

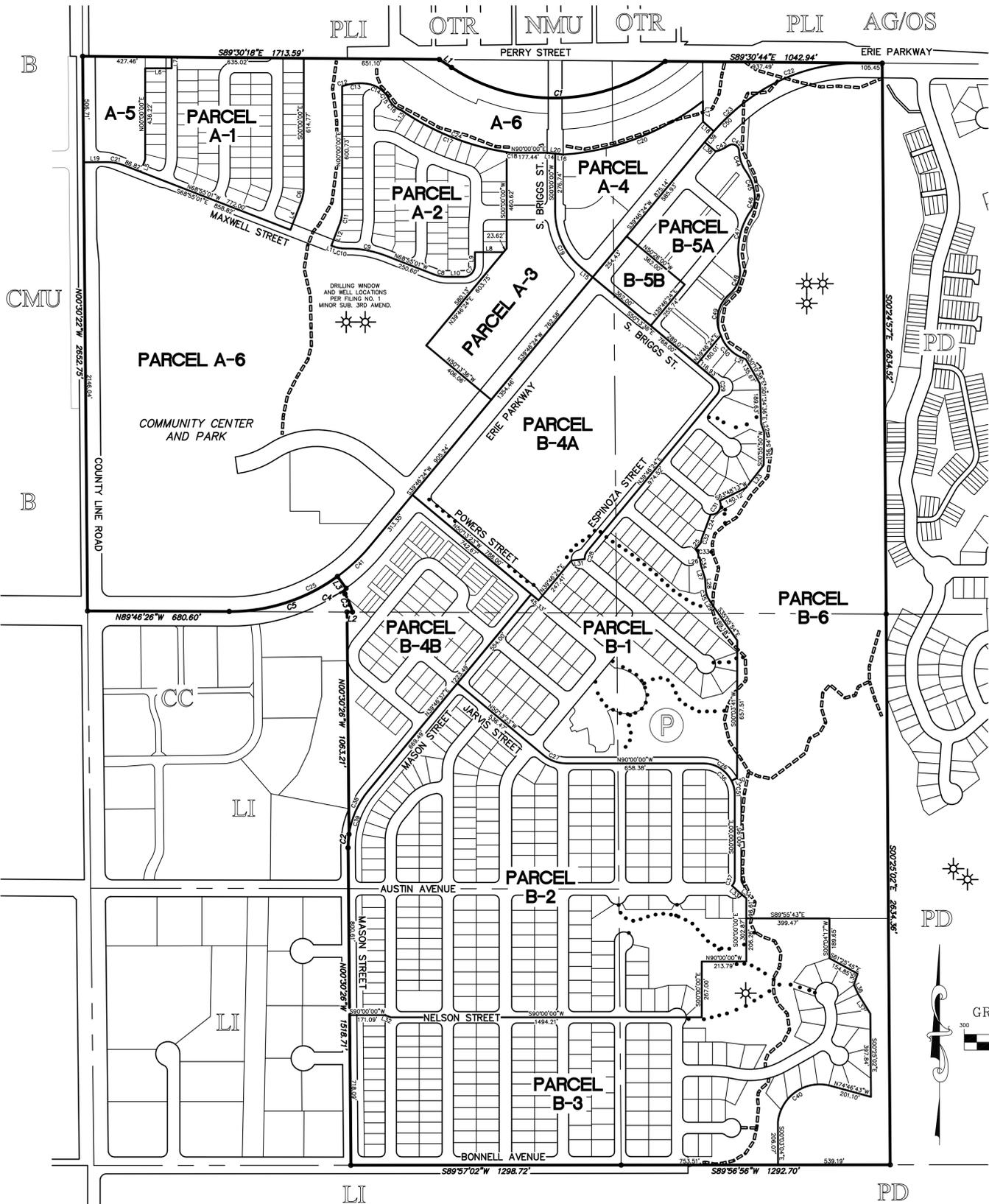
ERIE COMMONS PD ZONING MAP- AMENDMENT NO. 6

GENERAL DEVELOPMENT PLAN

A PORTION OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF
THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
386.2 ACRES, MORE OR LESS
PDA-12-00x

LINE	BEARING	LENGTH
L1	S86°52'34"E	70.16'
L2	S89°46'26"E	26.25'
L3	N35°58'07"W	70.00'
L4	S21°04'59"W	139.57'
L5	N21°04'59"E	62.78'
L6	N90°00'00"E	127.00'
L7	N00°00'00"E	53.51'
L8	N90°00'00"W	137.46'
L9	S00°00'00"E	62.90'
L10	N90°00'00"W	77.90'
L11	N68°55'01"W	5.42'
L12	N21°04'59"E	115.12'
L13	N34°32'41"E	1.20'
L14	S83°10'26"E	38.77'
L15	S50°13'36"E	71.06'
L16	S83°10'26"E	38.77'
L17	S00°17'05"E	92.18'
L18	S48°27'42"E	70.00'
L19	S89°29'38"W	109.45'
L20	N83°10'26"W	77.55'
L21	S67°24'25"E	20.67'
L22	S19°11'18"E	45.29'
L23	S38°05'34"W	138.74'
L24	S20°18'25"W	85.59'
L25	S39°46'24"W	39.35'
L26	N85°37'44"E	6.92'
L27	S17°54'36"E	45.62'
L28	S03°20'24"E	51.29'
L29	S32°51'21"E	49.71'
L30	S63°25'54"W	39.00'
L31	N83°51'49"E	64.98'
L32	N68°41'58"W	28.98'
L33	S47°33'58"E	64.82'
L34	S51°36'56"E	25.85'
L35	S18°53'10"W	56.35'
L36	S29°07'19"E	48.97'
L37	S31°58'08"E	110.77'
L38	S50°13'36"E	70.00'
L39	N39°46'24"E	34.78'

