

Title 10 Development Code

Chapter 6 ESTABLISHMENT OF ZONES

10-6-1	Establishment of Zones	p.1
10-6-2	Zoning of Annexed Territory	p.1
10-6-3	Minimum Requirements	p.1
10-6-4	Zoning Map	p.1
10-6-5	Clarification of Zoning	p.2

10-6-1 ESTABLISHMENT OF ZONES:

The Town Board hereby divides the Town into the following zones as shown on the map entitled “Randolph Town Zoning Map”, which map and boundaries, notations, references, and other information shown thereon shall be as much as a part of this Title as if the information and matters set forth by said map were fully described herein.

RA1 - Residential Agriculture (Minimum 1 acre lot)

RAM - Residential-Agriculture Mixed (Minimum ¼ acre lot)

MF – Multi Family (Small apartment complex or duplex)

HC – Highway Commercial (Large Commercial)

MC – Main Street Commercial (Historic Main Street Commercial)

LI – Light Industrial and Light Manufacturing

10-6-2 ZONING OF TERRITORY ANNEXED INTO TOWN:

The Town Board, with recommendations by the Planning and Zoning Commission, shall determine at the time of annexation the most appropriate zoning of all property hereafter annexed into Randolph.

10-6-3 REQUIREMENTS DECLARED AS MINIMUM:

The Town Board establishes the uses and regulations which apply to each zoning district in accordance with a General Plan designed for the same purposes for which the Town Board enacted this Code, and declares the requirements set forth herein to be the minimums necessary to accomplish the purposes of this Code.

10-6-4 ZONING MAP:

The Randolph Zoning Map is the official zoning map. Upon amendment to the zoning map, the Mayor shall execute a new map, or re-execute the existing map with the amendments noted in a timely manner.

In order to carry out the purposes of this Code, land use districts have been established as set forth in 10-6-1 of this chapter and a Zoning Map has been established. The Zoning Map is adopted as a part of this code and this Code is intended to be consistent with the Zoning Map. Interpreting the Zoning Map shall follow the subsequent standards:

Title 10 Development Code

- A. The zoning boundary lines are intended to conform to existing property boundary lines when not in a public right-of-way, or to follow the center line of public rights-of-way (including prescriptive rights-of-way), unless the lines are located by specific dimensions, in which case the dimensions shall control. Where the zoning district lines approximately follow the lot lines as they exist at the date of adoption of this Code, the district lines shall be conformed to the lot lines.
- B. Where the zoning district lines appear to have intentionally divided a lot or parcel between two or more districts, the applicable zoning for each portion of the lot or parcel shall be determined by using the scale shown on the map. If the placement of the district line cannot be determined, the standards of the zone allowing the less intensive land use shall be applied to the entire parcel.
- C. Where the district lines are intended to follow natural land contours, such as the ridge tops, hillsides or waterways, the line shall be determined at the point at which the general slope of the land changes fifteen (15) percent in grade or in the case of waterways, the average centerline of the waterway. In the event of a dispute as to the location of the change in grade, the point shall be fixed with reference to topographic data submitted to the Town. Where land of less than fifteen (15) percent slope is surrounded by land of fifteen (15) percent or greater slope, the Land Use Authority shall entertain an application to rezone the land of less than fifteen (15) percent slope to a suitable residential use if the Staff determines that the land is adequately accessible and not within sensitive lands.
- D. If the Land Use Authority, Legislative Body, or member of the Public requests an interpretation of a zoning district boundary, the matter shall be forwarded to the appropriate Appeal Authority for an interpretation.

10-6-5 UNCERTAIN ZONING CIRCUMSTANCES:

- A. **Zone Classification:** Any property which, for any reason, is not clearly zoned on the Town's official zone maps or is determined not to be subject to the requirements of a zone classification as provided by this Title is hereby declared to be in the Residential Agricultural Zone (RA1), and shall be subject to the requirements of the Residential Agricultural Zone (RA1).
- B. **Use Classification:** If ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this Title, or with respect to matters of height, yard requirements, area requirements, or other property development standards, the Land Use Administrator shall determine the proper use or classification.