

TOWN OF GRANBY
PROPOSED REGULATION SECTION 3.12
DRAFT
3-12-09

Section 3.12

GRANBY CENTER ZONE

Statement of Intent

The Granby Center Zone is a unique zoning district promulgated to allow and regulate a variety of related land uses within an interconnected area. This Center Zone is enacted to further the goals and objectives of the Plan of Conservation and Development by expanding the Town Center through the incorporation of compatible commercial, residential, governmental, educational and other uses often found within a traditional town center. The further goal of the zone is to encourage the continued rehabilitation of the commercial center, encourage a greater variety of mixed uses and unite the uses through common design features, pedestrian and vehicular access, common signage, lighting and through the inclusion of street furniture and common open areas. Overall the goal is to integrate commercial and non-commercial uses through the creation of a mixed-use district that has the look and feel of a traditional New England village. The Granby Center Zone is designed to maintain and promote an area where residential development can exist within reasonable proximity to commercial type development. Development in the District will be guided by an overall desire to create a thriving Village with a wide variety of businesses and housing where residents can walk to work, work from home and walk from business to business. While the District is certainly designed to permit a variety of commercial developments, encourage new and innovative housing development, and preserve the Granby Historic District, overall it is designed to establish a sense of place that is different from the low density housing and preserved open space that characterize most of the Town of Granby.

The Granby Center Zone is designed to: promote the efficient use of a limited land area; respect and reinforce historic development patterns; provide flexibility to meet changing needs, technologies, economics and consumer preferences; promote efficient development patterns and a land use mix which encourages walking and bicycling and encouraging compatible architectural styles, building forms and building relationships within a New England Village.

The Granby Center Zone consists of four components:

Commercial Center;
Center Commons;
Center Edge, and
Granby Center Historic Overlay District
all as outlined within the Granby Zoning Map.

Each of these zones has a separate set of permitted and special permit uses and design criteria. The Comprehensive Granby Center Zone Criteria shall be applied to all 4 components of the Center Zone.

Section 3.12.1 Commercial Center Zone

The Commercial Center is the primary commercial area within the Town of Granby. It contains a variety of retail, service and office uses, numerous restaurants, gas stations, banks, the Post Office and more. The Commercial Center contains the Town Green and serves as the primary gathering place for Town residents. The Commercial Center contains very few residential units and its current design pattern discourages residential use. Future residential use is not anticipated within the area.

Commercial Center Zone Permitted Uses. In the Commercial Center Zone, the following uses are permitted subject to the Commercial Center Zone Special Criteria, Section 4 and other applicable requirements.

- Business or professional offices;
- Restaurant, limited seating.

Commercial Center Zone Special Permit uses. In the Commercial Center Zone, the following uses may be permitted by Special Permit, subject to the Commercial Center Zone Special Criteria, Section 8.2 and other applicable requirements.

- Retail sale, rental and/or repair of items such as food, clothing, hardware, garden supplies, jewelry, electronics, appliances, books, sporting goods, nursery items, home improvement products and general merchandise;
- Printing, photography and similar service;
- Banks and other financial institutions;
- Personal services, including barbershops, beauty shops, cleaning establishments;
- Day Care centers, preschool and similar uses;
- Museums/galleries/performing arts;
- Movie theatres with a maximum of 80 seats;
- Restaurants subject to Section 8.16;
- Commercial educational, instructional or recreational services;
- Fueling stations for motor vehicles, without Vehicle Repairers;
- Non-profit organizations;
- Utility Use, Subject to Section 8.24;
- Retail sales or alcoholic beverages, subject to Section 8.3;
- Open air markets;
- Multifamily use
- Accessory uses customarily incidental to the above uses.

Commercial Center Zone Special Criteria

The maximum area of the footprint of a single commercial building is 8,000 square feet. The Commission may permit an expansion of an existing building (existing on the date of approval of this regulation) that would increase the footprint above 8,000 square feet, where such expansion conforms to the general principles of the zone. Where an existing building is removed/demolished in whole or in part, the Commission may permit the reconstruction or new construction of a building that exceeds a footprint of 8,000 square feet, provided the construction is in basic conformity with the scale of the existing site and conforms to the general principles of the zone. As a general rule the Commission shall encourage the construction of multi-story buildings, with reduced footprints.

Parking requirements shall be as outlined within Section 7. The Commission may waive the specific requirements regarding the number and location of parking spaces to achieve the goals of the zone as stated herein. Individual developments are encouraged to share parking and access. Shared parking can be used to comply with the parking requirements.

The Commission may waive the minimum landscape area of Section 4.2.5 to achieve the goals of this zone as stated herein.