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	1092.63'	900.98'	69°29'01"	1026.90'	N88°22'56"E
C2	113.28'	1228.12'	51°7'06"	113.24'	N00°10'51"W
C3	94.67'	340.00'	15°57'12"	94.36'	N22°39'50"W
C4	29.56'	20.00'	86°40'19"	26.94'	S11°41'44"W
C5	555.91'	880.00'	36°11'41"	548.71'	N22°07'44"E
C6	77.27'	210.00'	21°04'59"	76.84'	N10°32'30"E
C7	86.39'	55.00'	90°00'00"	77.78'	N45°00'00"E
C8	64.39'	175.00'	21°04'59"	64.03'	S79°27'30"E
C9	193.48'	505.00'	21°57'06"	192.30'	N78°53'33"W
C10	67.05'	175.00'	21°57'06"	66.64'	S79°53'33"E
C11	56.30'	153.00'	21°04'59"	55.99'	N10°32'30"E
C12	10.73'	7.00'	170°53'31"	10.72'	N26°44'25"E
C13	109.48'	261.50'	23°59'14"	108.68'	S85°3'06"W
C14	108.03'	141.89'	43°37'32"	105.44'	N60°58'31"W
C15	25.19'	95.77'	15°04'16"	25.12'	N31°37'37"W
C16	78.64'	101.00'	45°10'51"	77.60'	S46°40'54"E
C17	552.72'	1232.08'	25°42'11"	548.09'	S68°19'14"E
C18	17.24'	1230.79'	0°48'10"	17.24'	S81°35'17"E
C19	306.82'	350.00'	50°13'36"	297.09'	S25°06'48"E
C20	728.79'	1230.79'	33°55'36"	718.19'	N69°10'28"E
C21	84.78'	225.00'	21°35'22"	84.28'	N79°42'41"W
C22	608.63'	895.00'	38°57'46"	596.97'	S71°00'23"W
C23	191.73'	1100.00'	9°59'12"	191.49'	S46°31'54"W
C24	573.12'	974.17'	33°42'28"	564.89'	S68°43'19"E
C25	774.90'	880.00'	50°27'10"	750.01'	N6°45'59"E
C26	166.06'	150.00'	63°26'54"	152.71'	N58°17'03"W
C27	121.49'	175.00'	39°46'37"	119.07'	S70°06'41"E
C28	40.06'	50.00'	45°54'36"	39.00'	S16°49'06"W
C29	78.54'	50.00'	90°00'00"	70.71'	N05°13'36"W
C30	150.66'	180.00'	47°57'19"	146.30'	S43°25'45"E
C31	95.60'	45.00'	121°43'33"	78.61'	N33°41'19"E
C32	58.68'	280.00'	11°29'54"	58.55'	S18°15'41"W
C33	43.47'	45.00'	55°21'06"	41.80'	N19°28'15"W
C34	59.07'	250.00'	13°32'20"	58.94'	S11°08'26"E
C35	51.51'	100.00'	28°30'57"	50.95'	S18°05'52"E
C36	235.62'	150.00'	90°00'00"	212.13'	N45°00'00"W
C37	37.03'	50.00'	42°26'00"	36.18'	N21°30'27"E
C38	230.43'	420.00'	31°26'04"	227.55'	S24°03'35"W
C39	285.30'	420.00'	40°17'03"	282.25'	S18°15'41"W
C40	347.50'	201.33'	98°53'48"	305.94'	S55°46'23"W
C41	218.99'	880.00'	14°15'29"	218.42'	N46°54'09"E
C42	69.82'	217.90'	18°21'34"	69.52'	N64°36'44"E
C43	67.06'	32.09'	118°44'10"	55.51'	N61°04'17"W
C44	102.11'	170.00'	34°24'54"	100.58'	S18°24'39"E
C45	127.91'	240.46'	30°28'30"	126.40'	N20°24'77"W
C46	72.82'	108.65'	38°02'56"	71.45'	N13°53'00"E
C47	274.01'	339.16'	46°7'20"	266.62'	S12°22'09"W
C48	155.25'	140.26'	63°24'57"	147.44'	N181°3'57"E
C49	218.99'	163.42'	76°46'31"	202.97'	S12°07'39"W
C50	225.62'	1100.00'	11°45'06"	225.22'	S45°38'57"W
C51	69.56'	150.00'	26°34'06"	68.93'	N131°7'03"W



LEGEND

- REGIONAL TRAIL
- LOCAL PEDESTRIAN SYSTEM
- NEIGHBORHOOD PARK PER PARKS, RECREATION, OPEN SPACE, AND TRAILS MASTER PLAN
- GAS WELL
- NOTE: Please see the Oil/Gas Exhibit submitted with the ERIE COMMONS, FILING NO. 1, PRELIMINARY PLAT for exact locations of proposed and vacated well sites.
- CURRENT ADJACENT ZONING

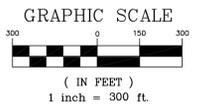
LAND USE MATRIX / SITE TABULATION

Parcel	Land Use	Planning Area (District)	Acres	Density Range	Target Units	Non-Res. Areas
A-1	Residential	Village Residential	13.1	3 - 8	69	-
A-2	Residential	Village Residential	13.5	3 - 8	68	-
A-3	Commercial	Old Town Commercial	9.3	0.15 - 0.35 FAR	-	70,000
A-4	Commercial	Old Town Commercial	6.8	0.15 - 0.35 FAR	-	46,000
A-5	Commercial	Convenience Commercial	2.8	0.15 - 0.35 FAR	-	42,000
A-6	Community Facilities / Institutions & Open Space	Park / Community Center	85.3	-	-	-
Subtotal:			130.8	-	137	158,000
B-1	Residential	Village Residential	32.5	3 - 8	100	-
B-2	Residential	Commons Residential	53.8	3 - 5	215	-
B-3	Residential	Commons Residential	43.5	3 - 5	148	-
B-4A	Commercial	Old Town Commercial	25.2	0.15 - 0.35 FAR	-	305,000
B-4B	Residential	Village Residential	16.0	3 - 8	75 *	-
B-5A	Residential	Mixed Use Residential	8.0	7.5 - 13	95	-
B-5B	Commercial	Old Town Commercial	2.1	0.15 - 0.35 FAR	-	12,000
B-6	Community Facilities / Institutions & Open Space	Coal Creek Open Space / Park	74.2	-	-	-
Subtotal:			255.3	-	633	317,000
TOTAL:			386.2	-	770	475,000

* Minimum of 28 multi-family, duplex, and/or single family attached units

OPEN & PUBLIC SPACE AREA CALCULATIONS

Planning Area (District)	Acres	Percent of Total (386.2 Acres)
Park / Community Center	85.3	22.1%
Coal Creek Open Space / Park	74.2	19.2%
Other Public Park / Open Space	27.7	7.2%
TOTAL OPEN & PUBLIC SPACE:	187.2	48.5%



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303.449.9105
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SCALE	HOR. 1"=300'
VERT.	1"=100'
DESIGN/APPR.	RD
DRAWN BY	RH
DATE	10/03/12
SHEET	2 OF 2
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**ERIE COMMONS
PD ZONING MAP
AMENDMENT #6**

