

The following is a brief history of zoning and subdivision regulations in the Village and Town of Randolph (which merged in 1986). The information below from 1933 through 1996 was compiled by rummaging through the Town Clerk's vault. It is not meant to be a complete and accurate history of zoning in Randolph, but rather, a compilation for convenience only.

All amendments starting with the Zoning Map Amendment of 1997, are complete and accurate.

1933 VILLAGE ZONING ORDINANCE

This ordinance was passed for the Village of Randolph pursuant to No. 55 of the Acts of the General Assembly of Vermont of 1931. It contained a total of 16 sections and defined 8 zoning districts: Trading Zone Nos. 1-2, Industrial Zone Nos. 1-3, and Residential Zone Nos. 1-3. No map was found that outlined these districts.

1948 VILLAGE ZONING AMENDMENT

This amended the 1933 ordinance with respect to Industrial Zone No. 3. It redefined the district and put special conditions on the development of the district. It took effect September 24, 1948.

1956 VILLAGE ZONING AMENDMENT

This amendment added Section 12-1/2 to the 1933 ordinance and it specified minimum living-floor area for one- and two-floor dwellings. It took effect March 27, 1956.

1957 VILLAGE ZONING AMENDMENT

This amendment altered Section 12-1/2 to exempt a trailer camp of Allen Battles in the Residential Zone No. 1 on Park Street. It took effect May 20, 1957.

1958 VILLAGE ZONING AMENDMENTS

There were two amendments in this year, each for Section 12-1/2 exemptions for trailer parks. These amendments were made January 24 and October 2, 1958.

1965 JOINT ZONING ORDINANCE

This is updated zoning for the Village and, for the first time, zoning for the Town. Adopted about April 9, 1965. Two copies were recorded: Attachment F was first recorded April 9, 1965, and Attachment G was recorded September 2, 1965. It is not known why this was and the two documents have not, as yet, been compared for any differences.

1967 JOINT ZONING AMENDMENT

Several seemingly small amendments were made to the 1965 regulations. Adopted July 25, 1967.

1969 ZONING REGULATIONS

These new regulations were developed in accordance with the Vermont Planning and Development Act of 1968 and were for the entire town (i.e. not just the Village or the Town). Adopted in September 1969.

- 1969** **ZONING AMENDMENT**
Amendments pertaining to mobile homes and mobile home parks. Adopted November 10, 1969.
- 1971** **SUBDIVISION REGULATIONS**
The first subdivision regulations for the Town and Village. Adopted April 5, 1971.
- 1974** **ZONING AMENDMENT**
Miscellaneous amendments. Adopted January 28, 1974.
- 1979** **SUBDIVISION AMENDMENT**
Amendments to the subdivision regulations of 1971. A comparison of the two has not been made at this time so the differences are not know. Approved date of October 6, 1979 and effective October 30, 1979.
- 1980** **ZONING REGULATIONS**
Adopted November 11, 1980, effective December 2, 1980.
- 1983** **ZONING AND SUBDIVISION AMENDMENTS**
These amendments were minor amendments regarding definitions and use list update for family unit, family dwelling unit, hotel/motel/inn/dormitory and tourist home/guest home/boarding house. An amendment was also added for building numbering. Adopted April 26, 1983, effective May 17, 1983.
- 1983** **SUBDIVISION AMENDMENTS**
Adopted April 26, 1983, effective May 17, 1983.
- 1988** **ZONING REGULATIONS**
First time Certificates of Occupancy were required. Adopted December 6, 1988, effective December 28, 1988.
- 1988** **SUBDIVISION REGULATIONS**
These regulations seem to be new, rather than amendments to the subdivision regulations of 1979. Adopted December 6, 1988, effective December 28, 1988.
- 1990** **ZONING AMENDMENT (Mixed Use District)**
This district was added to the zoning regulations for the area at Interstate 89-Exit 4. Adopted September 4, 1990, effective September 26, 1990.
- 1997** **ZONING MAP AMENDMENT (Route 12A Industrial District)**
Per request of a property owner, the Route 12A Industrial District was reduced and part of it was made Rural Use 2-20. Adopted November 4, 1997, effective November 25, 1997.

