


OFFICIAL ZONING MAP

GRANBY COLORADO 1905

Zoning Districts

- R-1** Single Family Residential
- M-H** Mobile Home Residential
- R-2** Multi Family Residential Medium Density
- R-3** Multi Family Residential High Density
- PH** Park Home
- R/B** Residential/Business
- CB** Central Business
- HGB** Highway/General Business
- I** Industrial
- O** Open and Recreation
- P** Publicly Owned Property
-  Granby Town Boundary

Planned Development Overlay Districts

Specific Regulations on File at the Town of Granby

-  Planning Areas in PDOD's
-  **River Run Ranch PDOD - 2018**
Zoning Designations in River Run Ranch
 -  RR-VC Village Center
 -  RR-RV Residential Mixed-Use
 - Note: Base zone is "O" - Open and Recreation**
 -  **Granby Overlook PDOD - 2006**
Zoning Designations in the Overlook
 -  O-MU Mixed-Use
 -  O-MF Multi-Family Residential
 -  O-SFD Single Family Detached Residential
 -  O-SFA Single Family Attached Residential
 -  **Granby West Business Park PDOD - 2001**
Zoning Designations in the Granby West
 -  HGB Highway General Business
 -  **Grand Elk PDOD - 2001**
Zoning Designations in Grand Elk
 -  GE-MF Multi-family
 -  GE-MF-C Multi-Family, Cluster Development
 -  GE-SF Single Family
 -  GE-O Open and Recreation
 -  **Indian Meadows PDOD - 1998**
Zoning Designations in Indian Meadows
 -  O Open and Recreation
 -  **Silver Creek West Bus. Park PDOD - 2002**
Zoning Designation in Silver Creek West
 -  HGB Highway General Business
 -  **Sol Vista PDOD - 2003**
Zoning Designations in Sol Vista
 -  SV-M Mixed-Use (SV-MRU)
 -  SV-R Residential Mixed-Use (SV-RMU)
 -  SV-O Open and Recreation
 -  **Village at Arrowhead - 2006**
Zoning Designations in Village at Arrowhead
 -  VA-SFD Single Family Detached
 -  VA-MF/PR Multi-family/Public Recreation

OFFICIAL ZONING MAP

This map is the Official Zoning Map of the Town of Granby, Colorado pursuant to Chapter 16.30.010 and 16.30.020 of the Town of Granby Municipal Code. The information contained herein is believed to be accurate and suitable for use as the Town of Granby Official Zoning Map. The Town of Granby makes no warranty as to the accuracy or suitability of any information contained herein for any other purpose. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.

Boundary lines shall be interpreted as set forth in 16.30.020. Generally, where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

(a) Boundaries indicated as following approximately the centerlines of streets, highways, or alleys shall be construed to follow such centerlines;

(b) Boundaries indicated as following approximately platted lot lines in subdivisions shall be construed as following such lot lines.

Map Source: Grand County Geographic Information System.

NORTH

February 19, 2025

SCALE: 1000 0 1000 2000 Feet

ORDINANCE NO. 1015

Adoption of the Town of Granby Zoning Map

This is to certify that this is the Official Zoning Map referred to in Granby Municipal Code 16.30.010 of the Town of Granby, Colorado, together with the date of the adoption of the ordinance codified in this title.

By: _____ Mayor

ATTEST: _____ Town Clerk

SEAL