

## Chapter 16.95 PERMITTED AND CONDITIONAL USES

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**16.95.010 Uses permitted by right and conditional uses – Prohibited uses.**

The following table indicates which land uses are permitted by right and which are conditional uses. Uses not listed are prohibited. As a result of the special election held November 2, 2010, medical marijuana centers, optional premises cultivation operations, and medical marijuana-infused products manufacturers are prohibited in all zone districts within the town of Granby. In addition, recreational marijuana establishments including retail marijuana stores, marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities, and marijuana clubs are prohibited in all zone districts within the town of Granby.

KEY

R: Use Permitted by Right

C: Conditional Use

**Table 16.95.010**

**Uses Permitted By Right and Conditional Uses**

| USE   | R-1 | R-2 | R-3 | MH | PH | R/B | CB | HGB                                    | I | O |
|---|-----|-----|-----|----|----|-----|----|--|---|---|
| Single-family dwellings (permanent foundations) | R   | R   | C   | C  | R  | R   | R  | R                                      |   | R |
| Single-family dwellings with business           |     |     |     |    | R  | R   | R  | R                                      |   |   |
| Multiple-family dwellings                       |     | R   | R   |    |    | R   | R  | R                                      |   |   |
| Mobile/modular homes                            |     |     |     | R  | R  | C   |    | C                                      |   |   |
| Group homes                                     | R   | R   | R   | R  |    | R   |    |  |   |   |
| Home occupations                                | R   | R   | C   | R  | R  | C   |    |  |   |   |
| Day care home (six or fewer children)           | R   | R   | R   | R  | R  | R   |    | R (see GMC <a href="#">16.95.030</a> ) |   |   |
| Day care facilities (more than six children)    | C   | C   | C   | C  | C  | C   |    | R (see GMC <a href="#">16.95.030</a> ) |   |   |
| Domestic animals                                | R   | R   | R   | R  | R  | C   |    |  |   |   |
| Churches  | R   | R   | R   | R  | C  | R   | R  | R                                      | C | C |
| Community centers                               | C   | C   | C   | C  | C  | C   | R  |  |   | C |
| Schools (public and private)                    | C   | C   | C   | C  | C  | C   | C  |  |   | C |
| Vocational schools                              |     |     |     |    |    |     |    |  | C |   |

| USE   | R-1 | R-2 | R-3 | MH | PH | R/B | CB | HGB | I | O |
|---|-----|-----|-----|----|----|-----|----|-----|---|---|
| Museums   |     |     |     |    |    | C   | R  | R   | C | R |
| Parks   | R   | R   | R   | R  | R  | C   | C  | C   | C | R |
| Land conservation or preservation areas   |     |     |     |    | R  |     |    |     |   | R |
| Amusement businesses  |     |     |     |    |    |     | C  | R   |   |   |
| Recreation uses and facilities  | C   | C   | C   | C  | C  | C   | C  | C   | C | R |
| Cemeteries or mausoleums  |     |     |     |    |    |     |    |     |   | C |
| Golf courses  | C   | C   | C   | C  | C  |     |    |     |   | C |
| Clubhouses, pro-shops, concession stands and uses associated with the principal use | C   | C   | C   | C  | C  |     |    |     |   | C |
| Campgrounds for recreation vehicles   |     |     |     | C  | C  |     |    | C   |   |   |
| Personal service businesses   |     |     |     |    |    | C   | R  | R   |   |   |
| Professional offices and studios  |     |     |     |    | C  | C   | R  | R   | C |   |
| Banks and financial institutions  |     |     |     |    |    | C   | R  | R   |   |   |
| Retail stores and establishments  |     |     |     |    | C  | C   | R  | R   |   |   |
| Repair or rental of products  |     |     |     |    | C  | C   | C  | R   |   |   |
| Fabrication or assembling incidental to retail sales                                |     |     |     |    | C  | C   | R  | R   |   |   |
| Eating and drinking establishments  |     |     |     |    | C  | C   | R  | R   |   |   |
| Clubs, spas, health facilities  |     |     |     |    | C  | C   | R  | R   |   |   |
| Hotels, motels, lodges, boardinghouses  |     |     |     |    | C  | C   | R  | R   |   |   |
| Theaters  |     |     |     |    | C  |     | R  | C   |   |   |
| Convention centers  |     |     |     |    |    |     | C  | R   |   |   |
| Commercial sports facilities  |     |     |     |    |    |     |    | R   |   |   |
| Automobile service stations and garages   |     |     |     |    |    | C   | C  | R   |   |   |
| Parking lots  |     |     |     |    | C  | C   | C  | R   |   |   |
| Automobile dealerships and showrooms  |     |     |     |    |    |     |    | R   |   |   |
| RV sales  |     |     |     |    | C  |     |    | R   |   |   |