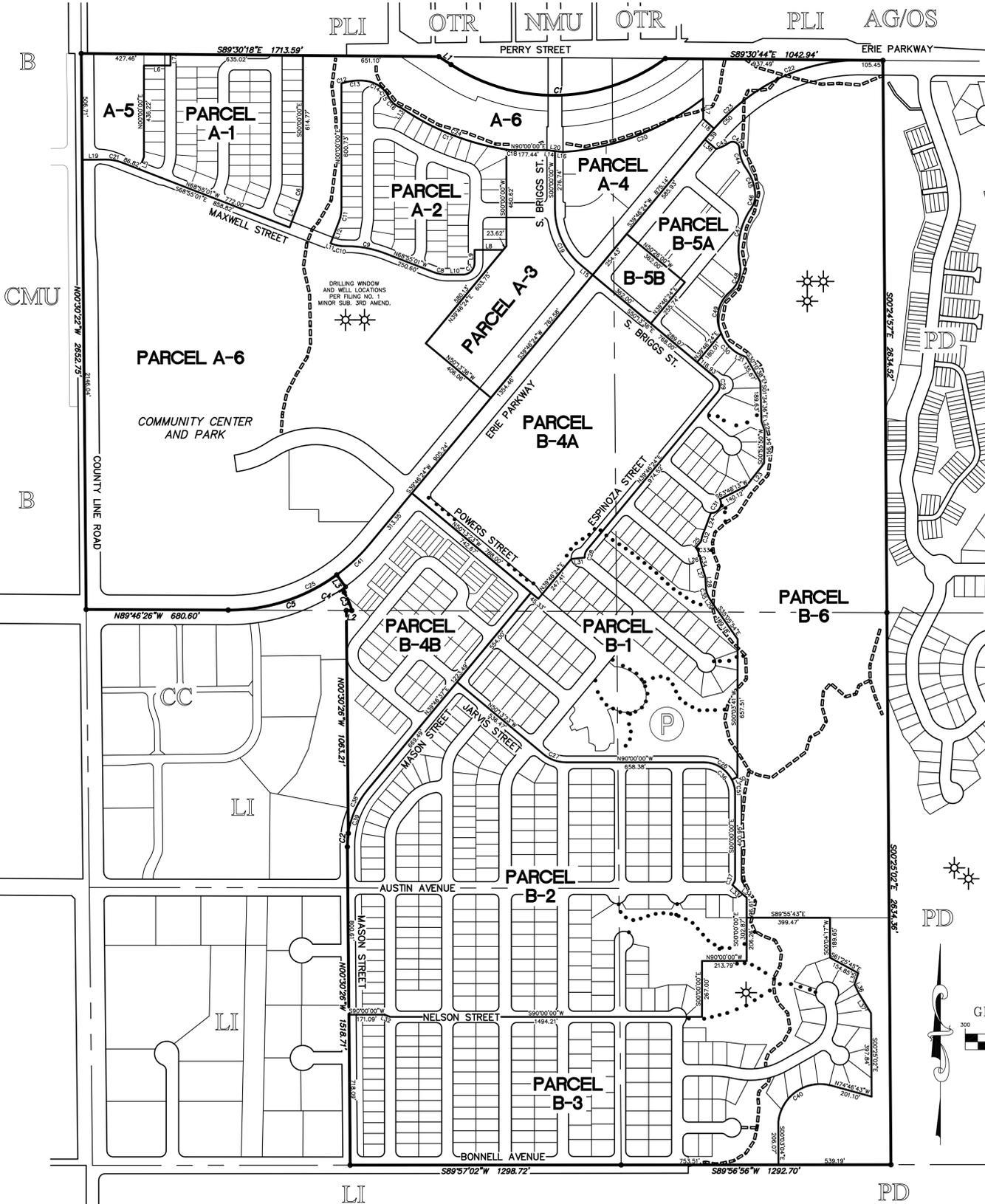
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386.2 ACRES, MORE OR LESS
PDA-12-00x

LINE	BEARING	LENGTH
L1	S56°52'34"E	70.16'
L2	S89°46'28"E	26.25'
L3	N33°58'07"W	70.00'
L4	S21°04'59"W	139.57'
L5	N21°04'59"E	62.78'
L6	N90°00'00"E	127.00'
L7	N00°00'00"E	53.51'
L8	N90°00'00"W	137.46'
L9	S00°00'00"E	62.90'
L10	N90°00'00"W	77.90'
L11	N68°55'01"W	5.42'
L12	N21°04'59"E	115.12'
L13	N34°32'41"E	1.20'
L14	S83°10'26"E	38.77'
L15	S50°13'36"E	71.06'
L16	S83°10'26"E	38.77'
L17	S00°17'05"E	97.19'
L18	S48°27'42"E	70.00'
L19	S89°23'38"W	109.45'
L20	N83°10'26"W	77.55'
L21	S67°24'25"E	20.62'
L22	S19°11'18"E	45.29'
L23	S38°23'34"W	138.74'
L24	S20°18'25"W	85.59'
L25	S39°46'24"W	39.35'
L26	N86°17'44"E	6.92'
L27	S17°54'36"E	45.62'
L28	S03°20'24"E	51.29'
L29	S32°51'21"E	48.71'
L30	S61°25'54"W	30.00'
L31	N83°51'49"E	64.98'
L32	N68°41'58"W	28.98'
L33	S47°33'58"E	64.82'
L34	S51°36'56"E	25.85'
L35	S18°53'10"W	56.35'
L36	S25°07'15"E	48.97'
L37	S33°28'08"E	110.72'
L38	S50°13'36"E	70.00'
L39	N39°46'24"E	34.78'

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	1092.63'	900.98'	69°29'01"	1026.90'	N88°22'56"E
C2	113.28'	1228.12'	51°7'06"	113.24'	N00°10'51"W
C3	94.67'	340.00'	15°57'12"	84.36'	N22°39'50"W
C4	28.96'	20.00'	84°40'19"	28.94'	S10°41'44"W
C5	555.91'	880.00'	36°11'41"	546.71'	N72°07'44"E
C6	77.27'	210.00'	21°04'59"	76.84'	N10°32'30"E
C7	86.39'	55.00'	90°00'00"	77.78'	N45°00'00"E
C8	64.39'	175.00'	21°04'59"	64.03'	S79°27'30"E
C9	193.48'	505.00'	21°57'06"	192.30'	N79°53'33"W
C10	67.05'	175.00'	21°57'06"	66.64'	S79°53'33"E
C11	56.30'	183.00'	21°04'59"	55.98'	N10°32'30"E
C12	10.71'	87.41'	7°01'51"	10.72'	N76°44'25"E
C13	109.48'	261.50'	23°59'14"	108.68'	S85°13'06"W
C14	108.03'	141.89'	43°37'32"	105.44'	N60°58'31"W
C15	25.19'	95.77'	15°04'16"	25.12'	N31°37'37"W
C16	79.64'	101.00'	45°10'51"	77.60'	S46°40'54"E
C17	552.72'	1232.06'	25°42'13"	548.09'	S88°19'14"E
C18	12.24'	1230.79'	04°49'10"	12.24'	S81°35'13"E
C19	308.82'	350.00'	50°13'16"	297.09'	S25°06'48"E
C20	228.79'	1230.79'	33°55'36"	218.19'	N69°10'28"E
C21	84.78'	225.00'	21°35'22"	84.28'	N79°42'41"W
C22	608.63'	895.00'	38°57'46"	596.97'	S71°00'23"W
C23	191.73'	1100.00'	9°59'12"	191.49'	S46°31'54"W
C24	523.12'	974.17'	33°42'28"	504.89'	S88°43'19"E
C25	724.90'	880.00'	50°27'01"	750.10'	N64°59'59"E
C26	166.06'	150.00'	63°25'54"	157.71'	N58°17'03"W
C27	121.49'	175.00'	39°46'37"	119.07'	S70°06'41"E
C28	40.06'	50.00'	45°54'36"	39.00'	S16°49'06"W
C29	78.54'	50.00'	90°00'00"	70.71'	N05°13'36"W
C30	150.66'	180.00'	47°57'19"	146.30'	S43°25'45"E
C31	95.60'	45.00'	121°43'33"	78.61'	N33°14'19"E
C32	58.68'	250.00'	13°28'54"	58.55'	S18°16'41"W
C33	43.47'	45.00'	55°21'06"	41.80'	N19°28'15"W
C34	59.07'	250.00'	13°32'20"	58.94'	S11°08'26"E
C35	51.51'	100.00'	28°30'57"	50.95'	S18°05'52"E
C36	235.62'	150.00'	90°00'00"	212.13'	N45°00'00"W
C37	37.03'	50.00'	42°26'00"	36.19'	N21°13'02"E
C38	230.43'	420.00'	31°26'04"	222.55'	S24°03'35"W
C39	285.30'	420.00'	40°17'03"	269.25'	S19°38'05"W
C40	347.50'	201.33'	98°53'48"	305.94'	S55°46'23"W
C41	218.99'	880.00'	14°15'29"	218.42'	N46°54'09"E
C42	69.82'	217.90'	18°21'34"	69.52'	N64°54'44"E
C43	67.06'	32.09'	119°44'10"	55.51'	N61°04'17"W
C44	102.11'	170.00'	34°24'54"	100.58'	S18°24'39"E
C45	127.91'	240.48'	30°28'38"	128.40'	N20°22'47"W
C46	72.82'	109.65'	71.48'	381°35'00"E	
C47	274.01'	339.16'	46°17'20"	266.62'	S12°22'09"W
C48	155.25'	140.26'	63°24'57"	147.44'	N18°13'57"E
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C50	225.62'	1100.00'	11°45'06"	225.22'	S45°38'57"W
C51	69.58'	150.00'	26°34'06"	68.93'	N13°17'03"W



