10 & 20 Only) (Sec. 16.27)
- I. Hunt Clubs (RP-10 and 20 Only) (Sec. 16.28)
- J. Airports (Sec. 16.23)

**Sec. 10.4.5 Lot and Building Requirements**

All buildings and structures in this District shall be located on a building lot or parcel of land with a minimum width of three hundred (300) feet for the RP-10 District. The RP-10 District requires a minimum area of ten acres. However, this shall not prevent the use of a building lot or parcel of land of lesser size that was a lot of record prior to the adoption of this Ordinance (See Sec.3.2).

Any dwelling or other structure or part thereof shall have a minimum front yard setback of forty (40) feet from the front property line, or seventy-three (73) feet from the centerline of the traveled surface of the roadway except for State or Federal highways, in which case the minimum setback shall be fifty (50) feet from the Highway right-of-way, whether it be for a front, side or rear yard.

Minimum rear yard setback shall be fifty (50) feet from the rear property line or the high water mark when the property abuts a lake or stream;

minimum side yard setback shall be twenty (25) feet from the side property lines.

Maximum structure height (except farm buildings) is twenty-eight (28) feet.

## **10.5 RURAL PRESERVATION DISTRICT (RP) 20.0**

### **Sec. 10.5.1 Permitted Principal Uses**

- A. Single Family Dwelling
- B. Local Government
- C. Botanical & Zoological Gardens
- D. Commercial Agricultural
- E. Commercial Forestry

### **Sec. 10.5.2 Permitted Accessory Uses**

- A. Private Garage
- B. Green House
- C. Tool Shed
- D. Solar Collector
- E. Compatible Non-Commercial Recreational Facility
- F. Noncommercial Agriculture – Crops

### **Sec. 10.5.3 Permitted Conditional Uses**

- A. Mobile Homes (Sec. 15.5)
- B. Model Homes (Sec. 15.4)
- C. Home Occupations (Sec. 15.2)
- D. Non-Commercial Storage (Sec. 15.7)
- E. Livestock and Pets (Sec. 15.6)
- F. Swimming Pools (Sec. 15.3)
- G. Antennas & Satellite Dishes (Sec. 15.8)

### **Sec. 10.5.4 Permitted Special Land Uses**

- A. Bed And Breakfast (Sec.16.3)
- B. Golf Courses (Sec.16.9)
- C. WECS (Sec. 16.26)
- D. Campgrounds and Trailer Parks (Sec. 16.24)
- F. Sand or Gravel Pits, Quarries (Sec. 16.21)
- G. Gun and Skeet Clubs, Shooting Ranges (Sec. 16.27)
- H. Hunt Clubs (RP-10 and 20 Only) (Sec. 16.28)
- I. Airports (Sec. 16.23)

### **Sec. 10.5.5 Lot and Building Requirements**

All buildings and structures in this District shall be located on a building lot or parcel of land with a minimum width of six hundred sixty (660) Feet in width for the RP-20 District. The RP-20 District requires a minimum area of twenty acres. However, this shall not prevent the use of a building lot or parcel of land of lesser size that was a lot of record prior to the adoption of this Ordinance (See Sec.3.2).

Any dwelling or other structure or part thereof shall have a minimum front yard setback of forty (40) feet from the front property line, or seventy-three (73) feet from the centerline of the traveled surface of the roadway except for State or Federal highways, in which case the minimum setback shall be fifty (50) feet from the Highway right-of-way, whether it be for a front, side or rear yard.

Minimum rear yard setback shall be fifty (50) feet from the rear property line or the high water mark when the property abuts a lake or stream; minimum side yard setback shall be twenty (25) feet from the side property lines.

Maximum structure height (except farm buildings) is twenty-eight (28) feet.