| USE   | R-1 | R-2 | R-3 | MH | PH | R/B | CB | HGB | I | O |
|---|-----|-----|-----|----|----|-----|----|-----|---|---|
| Vehicle service and storage   |     |     |     |    | C  |     | C  | C   | R |   |
| Service commercial operations   |     |     |     |    | C  |     |    | R   | C |   |
| Mobile home sales and storage lots  |     |     |     |    | C  |     |    | C   |   |   |
| Mini-storage developments   |     |     |     |    | C  |     |    | C   | R |   |
| Railroad passenger stations and railroad, not including freight, storage, or switching yards                                      |     |     |     |    |    |     | R  | R   | R |   |
| Railroad freight handling and storage yards, switching and other support facilities   |     |     |     |    |    |     |    | C   | R |   |
| Wholesale distributors without outside storage facilities   |     |     |     |    |    |     |    | R   | R |   |
| Wholesale distributions with outside storage facilities   |     |     |     |    |    |     |    | C   | R |   |
| Manufacturing, processing and fabrication of materials into products  |     |     |     |    |    |     |    | C   | R |   |
| Food processing or storage  |     |     |     |    |    |     |    |     | R |   |
| Research facilities, testing laboratories, and facilities for the manufacturing, fabrication, processing, or assembly of products |     |     |     |    |    |     |    |     | R |   |
| Sawmills, log storage or logging operations   |     |     |     |    |    |     |    | C   | C |   |
| Drilling contractors  |     |     |     |    |    |     |    |     | R |   |
| Processing, sale, or storage of hydrocarbon, mineral and gaseous materials  |     |     |     |    |    |     |    |     | C |   |
| Mining and gravel extraction  |     |     |     |    |    |     |    |     | C | C |
| Asphalt or concrete batch plants  |     |     |     |    | C  |     |    |     | C | C |

| USE   | R-1 | R-2 | R-3 | MH | PH | R/B | CB | HGB | I | O |
|---|-----|-----|-----|----|----|-----|----|-----|---|---|
| Agriculture production including farms, ranches, nurseries, greenhouses |     |     |     |    |    |     |    |     |   | R |
| Riding stables  |     |     |     |    |    |     |    |     |   | C |
| Animal boarding facility  |     |     |     |    |    |     |    |     |   | C |
| Large livestock sales operations  |     |     |     |    |    |     |    |     | C |   |
| Slaughter and processing of animals                                     |     |     |     |    |    |     |    |     | C |   |
| Chemical storage and waste operations, storage or dumping               |     |     |     |    |    |     |    |     | C |   |
| Nuclear facilities  |     |     |     |    |    |     |    |     | C |   |
| Automobile salvage yard   |     |     |     |    |    |     |    |     | C |   |
| Junkyards   |     |     |     |    |    |     |    |     | C |   |
| Adult bookstores, arcades, and/or theaters                              |     |     |     |    |    |     |    |     | C |   |
| Public facilities and service operations                                | C   | C   | C   | C  | C  | C   | C  | C   | R | C |
| Overhead utilities  | C   | C   | C   | C  | C  | C   | C  | C   | C | C |
| Underground utilities   | R   | R   | R   | R  | R  | R   | R  | R   | R | R |
| Water storage reservoir   |     |     |     |    |    |     |    |     | R | R |
| Water or sewerage treatment plant                                       |     |     |     |    |    |     |    |     | R |   |
| Commercial mobile radio services (CMRS)                                 | C   | C   | C   | C  |    | C   | C  | C   | C | C |
| Communication towers  | C   | C   | C   | C  | C  | C   | C  | C   | C | C |
| Accessory uses  | R   | R   | R   | R  | R  | R   | R  | R   | R |   |

[Ord. 932 § 2 (Exh. A), 2020; Ord. 905 § 1, 2019; Ord. 873 § 6, 2017; Ord. 868 § 1, 2017; Ord. 865 § 1, 2017; Ord. 836 § 1, 2015; Ord. 831 § 1, 2015; Ord. 813 § 1, 2014; Ord. 781 § 2 (Att. 1), 2012; Ord. 758 § 1, 2010; Ord. 719 § 1, 2008. Code 1999 § 16-3-6].

**16.95.020 Uses not itemized.**

(a) Upon application, or on its own initiative, the board may, by resolution, add later or further specify the uses listed for a zoning district or any other similar use which conforms to the conditions set forth in the following special findings:

- (1) Such use is appropriate in the use group to which it is added;
- (2) Such use conforms to the basic characteristics of the use group to which it is added;
- (3) Such use does not create any more offensive visual effect, vibration, dust, heat, smoke, odor, glare or other objectionable influence or more traffic hazards than the minimum amount normally resulting from the other uses listed in the use group to which it is added.

(b) When any use has been added, deleted or further specified to any use group in accordance with this section, such use shall be deemed to be listed in the appropriate zoning district, and shall be added thereto in the published text of this title at the first convenient

opportunity. [Ord. 719 § 1, 2008. Code 1999 § 16-3-7].

**16.95.030 Day care home and day care facility applications and regulations.**

(a) Use by right of either a day care home or day care facility within the highway and general business zone requires an application be submitted to the town manager for approval. Such application shall contain the following:

(1) A site plan of the structure and property.

(i) The site plan must also display the number of proposed parking spaces for the day care home or day care facility. Parking spaces must meet or exceed the town's standard of one parking space for each employee, plus one parking space for each five children.

(ii) The site plan must show any outdoor play area to be used by the day care home or day care facility. To the extent any area exists, it must be fully enclosed by a five foot or higher fence.

(2) Proof of all required licensing by the state of Colorado. The applicant shall provide the town with copies of all reports, warnings, notices or other materials received from any agency of the state of Colorado that may reflect on or relate to the operation of the facility or the status of the applicant's license.

(i) In the event the applicant violates the conditions or requirements set forth in this section, the board of trustees, following notice to the applicant, may conduct a hearing to consider whether the day care home or day care facility may continue operation.

(b) The applicant shall comply and shall ensure that the property complies with all applicable local, state and federal governmental regulations and requirements, including but not limited to building, zoning, design standards, rights-of-way, sidewalk, nuisance, floodplain, floodway, health regulations or any other rules or regulations. When requested by the town, proof of such compliance shall be provided in a manner satisfactory to the town. [Ord. 831 § 2, 2015].

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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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