

Existing Land Use



Main Street Floral & Gift Shop

The description of existing land use patterns represents a snapshot of the Village's current pattern of activities and level of development and is illustrated on the *Village of Granville Land Use Map*. This map depicts the general patterns of development in the Village by categorizing each individual land parcel based on how that parcel is coded for full value assessment. The map was prepared from Geographic Information System data that was provided to the Village of Granville by Washington County Real Property. The evaluation of the data for the creation of the map is taken from the parcel based Real Property Assessment Database. Accuracy and completeness of this information is not guaranteed.

The Village of Granville is nearly fully developed, creating a need to identify the remaining vacant parcels that can be developed, as well as opportunities for redevelopment of underutilized properties. The study of current land use patterns helps identify areas where the original character has been lost to new development, areas where land use conflicts exist and how they can be eliminated, and areas where housing stock or commercial buildings are in need of some type of redevelopment that is compatible with surrounding areas. This study will help guide the future development and redevelopment of the Village. By comparing the existing land use map with the zoning map, land uses that are inconsistent with the current zoning can be identified, as well as areas with unique features that may require the use of special zoning tools for their protection and preservation.

The principal land use in the Village of Granville is single-family residential. The largest and densest residential area in the Village is bounded roughly by Mettowee Street to the north, the Indian River to the west, Munson Drive to the south and Quaker Street to the east. In addition, a nursing home, the Granville Elementary School and several two and multi-family homes are scattered through throughout the area.

Mixed-use residential areas can be found west of Quaker Street. Less dense, suburban style, single-family housing can be found in the northeast quadrant of the Village along North Street, Pine Street, and their side streets.

In recent years, the Village has seen a proliferation of the conversion of single-family units into multi-family units (2 or more units). According to the 2000 Census, 43% of the housing units are multi-family, and 45% of the occupied housing units in the Village are rental properties. The average home value is only \$62,800. In some cases, absentee property owners of these multi-family residences have resulted in the deterioration of the structures and the neighborhood character.

To the northwest and west of Main Street is the large Little League complex located off Glen Street along the banks of the Mettawee River.

The northeast quadrant of the Village is also a mixed-use area that includes an adult home, limited farmland, a family health care facility, and a large cemetery. In contrast to the more common small lots in the more historical sections of the Village, this area is comprised of suburban-style housing developments on larger lots.

At the center of the Village lies the most concentrated commercial area that is generally bound by Main Street to the north, Quaker Street to the west, and Morrison Street to the south and Church Street to the east. West Main Street and the commercial land uses patterns in the Village generally follow the pattern of the existing zoning districts that have been mapped since the adoption of the original ordinance in 1928. There are a few commercial properties off North Street (County Route 24), which are not in the Commercial District.



Downtown Shops

East Main Street have a number of different types of businesses including taverns, restaurants, a small market, gift shops, professional offices, a post office, the Town of Granville Town Hall, a florist, the Chamber of Commerce, and sandwich/pizza shops. This area also has many churches of different denominations, the Slate Valley Museum and the Pember Library and Museum of Natural History. South of Morrison Avenue is another area of mixed use, which includes single-family homes, multi-family apartment complexes, a fitness center, the Granville Hook and Ladder Co. and the J.E. Norton Hose Co., the Granville High School, a senior living facility, churches, and other small businesses.

Open space, and single-family and multi-family housing units dominate the area south of the Mettawee River and east of Church Street. South of Potter Avenue and east of Church Street is the Industrial District, which has a variety of commercial, and industrial uses including the Telescope Folding Furniture Co. and Norton Co.

Several public uses in the Village serve residents of the Town of Granville as well as the Village. These include the Granville Elementary School, the Granville High School, and the U.S. Post Office. Other public or semi-public land uses include the Village and Town offices, the Granville Police Station, the fire houses, cemeteries, the Village parks and Little League fields, the sewer treatment plant and the water supply storage tank property. Semi-public uses include the Granville Chamber of Commerce, the Mettawee Valley Senior Citizens Center, the Pember Library and Museum of Natural History and the Slate Valley Museum. Churches include the Trinity Episcopal Church, the Granville Methodist Church, St Mary's Church, Jerusalem Church, the Granville Baptist Church, the All Saints Church, and the Peniel Presbyterian Church.