Adjacent property owners are encouraged to share curb cuts leading to the adjacent roadways. No new curb cuts will be permitted within this zone, except that any existing lot legally established prior to the date of adoption of this regulation shall have the right to access the adjacent roadway. Existing curb cuts may be relocated.

Pedestrian access to the proposed building, from the nearest street, shall be incorporated within the site design. Pedestrian and vehicular access from adjacent sites shall be incorporated where feasible.

Required Lot Areas, Yards, Coverage, Heights and Frontages shall be as outlined for the C2 Zone in Section 5, except that the minimum front yard shall be 25 feet. This change is made in an effort to encourage parking at the rear and sides of the building and to aid in design interest and flexibility.

Section 3.12.2

Center Commons

The Center Commons Zone is a diverse area of office buildings, public service use, retail use and housing. It contains the Granby Town Hall, Police Department, Senior/Youth Center, Board of Education Building, Library and the Granby Cemetery. The area contains significant commercial uses particularly along Route 189 and Route 20. The zone also contains the Town's 2 elderly housing developments, the Granby Memorial High School and Middle School. The Center Commons contains a small number of historic homes that are a part of the Granby Historic District. The Center Commons area is closely integrated with the Commercial Center. The area is appropriate for additional commercial development and home based business is encouraged within the zone.

Mixed residential and commercial use can be expanded throughout the area. Residents and commercial users of the area should be afforded easy pedestrian access throughout the entire center area. New multifamily housing can be accommodated within the area.

Center Commons Zone Permitted Uses. In the Center Commons Zone, the following uses are permitted subject to the Center Commons Zone Special Criteria, Section 4 and other applicable requirements.

- Single-family dwellings;
- Home occupations, subject to Section 8.8;
- Multifamily use subject to section 3.7 on a property containing 5 or more acres.
- Agriculture, subject to Section 8.15;
- Governmental buildings and facilities including fire houses;
- Accessory uses customarily incidental to permitted uses, subject to Section 8.1.
- Utility Use, subject to Section 8.24

Center Commons Zone Special Permit uses. In the Center Commons Zone, the following uses may be permitted by Special Permit, subject to the Center Commons Zone Special Criteria, Section 8.2 and other applicable requirements.

Retail sale, rental and/or repair of items such as food, clothing, hardware, garden supplies, jewelry, electronics, appliances, books, sporting goods, nursery items, home improvement products and general merchandise;

- Printing, photography and similar service;
- Business or professional offices, including banks and other financial institutions;
- Personal services, including barbershops, beauty shops, cleaning establishments;
- Day Care centers, preschool and similar uses;
- Museums, art studios, galleries and performing arts facilities;
- Bed and breakfast establishments;
- Restaurants, limited seating;
- Restaurants subject to Section 8.16;
- Commercial educational, instructional or recreational services;
- Non-profit organizations;
- Retail sales or alcoholic beverages, subject to Section 8.3;
- Open air markets;
- Churches, religious buildings, Places of worship and cemeteries and other non-profit organizations;
- Neighborhood Retirement Housing, Assisted Living and Congregate Care Elderly housing developments.
- Mixed use buildings containing both residential and nonresidential uses.
- Accessory uses customarily incidental to the above uses.

Center Commons Zone Special Criteria

Within the Center Commons Zone the design, scale, size and use of individual developments shall be designed in a manner that is reasonably consistent and compatible with existing uses.

The site design for any proposed new development and for the re-use of any existing building must blend with the traditional area site design as appropriate for the specific location. This would typically include lawn between the structure and the street and parking to the side or rear of the building within the Historic District.

The maximum area of the footprint of a single commercial building is 8,000 square feet.

The building front yard shall be a minimum of 50 feet, except that the Commission may permit a front yard of less than 50 feet, but not less than 30 feet, where other area buildings have front yards of less than 50 feet. In determining the front yard the Commission shall consider the front yard setback of existing buildings located within 400 feet of the proposed new building.

Special Permit uses shall only be allowed on a lot containing a minimum of 40,000 square feet, except where an existing home will be used for both residential and commercial purposes.

Required Lot Areas, Yards, Coverage, Heights and Frontages shall be as outlined for the R30 Zone in Section 5, except as follows; the minimum front yard may be 30 feet as outlined above; the maximum height is 45 feet; the maximum stories is 3; and the maximum coverage is 30%.

Section 3.12.3

Center Edge

The Center Edge is the least developed area of the Granby Center District. It serves primarily residential, public service, recreational and open space uses. It contains multifamily developments, the Historic Society, the Granby Center Fire House, the Visiting Nurses Association and the South Congregation Church. This area contains most of the Granby Center Historic District, a large and beautiful area that is listed on the National Register of Historic Places.

