

DRAFT

AMENDMENTS TO RANDOLPH LAND-USE ORDINANCE

October, 2010

Section 5.01 **LOT SIZE.** Each residential lot shall have a minimum of 80,000 conjoint sq. ft. (1.84 acres) of buildable land per dwelling unit. Buildable land is land which meets the minimum soil type requirements of the Randolph Subdivision Regulations. Lot sizes for group facilities, other permitted uses and special exceptions shall be determined by the Board of Adjustment.

[Definition of “conjoint:” 1. joined together; united; combined; associated.]

[**Old Section 5.10:** Each residential lot shall have a minimum of 80,000 sq.ft. (1.84 acres) per dwelling unit. Lot sizes for group facilities, other permitted uses and special exceptions shall be determined by the Board of Adjustment.]

Section 3.07 **DRIVEWAY.** A private access way serving one or two dwellings or lots, except in the case of an open space development, which may have up to four dwellings served by one driveway.

[**Old Section 3.07:** A private access way serving one or two dwellings or lots, except in the case of a cluster development which may have up to four dwellings served by one driveway.]

Section 3.25 **OPEN SPACE DEVELOPMENT.** A purely residential subdivision of a tract of land carried out in accordance with the provisions of Section 6.06 below, where, instead of subdividing the entire tract into house lots of conventional size, a portion of the land is placed into permanent open space.

[**Old Section 3.25:** A purely residential subdivision of a tract of land where, instead of subdividing the entire tract into house lots of conventional size, a portion of the land is placed into permanent open space.]

Section 402 (C) Other uses: Agricultural, which includes dairy farming, greenhouses, animal and poultry husbandry, horticultural uses, pasturage, maple syrup production and timber harvesting.

[Old Section 402 (C) Other uses: Agricultural, which includes dairy farming, greenhouses, animal and poultry husbandry, horticultural uses, pasturage, and timber harvesting.]

Section 4.03 The Board of Adjustment may authorize any one of the following additional uses by means of a Special Exception. Uses authorized by Special Exception shall remain in effect unless the activity for which such use was authorized shall have been abandoned. For purposes of this Section, abandonment shall be deemed to have taken place after a period of five (5) years during which there has been no exercise of such activity.

[Old Section 4.03: The following uses are permitted by Special exception by the Board of Adjustment:]