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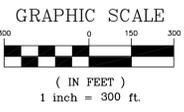
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					68	
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B-3	Residential	Commons Residential	43.5	3 - 5	148	-
B-4A	Commercial	Old Town Commercial	25.2	0.15 - 0.35 FAR	-	305,000
B-4B	Residential	Village Residential	16.0	3 - 8	74*	-
					75*	
B-5A	Residential	Mixed Use Residential	8.0	7.5 - 13	72	-
					95	
B-5B	Commercial	Old Town Commercial	2.1	0.15 - 0.35 FAR	-	12,000
B-6	Community Facilities / Institutions & Open Space	Coal Creek Open Space / Park	74.2	-	-	-
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					633	
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SCALE HOR. 1"=300'
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DRAWN BY RH
DATE 10/03/12
SHEET 2 OF 2
FILE G:\2020\GDP_AMEND\040-ZONING_AMENDMENT6.DWG

**ERIE COMMONS
PD ZONING MAP
AMENDMENT #6**



ERIE COMMONS
DEVELOPMENT GUIDE

Amendment No. 6

DEVELOPER:

**Community Development Group of Erie, Inc.
2500 Arapahoe Avenue, Suite 220
Boulder, Colorado 80302**

**Approved December 18, 2001
Town of Erie Board of Trustees**

Amended December 07, 2012



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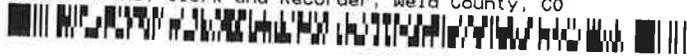
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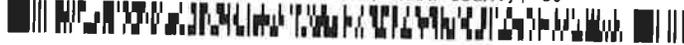
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ARTICLE I: APPLICATION AND GENERAL PROVISIONS

A. APPLICATION

Provisions of this Planned Development Guide ("PD Guide") shall apply to the undeveloped parcels of land as delineated on the Erie Commons General Development Plan attached hereto as Exhibit "A" and referred to hereinafter as the "GD Plan." The legal descriptions for the tracts of land covered by this PD Guide are attached as Exhibits "B-1 and B-2". Please see these Exhibits for any exceptions which may not be contained within the PD Plan.

This PD Guide shall not control the use of property or affect the rights of property owners outside of the boundary illustrated on the attached GD Plan.

However, this provision shall not limit, affect, or preclude in any way the ability of Community Development Group of Erie, Inc. ("CDG" or "Developer") to extend the provisions of this PD Guide and the GD Plan to other land that may be later acquired and annexed to the Town of Erie.

B. GENERAL PROVISIONS

1. Purpose and Intent

This Erie Commons PD Guide is hereby established and adopted to protect and promote the public health, safety, morals, comfort, convenience, welfare; and more particularly:

- (a) To implement the goals of the Town of Erie Comprehensive Plan and to guide and manage the future growth of the Town in accordance with such;
- (b) To protect the physical, social, and economic stability of residential, commercial, and other land uses within the Town to assure its orderly and beneficial development;
- (c) To reduce hazards to the public resulting from the inappropriate location, use, or design of buildings, and other improvements; and
- (d) To attain the physical, social, and economic advantages resulting from comprehensive an orderly land use and resource planning.

2. Authority

This PD Guide is authorized by Chapter 5 "Planned Development District" of the Town of Erie Zoning Resolution adopted August 1, 1998 pursuant to the Colorado Planned Unit Development Act of 1972.

3. Applicability

The provisions of this PD Guide shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this PD Guide through its approval by the *Director of Community Development* or the Erie Town Board of Trustees.

4. Adoption

The adoption of this PD Guide and the GD Plan shall evidence the findings and decision of the Erie Town Board of Trustees that this PD Plan and the GD Plan for the Erie Commons



Development ("Erie Commons") is in conformity with the Town of Erie Comprehensive Plan approved in 2005; is authorized by the provision of Chapter 5 of the Town of Erie Zoning Code; and that such Chapter 5 and this PD Guide and the GD Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

5. Relationship to Town of Erie Regulations

The provisions of this PD Guide and the GD Plan shall prevail and govern the development of the Erie Commons Development, provided, however, that where the provisions of this PD Guide do not address in general terms a particular subject, the relevant provisions of the Town of Erie Municipal Code shall be applicable.

Unless otherwise stated, the definitions contained in the Town Municipal Code, as amended, shall apply to this Planned Development and accompanying Planned Development (PD) District Standards. In the event of conflict, the definitions contained in this Development Guide (Article III) shall control.

No provision of this PD Guide and GD Plan is intended to repeal, abrogate, annul, impair, or interfere with any existing Town Municipal Code except as is specifically repealed by adoption of this PD Guide and the GD Plan.

6. Relationship to the Erie Commons Design Guidelines

The Owner acknowledges that the Town of Erie shall enforce both the Architectural Standards contained in this Development Guide, and the architectural guidelines contained in the companion Erie Commons Design Guideline document. Five residential architectural styles have been developed for Erie Commons which include: Craftsman, Four Square/Prairie, Shingle, Farmhouse, and Victorian. All of these architectural styles are identified with a special place in time and are reflective of traditional Colorado neighborhoods. The Erie Commons Design Guidelines also contain Multi-Family Residential, Commercial, and Civic/Community guidelines, designed to foster a strong and consistent community design vision. To this end, the Erie Commons Design Guidelines document has established a series of architectural building characteristics and streetscape standards to be used by Town Staff in the review and approval of subsequent development proposals to assure general compliance and substantial conformance.