Center Edge Zone Permitted Uses. In the Center Edge Zone, the following uses are permitted subject to the Center Edge Zone Special Criteria, Section 4 and other applicable requirements.

- Single-family dwellings;
- Home occupations, subject to Section 8.8;
- Agriculture, subject to Section 8.15;
- Governmental buildings and facilities including fire houses; and

- Accessory uses customarily incidental to permitted uses, subject to Section 8.1.

Center Edge Zone Special Permit uses. In the Center Edge Zone, the following uses may be permitted by Special Permit, subject to the Center Edge Zone Special Criteria, Section 8.2 and other applicable requirements.

- Professional offices; business offices; medical offices
- Financial services; business services;
- Churches, religious buildings, Places of worship and cemeteries and other non-profit organizations;
- Day Care centers, preschool and similar uses;
- Antique sales subject to Section 8.9
- Bed-and-breakfast facilities or inns subject to Section 8.10;
- Multifamily use subject to section 3.7 on a lot of at least 8 acres;
- Mixed use buildings containing both residential and nonresidential uses.
- Neighborhood Retirement Housing, Assisted Living and Congregate Care Elderly housing developments.

Center Edge Zone Special Criteria

All new construction within this zone shall be designed in a residential style, designed to blend and enhance the historic nature of the area, if the construction is within the Granby Center Historic Overlay District or adjacent to any structure listed on the National Register of Historic Places. Use of carefully chosen architectural details, such as cornices, brackets, shutters, columns and awnings is encouraged within such areas. The exterior colors of building materials shall mirror or be compatible with the colors of nearby buildings listed on the National Register of Historic Places. Building color schemes shall be a specific part of any approval.

The site design for any proposed new development or for the re-use of an existing building must blend with the traditional area site design as appropriate for the specific location. This would typically include lawn between the structure and the street and parking to the side or rear of the building within the Historic District.

The maximum area of the footprint of a building that is used for non residential purposes is 4,000 square feet.

The building frontage (front yard) shall be guided by the average frontage of existing buildings located within the immediate vicinity of any proposed new building or addition.

The building front yard shall be a minimum of 50 feet, except that the Commission may permit a front yard of less than 50 feet, but not less than 30 feet, where other area buildings have front yards of less than 50 feet. In determining the front yard the Commission shall consider the front yard setback of existing buildings located within 600 feet of the proposed new building.

Required Lot Areas, Yards, Coverage, Heights and Frontages shall be as outlined for the R30 Zone in Section 5, except that the minimum front yard shall be 30 feet. This change is made in an effort to encourage parking at the rear and sides of the building and to aid in design interest and flexibility.

Section 3.12.4

Granby Center Historic Overlay District

The Granby Center Historic Overlay District is a specific area outlined within the Granby Zoning Map and located within the comprehensive Granby Center Zone. The overlay district generally follows the boundaries of the Granby Center Historic District, a large and beautiful area that is listed on the National Register of Historic Places.

The Granby Center Historic Overlay District is not a separate zone, but an area which overlays upon the other Center Zones. Within the Granby Center Historic Overlay District additional requirements and regulations will be applied as specifically outlined with the Center Zones.

Section 3.12.5

Comprehensive Granby Center Zone Criteria:

The following requirements and guidelines shall apply to all Center Zones.

Retail uses, restaurants and commercial services are not appropriate and shall not be approved for any property located within the Granby Center Historic Overlay District, except that where such uses currently exist they may be modified and expanded as appropriate for the specific site and in basic conformity with the of intent of this regulation.

The primary and most appropriate use of existing homes within the Granby Center Historic Overlay District is residential use. The Director of Community Development is encouraged to seek guidance from the Salmon Brook Historical Society on applications that fall within this area and may include the suggestions of the Society in any report submitted to the Commission on such applications.

Due to the historic nature of the buildings and the desire to maintain the traditional quality of the existing landscape, any proposed re-use or renovation of buildings located within the Granby Center Historic Overlay District shall be accomplished in a manner which preserves the historic integrity of the building's exterior façades and preserves the traditional design of the grounds, particularly the front area facing the street.

The conversion of low density housing to multifamily housing is generally encouraged, except within the Granby Center Historic Overlay District.

Design criteria for multifamily developments shall generally follow the criteria of the PDM Zone, Section 3.7.4, except that a maximum number of 15 units per acre may be permitted. Structures that are visible from Salmon Brook Street shall be designed to blend with the historic designs typically found within the Granby Center Historic Overlay District. Multi-story structures are preferred over single story structures.