- 1998** **SIGN ORDINANCE**
The regulations governing signs were removed from the zoning regulations and made a stand-alone civil ordinance. Adopted May 19, 1998 and effective July 18, 1998.
- 1999** **ZONING AMENDMENT (Mixed Use District, East Valley District, and School Street Extension)**
Per request of Vermont Pure Springs, its newly acquired property on Route 66 was rezoning from RU2-20 to Mixed Use. Per recommendation from the citizens of the East Valley, new development standards and uses were developed for the Route 14 corridor. Per a request of a property owner, part of School Street Extension was rezoning from RU5 to RU2-20. Effective April 4, 1999.
- 2000** **ZONING MAP AMENDMENT (Route 12S Commercial District)**
Per request of a property owner, three properties currently used for commercial purposes were rezoned from Rural Use 2-20 to Commercial. Effective June 6, 2000.
- 2000** **ZONING AMENDMENT (Municipal Administrative Procedures Act and local Act 250 review)**
Zoning changes to implement the Municipal Administrative Procedures Act and to allow local review of three Act 250 criteria. Effective July 19, 2000.
- 2000** **ZONING AMENDMENT (correction of technical deficiencies)**
Zoning changes to correct technical deficiencies. Effective July 19, 2000.
- 2001** **ZONING AMENDMENT (two or more principal uses in a structure)**
Zoning changes to allow two or more principal uses in a structure without a cumulative lot requirement (§5.17.11). Effective April 10, 2001.
- 2002** **INTERIM ZONING AMENDMENT (allowance of one- and two-family dwellings in COM Districts)**
Interim zoning change to allow one- and two-family dwellings in the COM Districts if the structures were originally building and occupied as such. Effective January 8, 2002, expires January 8, 2004.
- 2002** **INTERIM ZONING AMENDMENT (telecommunication facilities)**
Interim zoning amendment for provisions for telecommunication facilities. Effective January 8, 2002, expires January 8, 2004.
- 2002** **ZONING AMENDMENT (self-storage facilities)**
Zoning changes to allow self-storage facilities in the RV District. Effective August 6, 2002.
- 2003** **ZONING AMENDMENT (flood protection district)**
Update of the flood protection district regulations. Effective June 10, 2003.

- 2003** **ZONING MAP AMENDMENT (Foundry Park re-zoning)**
Change IND District designation to COM for the portion south of the Third Branch along Prince Street. Effective August 26, 2003.
- 2005** **EXTENSION of INTERIM ZONING AMENDMENT (allowance of one- and two-family dwellings in COM Districts and telecommunication facilities)**
One-year extension of the interim zoning amendment for provisions for one- and two-family dwellings in the COM Districts if the structures were originally building and occupied as such and for telecommunication facilities. This latter provision was also amended. Expires January 8, 2005.
- 2005** **ZONING AMENDMENTS (one- and two-family dwellings in COM and IND Districts & veterinary clinic in the IND Districts)**
Two zoning changes: 1) to allow one- and two-family dwellings in the COM & IND Districts if the structures were originally building and occupied as such (the interim amendment for the COM District had expired), and; 2) to allow veterinary clinics in the IND District as a conditional use. Effective April 5, 2005.
- 2006** **ZONING MAP AMENDMENTS (VT Route 12A RU2-20 and Salisbury & School Streets IND)**
Two zoning map changes: 1) the area that was changed to RU2-20 in 1997 was changed to RES; and 2) the part of IND District between the railroad track and School Street was changed to AR. Effective September 12, 2006.
- 2007** **ZONING MAP AMENDMENT (end of Pearl Street)**
The parcel at the end of Pearl Street – bisected by INT and RES – was changed to be all RES. Effective November 26, 2007.
- 2009** **ZONING AMENDMENTS (INT Districts)**
The MU District was replaced by the Interchange Districts (INT). This amendment also included a reorganization of Articles III and IV of the regulations and other miscellaneous changes. Effective September 16, 2009.
- 2010** **INTERIM ZONING AMENDMENT No. 1 (INT-NE District)**
Interim zoning amendment for provisions for storage and distribution and schools and colleges in the INT-NE District. Effective January 5, 2010, expires January 5, 2012.
- 2010** **INTERIM ZONING AMENDMENT No. 2 (§2.4.3)**
Interim zoning amendment that replaced §2.4.3 to make all undefined uses allowable as conditional uses. Effective January 5, 2010, expires January 5, 2012.
- 2015** **INTERIM ZONING AMENDMENT (Lt. Mfr'ing in COM)**
Interim zoning amendment that allows “light manufacturing” as a permitted use in the Commercial District. Effective May 19, 2015, expires May 19, 2017.

2016 **LAND USE REGULATIONS**

A complete re-writing of zoning and subdivision, these regulations are a unified bylaw that replaced both the Randolph Zoning Regulations and the Randolph Land Subdivision Control Regulations. Effective November 8, 2016.

2017 **AMENDMENT (Comm Grp Svc in RES)**

An amendment to allow community group service as a conditional use in the Residential District. Effective March 28, 2017.

2018 **AMENDMENTS**

Nine miscellaneous amendment, mostly to correct technical deficiencies and to provide clarity. Effective January 4, 2018.

2018 **MAP AMENDMENT (Foundry Park)**

The zoning designation for the Foundry Park Condo property at 8 – 12 Prince Street was changed from GCR to CB. Effective August 2, 2018.