7. Enforcement

To further the mutual interest of the residents, occupants, and owners in the Erie Commons Development and of the public in the preservation of the integrity of the GD Plan, the provisions of this PD Guide relating to the use of the land and the general location of common open space, community park, and recreation center shall run in favor of the Town of Erie and shall be enforceable at law or in equity by the Town without limitation on any power or regulation otherwise granted by law. The Town of Erie shall enforce this Development Guide and the associated Erie Commons Design Guidelines document during the Subdivision or Site Improvement public approval process.

8. Conflict

Where there is more than one provision within this PD Guide and the GD Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director of Community Development.



9. Minor Amendment

A minor amendment to this PD Guide and the GD Plan may be requested by the Developer and shall be processed by the Town of Erie through an Administrative Review and approval process (Director of Community Development approval or consent agenda approval by the Planning Commission as deemed necessary by the Director of Community Development). Density transfers, modifications to a Planning Area boundary, and roadway and trail realignments shall be considered minor amendments.

10. Maximum Lot Development

The total number of dwelling units or the total commercial intensity approved for development within the GD Plan is the maximum development requested for platting or construction (including density transfers). The actual number of dwelling units or level of development (intensity) for commercial or business properties may be less due to Developer's subdivision or site improvement plan requirements. Where level (density, intensity) of development is not specifically addressed, the provisions of the Town Municipal Code shall apply. The Town and CDG shall be prohibited from unilaterally changing any provision of this PD Guide.

11. Project Tracking

At the time of subdivision, the applicant shall provide an updated summary of the development ("Tracking Chart") along with the plat submittal to the Community Development Department in order to assure maximum development (density, intensity) limits are not exceeded.



ARTICLE II: CONTROL PROVISIONS

A. TRANSFER OF DENSITY

Residential dwelling units, as shown on the GD Plan, shall be the maximum number of dwelling units within all residential land use parcels as set forth in the GD for the Erie Commons Development, except as provided below. A transfer of dwelling units from Planning Area to Planning Area within a Parcel shall be allowed. The transfer of dwelling units shall be considered a Minor Amendment to the GD Plan as provided for in this PD Guide (See Article I – Application and General Provisions, Minor Amendment). The resulting GD Plan amendment shall be monitored by the Community Development Department as provided for herein. For Commons Residential, Village Residential, and Mixed Use Residential, the following Transfer of Density provisions shall apply:

1. For Commons Residential, Village Residential, and Mixed Use Residential Land Use Areas, the target units of a Planning Area within the above referenced areas may be increased by up to ten percent (10%) as long as the density is still within the density range for said parcel and a commensurate decrease in units is implemented over the remaining residential parcels.
2. At no time shall the total number of residential units exceed 770 for Erie Commons.
3. For the Mixed Use Residential Land Use Areas, the total acreage proposed for any commercial development shall be reduced from the remaining acreage in said parcel available for residential development.
4. For the Mixed Use Residential Land Use Areas, if a design solution is approved by the Town of Erie Staff that allows a mix of residential and commercial uses on an individual parcel (e.g., residential above non-residential uses) the total number of residential units for this tract shall not be reduced as previously defined in note 3 above.

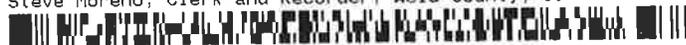
B. PLANNING AREA BOUNDARIES

The Planning Area boundaries within the various Parcels are the boundaries as shown in the GD Plan. Minor modifications to Land Use Area acreage (up to a maximum of 25 percent of the total gross land area contained within a Land Use Area); and arterial and collector street modifications may be accomplished by the Developer at the time of site specific plan review (through utilization of the Administrative Review process; see Article I: Application and General Provisions, B. General Provisions, 9. Minor Amendment) without any amendment to this PD Guide or to the GD Plan itself, pursuant to Town of Erie Municipal Code.

C. ROAD ALIGNMENTS

The GD Plan is intended to depict general locations of roads and individual Planning Areas. In granting Preliminary Plat approval, the Community Development Department or Erie Town Board shall allow modifications for the purpose of establishing:

1. Final road alignments.
2. Final configuration of planning areas, provided that the size of a planning area does not increase by more than twenty-five percent (25%).
3. Final access and parking location.
4. Landscaping adjustments and drainage improvements/layout.



ARTICLE III: DEFINITIONS

A. PURPOSE AND INTENT

The purpose of this Article is to promote consistency and precision in the application and interpretation of this Development Guide. The meaning and construction of words and phrases defined in this Article shall apply throughout this Development Guide, except where the context and usage of such words or phrases clearly indicates a different meaning or construction intended in that particular case.

B. GENERAL INTERPRETATION

In the interpretation of this PD Guide, the provisions and rules of this section shall be observed and applied in conjunction with the provisions of the Town of Erie's Municipal Code, as may be amended, except when the context requires otherwise.

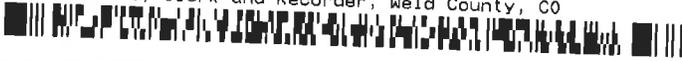
1. Unless the context clearly indicates to the contrary, words in the present and future tense are interchangeable, and words in the singular and plural are interchangeable.
2. References in the masculine and feminine genders are interchangeable.

C. DEFINITIONS

1. **Agriculture, Interim** – The production harvestible crops, planted, grown, and cultivated in the soil. Plants include, but are not limited to: fruits of all kinds including grapes, nuts, and berries; vegetables.
2. **Building Height** – The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable of a pitched or hipped roof.
3. **Community Center** – A building used for recreational, social, educational, and cultural activities, open to the public or a designed part of the public, usually owned by and operated by a public entity.
4. **Condominium** – A building or group of buildings in which dwelling units are owned individually, and the structure, common areas, and facilities are owned by all the owners on a proportional, individual basis.
5. **District** – The term "District" is equivalent to the term "Planning Area".
6. **Duplex** – A building containing two single-family dwelling units totally separated from each other by an unperceived wall extending from ground to roof.
7. **Dwelling, Multi Family** – A building containing three or more dwelling units, including units that are located one over the other (stacked flats).
8. **Dwelling, Single Family Attached** – A one-family dwelling attached to two or more one-family dwellings by common vertical walls (Condominiums, Row Houses, Townhomes). Single-Family Attached dwellings usually have separate utilities, such as individual hot water and heating systems, separate electric meters, and so forth.