When considering Special Permit applications, the Commission shall encourage the establishment of commercial uses that do not currently exist within the Town Center area. The zone's permitted uses will be preferable to the establishment of uses that are allowed only by Special Permit where such special permit uses replicate existing center businesses. The Commission, the public and new applicants should recognize the limited area of the Town Center and the need to diversify the commercial uses. The success of the center as a local commercial service center is largely dependent on the availability of a wide range of commercial retail items, services and offices. An abundance of offices (permitted uses) will enhance the overall business environment as the office workers are likely to frequent the other center businesses during the morning, lunch and dinner times.

Multi-storied buildings are preferred over single story buildings. Single use one story structures shall be discouraged except in unique situations where the property cannot support a multi-story structure and multiple uses.

Where mixed use buildings are proposed that will contain both residential and nonresidential uses, the number of residential units may not exceed 15 per acre. Living units shall typically be located above the first floor and shall be serviced by elevators and fire prevention sprinkler systems. The minimum area of a residential unit is ~~360~~ 400 square feet. One parking space per unit shall be required. Overall the density of the site will be guided by the site development requirements outlined herein.

Applications for new commercial construction shall include an analysis of the anticipated vehicular traffic that will be generated by the proposed use. Of specific concern are the peak hour traffic and the related turning movements of vehicles during the peak hours. The Commission shall strive to establish a mix of commercial uses which differ in their peak hours of traffic generation.

Parking requirements shall be as outlined within Section 7. The Commission may waive the specific requirements regarding the location of parking spaces to achieve the goals of the zone as stated above. Vehicular access and parking shall be designed to permit passage between adjacent properties. Shared parking is strongly encouraged.

Curb cuts shall be closely scrutinized by the Commission. The existing traffic flow within the area is often delayed and poorly placed curb cuts and/or increased numbers of curb cuts will exacerbate the problem. Therefore the Commission shall require the sharing of curb cuts between property owners and may prohibit a proposal for non-residential use of property where the curb cut separation is found to be unsatisfactory. A minimum distance of 150 feet between curb cuts is preferred.

A system of sidewalks, designed for the convenience of pedestrian traffic, shall be incorporated in all proposed development applications. Sidewalks shall be designed and constructed to serve pedestrian movement within each proposed site and with consideration of linkages to adjacent sites. Proposed site plans shall also include provisions for pedestrian and non-motorized amenities, such as benches (stand alone or permanent fixture), garbage receptacles, and bicycle racks. All site designs shall include sidewalks, which lead from the existing street to the proposed or re-used structure. The application shall include a pedestrian access plan that links the proposed site to other properties within the Center.

Extensive use of street trees and curbside landscaping should characterize the developments.

Businesses developments shall consider incorporating outdoor plaza areas containing benches, trash receptacles, landscaping, instructional signage, and partial shelter (such as a gazebo or awning). Outdoor plazas may also be characterized by substantial defining central amenities, such as a fountain, a clock tower or public art. Outdoor plaza areas

should be centrally located, insofar as possible. Restaurant uses having outdoor cafes are encouraged.

No goods, merchandise, equipment or machinery shall be stored or displayed outside of a building unless the areas are specifically authorized by the Commission as a part of a site plan or special permit approval. Parking spaces and landscaping areas shall not be used for the sales, storage, and display of goods or for advertising purposes of any kind, except for detached signs installed in conformance with these Regulations.

All commercial activity shall be conducted wholly within enclosed buildings, except for off-street loading, periodic sidewalk sales and other operations normally conducted outdoors, and excepting other uses specifically authorized by the Commission as part of a site plan or special permit approval.

Ground mounted mechanical equipment may be located along a rear façade, but should be screened from view. Screening shall be designed with materials that mimic or compliment those used in the primary structure.

Roof mounted mechanical equipment shall be screened from public view.

Utilities shall normally be located underground.

Site lighting shall be designed as the absolute minimum necessary to achieve the desired purpose. All exterior light poles and lighting fixture must of a type and style that mirrors the existing poles and fixtures located along Bank Street. These are often identified as traditional style and can be found in figure 2 outlined below. The height of pole, to the top of the fixture shall be between 9-14 feet.

Noise is a community concern and should be considered in the site design and measures taken to reduce its impact, in the design of all developments. Care should be taken to buffer areas of potential noise by shielding such areas through the strategic placement of plantings, buildings, earth berms or through a combination of these and other appropriate techniques.

All freestanding and directory signs shall be of wood (simulated wood or wood composite) construction and suspended from either one or 2 poles as outlined in figure 3 below. Signs shall be externally illuminated with the light typically emitted onto the face of the sign from a fixture or fixtures located above the sign face. Narrow signs and uniquely shaped signs may be illuminated by ground mounted lighting fixtures, where approved by the Commission. The lighting intensity shall be the minimum necessary to illuminate the sign face.