

Title 10 Development Code

Chapter 1

TITLE, PURPOSE, AND EFFECTIVE DATE

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10-1-1 AUTHORITY:

The Town Board of Randolph, Utah adopts this ordinance pursuant to Utah Code, all other authorities and provisions of Utah statutory and common law are applicable.

10-1-2 PURPOSE:

The purpose of this ordinance is to implement the goals and policies of the town of Randolph General Plan. This ordinance contains standards, provisions and requirements intended to protect the health, safety and welfare of the citizens of the town of Randolph by ensuring that neighbors and adjacent properties are protected from potentially negative impacts in the development and use of land and resources. It is the intent of this ordinance to provide predictability and consistency in the use of land and individual properties by providing guidance and direction to the development of land. These purposes are met by:

- A. Providing the means of implementing the various policies and provisions of Randolph's General Plan.
- B. Generally directing and guiding land development in order to direct development to locate in areas of the town that have the necessary services and facilities sufficient to meet the demands of the proposed development.
- C. Promoting the public health, safety and general welfare by regulating the location and use of buildings, structures and land for residential, agricultural, commercial and other specified uses.
- D. Protecting landowners from potentially adverse impacts from adjoining uses.
- E. Establishing zoning districts, which will regulate the type, distribution, and intensity of activity throughout the Town.

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10-1-3 APPLICABILITY:

The provisions of this ordinance shall apply to all lands, structures, and uses within the town of Randolph, Utah, as indicated on the town's official zoning district map, accompanying and incorporated herein by reference.

The provisions of this ordinance shall be held to be the minimum requirements necessary to protect the public health, safety and welfare of the citizens of Randolph. Additional requirements may be proposed by the Mayor, Town Board, Board of Adjustment, and the Planning and Zoning Commission to more fully ensure the public health, safety and welfare of the residents of the town are protected.

10-1-4 EXEMPTIONS TO THIS CODE:

The following properties, uses and structures shall, to the extent provided by law, be exempt from the provisions of this code:

- A. Properties owned and operated by the Federal, State, and local government.
- B. School districts to the extent provided the current Annotated Utah Code.

This exemption shall not nullify the requirement where state or federal law requires the stated agency take steps to comply with all applicable local regulations.

10-1-5 REPEAL OF EXISTING ORDINANCE AND EFFECTIVE DATE:

The Town of Randolph zoning ordinance of 2008 with all subsequent amendments as codified, with the exception of all maps which are part of that ordinance, is hereby superseded, repealed and amended to read as set forth in this ordinance, as adopted by the Randolph Town Board. This ordinance shall take effect immediately following its adoption by the Randolph Town Board.

10-1-6 EFFECT OF PREVIOUS ORDINANCES:

This Title supersedes the Randolph Zoning Ordinance of 2008. Structures that were lawfully built prior to the adoption of this Title, or for which building permits were issued and on which work commenced are required under the permit shall, to the extent they do not conform to this Title, be considered legal, nonconforming uses, and shall not be affected. Uses which were not lawfully established under the previous Code and which do not conform to this Title are nonconforming uses, unless this Title is changed in a manner that makes the use conform to this Title.