9. **Dwelling, Single Family Detached** – A building containing one dwelling unit. A dwelling that is not attached to any other dwelling by any means. Detached dwellings do not have any roof, wall, or floor in common with any other dwelling unit.
10. **Dwelling, Single Family, Cluster** – A form of development that permits a reduction in lot area and bulk requirements with an increase in common area, provided there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development, and the remaining land is devoted to commonly owned private or public open space.
11. **Dwelling, Patio Home** – A type of single family dwelling unit in which the private individual open space associated with each dwelling is consolidated into a garden or patio area commonly located toward the side or rear of the lot. This patio area replaces the conventional front, side and rear yards associated with traditional single family dwelling detached units.
12. **Guest House** – An accessory use/structure commonly containing a living quarters, having no kitchen facilities, located on the same premises as the Principal Use and occupied for the sole use of members of the family or temporary guest(s).
13. **Open Space** – Undeveloped land that is permanently committed to be maintained in a natural or agricultural state and that serves one or more of the following functions:
 - Create a buffer between Erie and other towns and cities and shape growth;
 - Provide view corridors to mountains, plains, and agricultural areas rather than uninterrupted housing and commercial development;
 - Preserve native plant communities, wildlife habitat, and travel corridors for wildlife;
 - Protect wetlands, riparian areas, and sloughs;
 - Protect significant archeological and cultural resources;
 - Preserve quality agricultural lands and keep them in active agricultural production; and
 - Provide opportunities for passive human recreation and outdoor education.
14. **Planning Area (PA)** – The areas for development referred to on the Planned Development Sketch Plan (Preliminary Development Plan)
15. **Public Space** – Space used for public activities including: Parks, tot lots, pocket parks, open landscaped areas, greenbelts, trails and trail corridors, recreation facilities (e.g., swimming pools, tennis and basket ball courts, ball fields, recreation buildings).
16. **Public View** – The view from public streets and open space amenities. Typically includes view of: the front elevation of a home from a public street; the side elevation of a home located on a corner; and the rear façade of a home as viewed from adjoining open space. Public view does not include views of the home from a public or private alley.
17. **Townhouse** – A one-family dwelling in a row (also see Row House, above) of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.
18. **Recreation, Active** – Leisure-time activities, usually of a formal active nature including, but not limited to: swimming pools; baseball, football, soccer and softball fields; basketball, tennis and volleyball courts; playgrounds/tot lots; running tracks; trails; community centers and jogging, riding, hiking, and biking trails.
19. **Recreation Center** – A place designed and equipped for the conduct of sports and leisure-time activities. Recreation centers may include facilities for aerobic exercises, running and jogging, exercise equipment, game courts, swimming facilities, showers and lockers.



20. **Recreation, Passive** – Activities that involve relatively inactive or less energetic activities including, but not limited to: walking, sitting, picnicking, card games, chess, checkers, and similar table games.
21. **Recreation, Private** – A recreation facility of private ownership, or a recreation facility held in common ownership the use of which is normally limited to the occupants of a single dwelling or building or property. Private Recreation uses include, but are not limited to: swimming pools; tennis, basket ball and volleyball courts; and jogging, riding, hiking, and biking trails.
22. **Recreation, Public** – A recreation facility open to the general public. Public recreation facilities include, but are not limited to: Baseball, football, soccer and softball fields; basketball, tennis and volleyball courts; playgrounds/tot lots; running tracks; swimming pools; trails; and community centers.
23. **Religious Use** – A structure or place in which worship, ceremonies, rituals, and education pertaining to a particular system of beliefs are held. Ancillary uses may include schools, meeting rooms, recreation facilities, day-care and counseling.
24. **Row House** – An attached dwelling separated from others in a row by a vertical unpierced wall extending from the basement to roof. Row Houses are urban in orientation, usually located on their own lot.
25. **Structure, Accessory** – A subordinate building which is incidental and not attached to the main building or use on the same lot. If an accessory structure is attached to the main or principal building, or if the roof is a continuation of the main or principal building roof, the accessory building shall be considered an addition to the main or principal building. Accessory structures include: detached garages, guest homes, patios, decks, terraces, play equipment, satellite dishes, storage sheds, swimming pools, and spas.
26. **Unit, Live/Work** - A unit containing separate living and working areas. The **living area** shall contain one or more rooms, designed, occupied, or intended for occupancy as a separate living area with cooking, sleeping, and sanitary facilities provided within the unit for the use of a single user maintaining the whole live/work unit. The **work portion** of the unit shall contain one or more rooms for the expressed purpose as a workplace, devoid of cooking and sleeping facilities. Separate entries shall be provided for the living and work portions of the unit, allowing non-related (second party) merchants to occupy the work portion, separated from inhabitants of the living portion, however, both living and work portions may be occupied by a single user.



ARTICLE IV: ARCHITECTURAL STANDARDS

A. DESIGN REVIEW COMMITTEE

A Design Review Committee (DRC) shall be established in the Covenants, Conditions, and Restrictions for each parcel and shall become a committee under the Homeowners Association of that parcel. The ACC DRC will review and approve all models and elevations of homes to be constructed, including landscaping. This shall be in addition to the Town's review. All subsequent plan submittals shall comply with these Architectural Standards at the Preliminary Plat stage of development. The following concepts shall be the basis for the architectural standards:

1. A variety of architectural styles shall be provided within the Erie Commons community, including Craftsman, Prairie, Shingle, Farmhouse and Victorian (see following architectural style sheets). These five architectural styles may be grouped (two or three styles) per neighborhood district, or mixed together throughout the entire Erie Commons community. Architectural styles shall be chosen which are semi-indigenous, reflecting the architecture found within traditional Colorado neighborhoods.
2. Where floor plans are offered on a repeating basis, alternate elevations shall be developed and the same elevation shall not be repeated adjacent to or across the street from one another.
3. A variety of design elements shall contribute to the overall character of a home's elevation and its appearance from the street.
4. Careful scrutiny shall be given to the massing, proportion, and overall scale of each architectural design and how such building massing relates to adjacent uses.
5. Large, unbroken planes on the front and rear elevations shall be discouraged unless they are compatible with the architectural style of the home. Side elevations without windows shall not be allowed except for where the Uniform Building Code does not allow windows. Windows alone do not constitute an unbroken plane.
6. Size, shapes, proportions and trim of doors and windows shall be consistent with the architectural style of the home.
7. Staggered Front Yard setbacks (a minimum of five (5) feet may be required (within the Commons Residential Land Use District)) from house to house, along a block face, in order to provide visual relief and variety throughout the street scene.
8. Alternative garage loading (i.e. rear load, side load, front load with rear oriented garage) shall be encouraged for single family detached developments within Commons Residential and Village Residential Districts, as deemed architecturally appropriate.
9. Masonry (i.e., brick, stone, cultured stone) or stucco (exterior plaster) shall be incorporated into residential architecture, as appropriate, depending upon the architectural style of the home. It is important to note that some architectural styles (e.g., Shingle, Victorian) traditionally do not incorporate masonry or stucco materials. However, the use of masonry will be promoted to complement architectural styles (e.g., Craftsman, Foursquare/Prairie) which traditionally use these materials.



- 10. In order to ensure a consistent, high quality and integrated design throughout the Erie Commons community, the Erie Commons Design Review Committee (DRC) shall review and approve all proposed development plans and architectural designs prior to submittal to the Town of Erie. The Design Review Committee shall review the development plans and architectural designs in a complete and comprehensive fashion and shall be particularly concerned with the following specific design principles which the applicant shall be responsible for satisfying:

SINGLE FAMILY DETACHED HOMES

House Shape

- 1. Divide a home into three distinct parts: The base (foundation), middle (building walls, and cap (roof).
- 2. Design homes in which the shape of the house starts low at the edges and rises towards the center. A home's second-story shall appear lighter, with less bulk, than the first-story.

