

ZONING

200 Attachment 2

Town of Randolph

Table of Dimensional Requirements for §§ 200-27 through 200-37

[Added 5-22-2006 ATM by Art. 50, approved 10-17-2006; amended 12-16-2013 by Ord. No. 2016-043; 8-27-2018 by Ord. No. 2018-034; 5-24-2021 by Ord. No. 2021-014; 8-11-2025 by Ord. No. 2025-043]

District	District	Minimum Lot Area (square feet)	Lot Coverage				Maximum Floor Area Ratio	Maximum Building Height		Minimum Frontage (feet)	Minimum Depth (feet)	Minimum Width (feet)	Setbacks				Buffer Strips		
			(A) Building Lot Coverage	(B) Impervious Lot Coverage	(C) Green Area Open Space	Maximum Coverage (A)+(B)		Stories	Feet**				From Street (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	To Street (feet)	To Residential (feet)	To Commercial (feet)
Crawford Square Business District	CSBD	5,000	60%	30%	10%	90%	3	40	25	75	25	15*	15*	0	15	10*	10	0	
North Randolph Business District	NRBD	5,000	40%	10%	50%	50%	2	30	75	100	75	15	15	6	15	5	10	2.5	
West Corners Business District	WCBD	5,000	40%	10%	50%	50%	2	30	75	75	75	15	15	6	15	5	10	2.5	
Great Pond Commerce Center Overlay District	GPCCOD	60,000	50%	25%	10%	75%	See § 200-16.1		120	100	100	20/10	20/10	5/40	10/40	5	0/40	0	
Blue Hills River Highway District	BHRHD	20,000	60%	30%	10%	90%	4	50 (west of Rt. 28)	130	100	100	15	15	10	15	5	10	2.5	
							2	30 (east of Rt. 28)											
Great Bear Swamp Highway District	GBSHD	20,000	60%	30%	10%	90%	4	50	130	100	100	15	15	10	15	5	10	2.5	
Business District	BD	12,000	40%	20%	40%	60%	3	40	75	100	100	15	15	6	15	10	10	2.5	
Business Professional District	BPD	12,000	35%	15%	50%	50%	2	30	100	100	100	15	15	6	15	10	10	2.5	
Industrial District	ID	20,000	60%	25%	15%	85%	4	50	75	100	100	50	50	6	15	20	40	2.5	
Residential Single Family High Density	RSFHD	12,000	20%	5%	75%	25%	2 1/2	40	100	100	75	25	25	15	15	10	5	10	
Residential Single Family Medium Density	RSFMD	16,000	20%	5%	75%	25%	2 1/2	40	120	85	85	25	25	15	15	10	5	10	
Residential Multi Family District	RMFD	5 acres	10%	10%	80%	20%	20%	3	40	100	100	100	40	40	40	40	40	20	10
Orchard Street Business District	OSBD	12,000	40%	20%	40%	60%		2	30	100	100	75	15	15	6	15	15	10	2.5
Sanitary Facility District	SFD	25 acres	SP	SP	90%	SP	SP	1	20	SP	SP	SP	SP	SP	50	50	50	50	10

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			(A) Building Lot	(B) Impervious Lot	(C) Green Area	Maximum Coverage (A)+(B)		Stories	Feet**				From Street (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	To Street (feet)	To Residential (feet)	To Commercial (feet)
Wetland and Watershed Protection Overlay	WWPOD	UZD	UZD	UZD	UZD		UZD		UZD	UZD	UZD	UZD	UZD	UZD	UZD	UZD	UZD	UZD	
Institutional Open Space Overlay District	IOSOD	20,000			80%	20%		2 1/2	40	100	100	100	100	25	15	15	10	10	10
Union Crossing Transit District (Overlay District)	UCTD	See § 200-14.3 for specific requirements.																	

NOTES:

Residential use shall conform to the minimum lot area in RSFHD.

Also to comply with the State Building Code, 6th Edition, General Building Limitations in Table 503.

* See § 200-20.

UZD = Underlying Zoning District

**Note: The height of a structure shall be based on the average pre-existing grade within the proposed building footprint.