

Chapter 8 COMMERCIAL AND LIGHT INDUSTRIAL ZONES

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10-8-1 PURPOSE:

The Commercial and Light Industrial Zones are established for the purposes of providing a range of commercial and service related uses necessary to support the needs of residents in the surrounding area, and are designated primarily due to where they are located within town limits.

- A. Main Street Commercial (MC): The purpose of this zone is to encourage commercial and retail development within the Main Street area of Randolph. Businesses that provide services directly to the residents of Randolph will be highly encouraged. Transportation, parking, and other site design issues may limit the types of businesses approved in the MC zone. The location of the MC zone is designed to provide a focal point for the community center of Randolph, as well as promote a pedestrian friendly main street area, with minimal hazards and conflicts in nearby residential neighborhoods.
- B. Highway Commercial (HC): The purpose of this zone is to provide opportunities for larger retail and commercial enterprises where more parking and storage space is available. The uses characteristic of this zone are service, retail, convenience stores, and larger shops oriented to residents of the region and motorists.
- C. Light Industrial (LI): The purpose of this zone is to provide appropriate locations where light industrial, manufacturing, and warehousing procedures may be established and properly maintained so as to not produce objectionable effects to the surrounding property and zones. The regulations of this zone are designed to protect and encourage the environmental, aesthetic and community quality of Randolph

10-8-2 SCOPE:

The provisions of this chapter shall apply to any real property located in a residential zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged

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except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this code, or other laws.

10-8-3 DEVELOPMENT IN COMMERCIAL/LIGHT INDUSTRIAL ZONES:

The use and development of real property in residential zones shall conform to the development standards set forth in Chapter 4 of this title as well as the following.

- A. **Commercial and Light Industrial Use Approval Criteria:** New Commercial or Light Industrial (LI) uses shall not be established nor shall existing Commercial or LI uses be expanded within the applicable zone, unless the following criteria are met:
1. The use provides goods and/or services and employment opportunities to the residents of Randolph.
 2. There is sufficient off-street parking at a minimum ratio of 2 spaces per 1000 square feet of floor area with adequate circulation and convenient access to the property without hazards and conflicts in residential neighborhoods. Special considerations in regards to parking may be considered through a Conditional use review process.
 3. Public services (water, electric, gas, phone, etc.) must be available to the property and can be provided at adequate levels to serve the demands of the use without unreasonably impacting adjoining property or existing businesses.
 4. The property must not contain any sensitive lands that are negatively impacted by the use.
 5. The use must be reasonably compatible and consistent with, or support nearby uses and/or property conditions.
 6. The use must not substantially alter the essential character of the surrounding area.
 7. The use must not substantially increase the danger of fire, or otherwise jeopardize public safety.
 8. The use must not substantially diminish the enjoyment of surrounding properties as they currently exist.
- B. **Site Plan and Operational Management Plan:** Required to fully address potential impacts to surrounding properties, public health, safety and welfare; or if a Commercial or Light Industrial use wishes to rezone or desires to expand or substantially alter its current operations.

10-8-4 PERMITTED AND CONDITIONAL USES

Uses permitted within the Main Street Commercial, Highway Commercial and Light Industrial Zones should strive to preserve the rural, small-town character of the community. Some uses are

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subject to minimum land area requirements determined by Planning and Zoning Commission, Town Board, or this Code. The establishment of any permitted use is subject to obtaining a building permit, business license, road encroachment permit, or any other regulation stated in this title.

Permitted and Conditional Uses are indicated by a “P” or “C” respectively, in the appropriate column. Uses not permitted are indicated by an “N”. Any use not shown on the table shall be prohibited, unless the Land Use Authority determines the use in question is substantially the same as one permitted or conditional based upon an interpretation provided in Section 2-11 of this title.

LAND USES and ACTIVITIES	MC	HC	LI
Agricultural Uses:			
Animals and fowl for recreation and family food production	P	P	P
Animals for Commercial Production	C	P	P
Exotic Animals	N	N	N
Stable, Private	C	P	P
Stable, Public	C	P	P
Buildings	MC	HC	LI
Buildings up to 2,000 square feet	P	P	P
Buildings under 25,000 square feet	C	P	P
Buildings over 25,000 square feet	N	C	C
Residential Uses:	MC	HC	LI
Assisted living facility	C	C	C
Dwelling, multiple-family	C	C	C
Dwelling, single-family	P	P	P
Dwelling, single-family with accessory apartment	P	P	P
Dwelling, two-family	C	C	C
Guesthouse	P	P	P
Rehabilitation/treatment facility	C	C	C
Transitional housing facility	C	C	C
Public and Civic Uses:	MC	HC	LI
Auditorium or stadium	C	P	P
Church	P	P	P
Cemetery	P	P	P
Golf course	C	C	C
Hospital	C	C	C
Protective service	P	P	P
Reception center	C	C	C
Recreation facility	C	C	C
School, including Charters	C	C	C
Public Utility	C	C	C
Utility substation	C	C	C
Various Businesses	MC	HC	LI
Bed and Breakfast	P	P	C