Roof Form

- 1. Create a visible main roof body. Complement the main roof with smaller planes and roof elements.
- 2. Provide roof overhangs which create strong shadow lines and complement the pitch and architectural style of the home.

Walls

- 1. Change wall materials only at a change in wall plane or at a wing fence. Masonry, clapboard, shingle or other wall materials should wrap the outside corner and end on an inside corner of a wall or at a wing fence. Materials that end at a wing fence shall not exceed the height of the fence.
- 2. Design homes to avoid long expanses of blank walls and windowless elevations.

Windows and Doors

- 1. Design doors and windows which reflect the architectural style of the home. Windows should be oriented vertically, and combined in groups to eliminate large expanses of glass.
- 2. Discourage random "shotgun" placement of Windows. Locate windows generally centered on walls, aligned both horizontally and vertically.

Garages

- 1. Integrate the garage with the home and minimize the garage door impact on the front, street facing, elevation. Garages shall not appear "tacked on" to the front of the house. The garage should complement the home by using similar roof forms, pitches, and building shapes.
- 2. Excessive "freeboard" (the space between the top of the garage door and the bottom of the roof eave line) above the garage door is prohibited.



Columns and Posts

1. Create sizeable columns, piers, and posts which appear capable of supporting the weight of what they support, such as covered porches, patios, and decks.
2. Create columns and posts which reflect and express the architectural style of the home.

Pop-Outs

1. Create covered entries, porches, and decks which harmonize with the architectural style of the home.
2. Support cantilevered pop-outs with corbels, brackets, or outlookers designed to visually support building projections.

Decks

1. Design decks, deck roofs, and railings to integrate and harmonize with the home.

Materials and Color

1. Design homes which use heavy, visually solid, foundation materials that transition upwards to lighter wall siding and roof materials.
2. Discourage piecemeal applications, frequent changes in wall materials and cosmetic-appearing coverings.
3. Finish homes with designated color palettes that reflect the natural setting. Use natural building materials with strong textures and rich colors, such as stone, brick, clapboards, and shingles that create visual depth and detail.

Building Details

1. Design building details to be convincing, realistic, and believable.
2. Create building details that are reflective of the architectural style of the home.

SINGLE FAMILY ATTACHED AND MULTI FAMILY

Building Location and Orientation

1. ~~Orient buildings towards perimeter roadways designed to form a street wall which encloses and define the streetscape. The primary entrance and façade of individual buildings within a multi-family development shall be oriented towards:~~
 - a. Primary internal or perimeter streets, or
 - b. Common open space, such as interior courtyards, parks, or on-site natural areas or features with a clearly defined and easily accessible pedestrian circulation system.
2. ~~Orient building entries towards perimeter roadways providing formal walk up stairways, stoops, forecourts, or covered porches as semi public transitions to the street. Primary entrances and facades shall not be oriented towards alleys, parking lots, garages, or carports.~~



3. Cluster buildings to create enclosed parking courts within the interior of the project.
4. Orient vehicular project entries towards open space, recreation features, and prominent buildings. Place prominent buildings (e.g., recreation buildings, clubhouses, lease offices) on axis with entry drives.
5. Design large projects to be broken-up into a series of smaller buildings or rowhouses. The use of single “mega-structures” shall be strongly discouraged.

Architecture

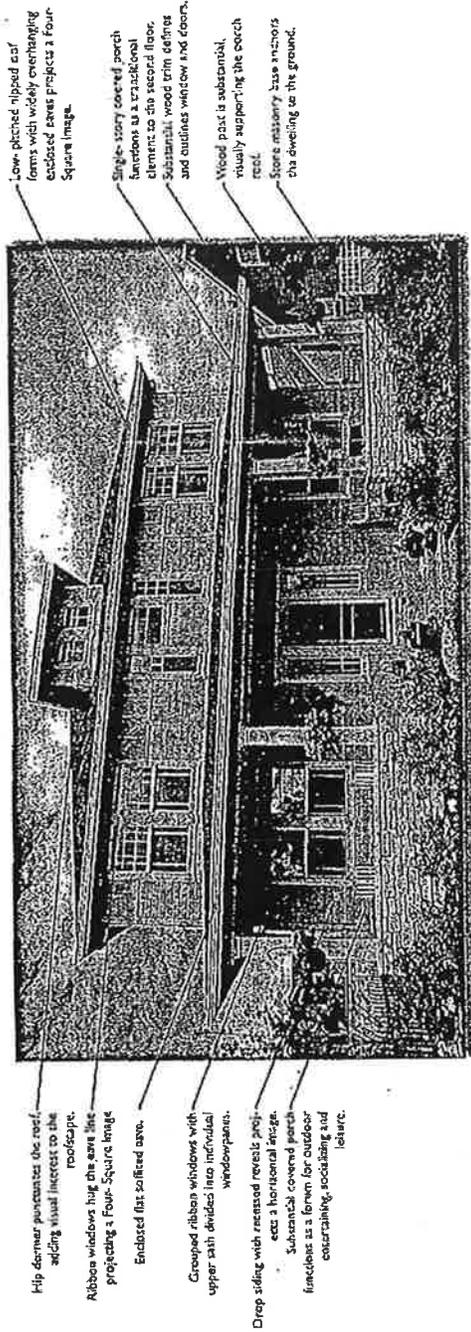
1. Encourage the use of covered porches which provide transition between the interior and out-of-doors.
2. Create semi-public spaces. Encourage the incorporation of stoops, walk-up stairways, balconies, covered entries and porches, and patios within multi-family buildings.
3. Design each unit to be individually recognizable. This can be accomplished through the use of balconies, setbacks, projections and window rhythms which help articulate individual dwellings units or collections of units.
4. The front door to dwellings should be visible from the street or common open space. Orient primary ground floor residential entries to streets, not to interior blocks or parking lots. Secondary and upper floor entries can be accessed from the interior of the project.
5. Discourage the use of long monotonous access balconies and corridors. Create separate door yards or concentrate unit access points.

COMMERCIAL ARCHITECTURE

For specific architectural style and design criteria related to Commercial architecture, see the following pages.

NOTE: *The Architectural images and representations contained in this document are conceptual and for illustrative purposes only. The images represent one possibility of many scenarios developed for Erie Commons. It is a tableau or summary characterization of the characteristics and objectives for Erie Commons and should be used as a framework to guide future development.*

Four - Square



THE FOUR-SQUARE/PRAIRIE STYLE

The Four-Square style is a derivative of the Prairie school of architecture that is commonly associated with the work of Frank Lloyd Wright. The Prairie style of architecture was designed to reflect the sweeping expanses of the Midwestern landscape, characterized by horizontal lines and strong masonry elements. This style of architecture in its vernacular form, the Four-Square, was spread throughout the country in pattern books published in the Midwest. Its namesake is derived from the composition and arrangement of the interior spaces which are simply characterized by four rooms located on each floor, one in each corner.

