

Request for the Town Council to Initiate
An Amendment to the Randolph Zoning Ordinance –
Chapter 200 of the General Code of the Town of Randolph –
Concerning Front Yard Setbacks As They Relate To Adjacent Historic Structures
Pursuant to M.G.L. ch. 40A, sec. 5

That the Town Council of the Town of Randolph hereby initiates an amendment to the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, concerning front yard setbacks as they relate to adjacent historic structures, pursuant to M.G.L. ch. 40A, Section 5, and hereby amends Section 200-28(A) of the Zoning Ordinance as indicated below:

§ 200-28 Front yards.

A. Residential districts.

- (1) In a residential district, no building shall be erected within twenty-five (25) feet of the side line of any street, except as follows:
 - (a) No building shall be erected within forty-five (45) feet of the center line of any street which is less than forty (40) feet in width.
 - (b) No building shall be erected within forty (40) feet of the side lines of South Main Street or of the side lines of that part of North Main Street south of the Pond Street business area.
 - (c) **If a residential lot abuts a lot with an historic structure, the front yard setback may be reduced to that of the historic structure but not less than ten (10) feet.**
- (2) No building in a residential district need be set back more than the average setback of the residence buildings on the abutting lots. A vacant lot, a lot occupied by a nonconforming use or a building set back more than the required distance shall be counted as though occupied by a building set back at the prescribed distance for the purpose of determining said average.
- (3) No outdoor play area (an area designed or set aside for children in a child-care facility for recreation or play) shall be located closer to the street than the minimum requirements of this section.