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Cabinet Shop	C	C	P
Car Wash	C	C	C
Child Day Care	P	P	P
Commercial Uses	P	P	P
Gas Station	C	C	C
Guest Ranch or Lodge	P	P	P
Home Occupations	P	P	P
Salvage Yard	N	C	C
Kennel, Private (3 or fewer dogs)	P	P	P
Kennel, Commercial (4 or more dogs)	C	P	P
Laundry, Self-Service	C	C	C
Manufacture/Mobile Home Park	N	C	C
Meat Processing	N	C	C
Motel/Hotel	P	P	P
Nursery or Greenhouse	P	P	P
Nursing Home	C	C	C
Pre-Schools	P	P	C
Professional Office	P	P	P
Recreational Uses	P	P	P
Restaurant	P	P	P
Retail establishments, under 2,000 square feet	P	P	P
Retail establishments, over 2,000 square feet	P	P	P
Service Commercial establishments under 2,000 square feet	P	P	P
Service Commercial establishments under 2,000 square feet	P	P	P
Sexually Oriented Business	N	N	C
Temporary/Seasonal Stands for Sales	P	C	C
Vehicle Service Center/Sales/Rental	P	P	P

10-8-5 RESIDENTIAL USES WITHIN COMMERCIAL ZONES

Any proposed Residential use or Development within the commercial zones shall be subject to the RA-M Zoning restrictions contained in Chapter 6.

10-8-6 LOT STANDARDS

The 'Zone' column in the table represents the particular zone. The 'Minimum Lot Size' column in the table represents the minimum size lot allowed in the zone. The 'Frontages' column represents the minimum Street Frontage required for lots in the specified zones.

Zone	Lot Coverage	Minimum Lot Width
Main Street Commercial	No coverage restrictions	No restrictions
Highway Commercial	Floor area ratio of 60% of total lot.	No Restrictions
Light Industrial	Floor area ration of 60% of total lot.	No Restrictions

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10-8-7 STRUCTURE HEIGHT AND SETBACK REQUIREMENTS

- A. **Height:** Maximum building height measured from ground level to roof ridge shall be thirty-five (35) feet in the MC, HC, and LI Zones; Additional height is available upon further review by the fire district, and the planning commission to determine if the proposed structure will cause undue fire hazards and compatible with adjacent buildings and uses. In no case shall the building height exceed fifty (50) feet.
- B. **Set Back Requirements:** Generally the setbacks provided in the matrix will be followed. However, it is required that enough room is available to provide for a properly installed septic system; in no instance shall setbacks be closer than shown in the matrix.

Primary Structure Minimum Set-Back Matrix

Set Back	MC	HC	LI
Front	None	50 Feet	50 Feet
Side	5 Feet	35 Feet	35 Feet
Rear	25 Feet	40 Feet	40 Feet
Height Maximum	35 Feet (50 AG)	35 Feet (50 AG)	35 Feet (50 AG)
Lot Coverage Maximum	None	60%	60%

***Lot Coverage*: to minimize the effects of storm water runoff, the maximum percent of the lot area allowed to be developed or built upon by impervious surfaces.**

Accessory Structure Set-Back Matrix

Set Back	MC	HC	LI
Front	NA	NA	NA
Side	3 Feet	15 Feet	15 Feet
Rear	15 Feet	25 Feet	25 Feet
Height	15 Feet	20 Feet	20 Feet

***Accessory Structure Front Setback*: Secondary Structures shall not be placed in front of the Primary Dwelling/Structure, or within the Front Setback area for the Primary Dwelling/Structure.**

10-8-8 LANDSCAPE REQUIREMENTS:

Landscape Requirements: Practical and reasonable landscape screening and other buffer requirements may be required to minimize the impact on adjacent uses, as well as keep the rural character of Randolph contiguous throughout the town. These special screening and buffer requirements, if applicable, shall be determined through the Site Plan Review processes.