

Chapter 16.75 HIGHWAY AND GENERAL BUSINESS DISTRICT (HGB)

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16.75.010 Intent.

The intent of the highway and general business district is to provide sites for business uses that are very automobile intensive, are service commercial oriented and are land use intensive in that they may require larger one- to two-story building areas and outdoor storage areas. It is anticipated that these types of developments will occur along major arterial and collector highways outside of the town core business district and are intended to be sited in order to minimize interruption of traffic flow, safeguard pedestrian movement and optimize the aesthetic appearance to passing motorists. [Ord. 895 § 1 (Exh. A), 2018; Ord. 719 § 1, 2008. Code 1999 § 16-3-5(7)(A)].

16.75.020 Uses by right and conditional uses.

See GMC [16.95.010](#). [Ord. 895 § 1 (Exh. A), 2018; Ord. 719 § 1, 2008. Code 1999 § 16-3-5(7)(B)].

16.75.030 Accessory uses.

(a) Garages, swimming pools, tennis courts, patios, or other recreation facilities customarily incidental to permitted residential or accommodation uses.

(b) Outdoor dining areas operated in conjunction with permitted or conditional uses and necessary for the operation thereof.

(c) Vehicle parking, loading and stacking requirements as required in GMC [16.125.090](#). [Ord. 895 § 1 (Exh. A), 2018; Ord. 719 § 1, 2008. Code 1999 § 16-3-5(7)(C)].

16.75.040 District standards.

Minimum Gross Floor Area	350 square feet of living area per dwelling unit; habitable rooms must meet the standards of the International Residential Code (IRC) or International Building Code (IBC)
Minimum Lot Area	10,000 square feet
Minimum Lot Width	50 feet
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	7.5 feet

Minimum Rear	10 feet
Yard Setback	
Off-Street Parking	Off-street parking areas
Setbacks	shall be set back from the traveled portion of the right-of-way by at least a 7-foot setback (cross-reference GMC 16.125.090(j))
Maximum Building Height	35 feet
Maximum Building Coverage	60 percent; 75 percent with underground parking
Maximum Residential Density	25 units per acre
Site Plan Required	Yes

[Ord. 954 § 1 (Exh. B), 2021; Ord. 895 § 1 (Exh. A), 2018; Ord. 719 § 1, 2008. Code 1999 § 16-3-5(7)(D)].

16.75.050 Site development standards.

(a) Site Function.

(1) Storage and Utilities. Adequate provision should be made for the following storage and utility functions:

- (i) Snow storage. Snow storage areas are to be defined on any parking plan and amount to an additional 25 percent of the total parking and access area. (Cross-reference GMC 16.125.090(j)(13).)
- (ii) Trash receptacles.
- (iii) Firewood storage and propane tanks.

(b) Trash Receptacles. All trash receptacles shall comply with the following:

- (1) Height. All trash receptacles or outdoor storage areas shall be enclosed by a six-foot-high solid wood fence or masonry wall so not to be visible from adjacent streets.
- (2) Colors. Screening devices shall blend into the landscaping and not be so colored as to call attention to them.

(c) Sidewalks and Pathway Requirements.

- (1) All developments that do not have an existing sidewalk or pathway across the frontage of the property must construct a sidewalk or pathway as described below:
 - (i) The sidewalk or pathway may be included within the frontage landscape buffer.
 - (ii) A minimum width of the sidewalk or pathway shall be a minimum of four feet.
 - (iii) The sidewalk or pathway shall connect to adjacent sidewalks or pathways.
 - (iv) The sidewalk or pathway shall conform to the town of Granby's adopted public works manual. [Ord. 954 § 1 (Exh. B), 2021; Ord. 895 § 1 (Exh. A), 2018].

16.75.060 Site landscape standards.

(a) Intent.

- (1) Enhance the community's appearance as viewed from a public street.
- (2) Surface parking lots shall be screened from view using a low wall or landscape material along the front property line.
- (3) Improve site permeability to reduce storm water runoff.

(b) Front Landscape Buffer Standards.

- (1) The landscape buffer shall have a minimum depth of 10 feet.
- (2) The required landscape buffer shall be located outside of a public right-of-way. The required landscape buffer may be located in the designated right-of-way only with board of trustees approval and if it is adjacent to Highway 40 and has CDOT approval.
- (3) Number of Required Plantings.
 - (i) Deciduous or evergreen trees: two per 100 feet of road frontage minimum.
 - (ii) Shrubs: two per 50 feet of road frontage minimum.
- (4) Plantings shall be located in groupings to give a natural appearance.
- (5) Established natural or existing vegetation on site may be credited toward the minimum landscape requirements.
- (6) Trees shall be located a minimum of 10 feet from a water or sewer main.
- (7) Whenever possible, the landscape buffer shall incorporate the use of rocks and buck rail fencing. [Ord. 954 § 1 (Exh. B), 2021; Ord. 895 § 1 (Exh. A), 2018].

The Granby Municipal Code is current through Ordinance 969, passed July 12, 2022.

Disclaimer: The Town Clerk's office has the official version of the Granby Municipal Code. Users should contact the Town Clerk's office for ordinances passed subsequent to the ordinance cited above.

Town Website: <https://www.townofgranby.com/>

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