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grouped documents on  
least cost provisions  
+ info on Randolph zoning

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MUNICIPALITY: RANDOLPH

LEAST COST PROVISIONS

(1) snail lot single family detached houses

none, smallest lot size 15,000 ft<sup>2</sup>

(2) two family houses

permitted in two zones: (a) at 6 DU/acre with 800 ft<sup>2</sup> minimum floor area in TC-R (town center - residential) zone; (b) In B-1 zone with building lots of 15,000 ft<sup>2</sup> (7,500 ft<sup>2</sup>/DU or 5.8 DU/acre) and 1,000 ft<sup>2</sup> minimum floor area.

(3) townhouses

permitted in TC-R zone. See Attachment note 1.

[h) garden apartments

permitted in R-h zone. See Attachment note 2.

(5) midrise or highrise apartments

not permitted

(6) mobile homes

apparently not permitted. See Attachment note 3.

(7) planned unit or planned residential developments

not permitted.

MUNICIPALITY: RANDOLPH

ZONE	PERMITTED USES	LOT SIZE.or DENSITY	ROMTAOC or WIDTH	UNIT SIZE/BEDROOM	.RESTRICTION'S
R-LD-3	SF see note 1	135,000 ft <sup>2</sup> within 500' of R-O-W line	270' avg. width (135,000* f 500)	1,000 ft <sup>2</sup>	minimum floor area
R-LD	SF see note 1	80,000 ft <sup>2</sup> {h00 <sup>1</sup> }	200'	same	
R-1	SF	^5,000 ft <sup>2</sup> (300 <sup>1</sup> )	150'	same	
R-2	SF	25,000 ft <sup>2</sup> (200 <sup>1</sup> )	125'	same	
R-3	SF	15,000 ft <sup>2</sup> (ISO <sup>1</sup> )	100'	same	
R-k	garden apartments SF under R-1	15 acres minimum @ I <sup>1</sup> * DU/acre	300' .frontage	375 ft <sup>2</sup> 500 ft <sup>2</sup> 600 ft <sup>2</sup>	efficiency 1 BR 2 BR
TC-R	Townhouses 2 family (semidetached)	10 acres minimum @ 6 DU/acre	150' tract frontage 22' avg. width lots 20' min. width lots	800 ft <sup>2</sup>	
RT	seasonal bungalow colonies SF under R-2				
B-1	SF under R-3 2 family with bulk standards as in R-3				

NOTE 15 cluster (open space) zoning permitted In R-LD-3 and R-LD - no Increase In density & k0% open space  
 lot standards under OS zoning - R-LD-3 \*»5,000 ft<sup>2</sup> and R-1 standards  
 R-LD 30,000 ft<sup>2</sup> and R-2 standards

RANDOLPH TOWNSHIP

1. TOWNHOUSES

Townhouses are permitted In the TC-R zone under the following standards:

- a. minimum tract size of 10 acres v/ith 150\* frontage
- b. maximum density of 6 DU/acre
- c. lot width must average 22' with individual units allowed to 20' lot width
- d. units must have 800 ft<sup>2</sup> minmum floor area
- e. units must have 2 parking spaces/DU of which one must be in a garage
- f. developmust must not average more than 3 bedrooms/DU
- g. 30% of tract must be dedicated for open space
- h. 'zigzag<sup>1</sup> and required exterior materials provisions

2. GARDEN APARTMENTS

Garden apartments are permitted in the K-k zone under the following standards:

- a. minimum tract size of 15 acres with 300\* frontage
- b. minimum development size of 60 DUs
- c. maximum of 7k DU/acre
- d. no more than 20 DUs/structure
- e. no unit may have more than 2 bedrooms and only 10% of the units in a development may have more than 1 bedroom
- f. minimum floor areas as follows:

efficiency	375 ft <sup>2</sup>
1 BR	500 ft <sup>2</sup>
2 BR	600 ft <sup>2</sup>

- g. every development must have a resident superintendant
- h. required exterior materials provision
- I. 2 parking spaces per DU
- j. 2 story height limitation
- k. broad discretion to add conditions to "the site plan and to curbing, driveways, parking areas, pedestrian walks, landscaping and planting not otherwise specified herein" granted to planning board Section 2003.Y)

3- MOBILE HOMES

Although it seems reasonably clear that mobile homes are not permitted, there are three separate references which are, at least to some degree, not consistent:

- a. definition of structure (section 359) "this shall not be construed to include any time of mobile vehicle unless such vehicle is attached to a structure or the ground"