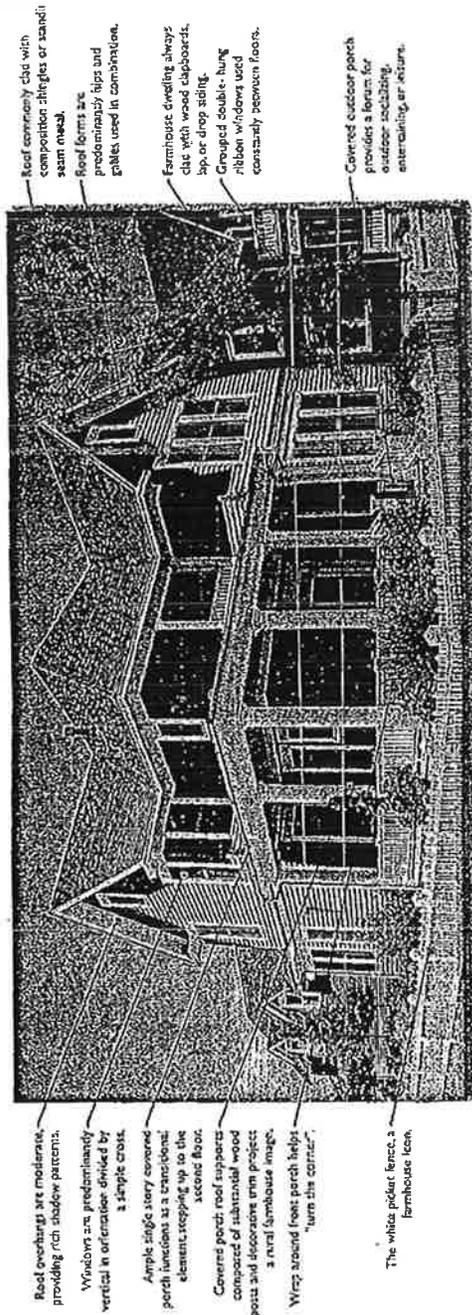
The most predominant element of Four-Square architecture is the wide, low-pitched hipped roof with expansive eave overhang and broad covered porch which typically extends the full width of the house. A universal feature of Four-Square architecture is the use of massive square or rectangular masonry or stucco (exterior plaster) piers, oftentimes supporting boxed wood columns, used to support the covered porch. Windows are commonly vertically-oriented double-hung with the upper sash commonly divided into individual panes, while the lower sash is typically a single window. The hipped roof is typically punctuated by a single roof dormer which adds visual interest to the roofscape. Wall cladding typically consists of clapboard, drop, or lap siding, or brick masonry (Narrow Gage Roman) all of which express and exaggerate the horizontal line which is characteristic of Four-Square architecture.

NOTE: This image and descriptions represent a typical Four-Square house. It is not intended to represent any specific Four-Square house. The images and descriptions are provided for informational purposes only. For more information on the Four-Square style, please contact the author of this document.

THE FOUR-SQUARE/PRAIRIE STYLE



F a r m h o u s e



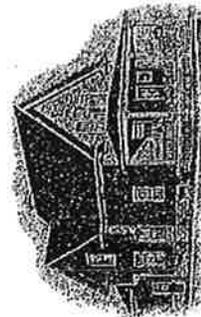
THE FARMHOUSE STYLE

Although somewhat eclectic, Farmhouse homes were the product of New England and Midwestern architectural influences spurred by the advent of the railroad. Modest Farmhouse dwellings were no longer restricted to local materials. Instead, bulky items used for construction, particularly lumber from distant sawmills, could be moved rapidly and cheaply over long distances via the railroad. Thus, homes traditionally built with heavy materials, such as logs, stone, or heavy hewn frames were being abandoned for wooden Farmhouse dwellings constructed with a light frame, covered with clapboard siding.

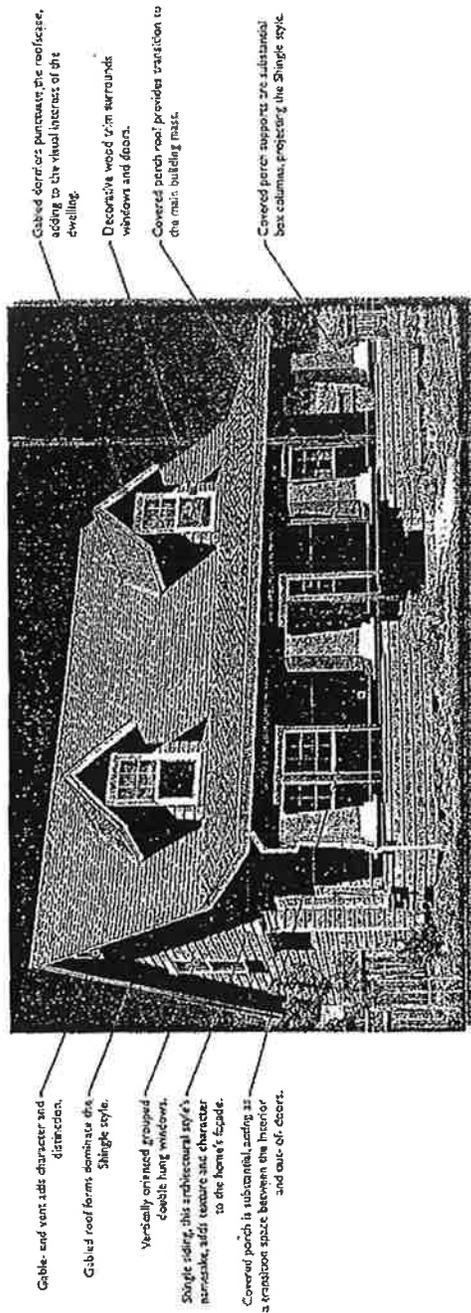
Typically, Farmhouse homes are functional, plain, and well proportioned without extensive embellishments. The most common building form is the two-story gable-front-and-wing characterized by an additional side-gabled wing added at right angles to the front gable, creating a cradled compound effect. One-story hipped or skirt roof segments are often used to connect the L-shape created by the two building wing volumes. Roofs are commonly punctuated by roof or wall dormers which add variety and visual interest to the roofscape. Farmhouse windows are commonly vertically-oriented double-hung with a simple cross (cruciform) which divides the window with muntins into four individual glass panes (two-over-two). Farmhouse homes are always clad with some form of horizontal wood (real or simulated) siding in a variety of patterns which include clapboards, drop, and lap siding, to name a few. Details include the use of ornamental porch support posts, roof cupolas, gooseneck lamps, and decorative front porch balustrades.

NOTE: This image and illustrations contained in this document are intended for illustrative purposes only. No warranty, expressed or implied, is made by the author or publisher. It is advised to approach construction of the structure and interior in a professional manner.

THE FARMHOUSE STYLE



Shingle



THE SHINGLE STYLE

The Shingle architectural style occurred between the eighteenth and nineteenth centuries primarily in the northeastern portion of the country, reaching its highest architectural expression in the design of seaside resorts in such locations as Newport, Cape Cod, Long Island, and coastal Maine. From this grand beginning, the Shingle architectural style spread throughout the United States through the publication architectural periodicals which glorified this unadorned shingled building form.

The Western Shingle architectural style is also characterized by a straightforward use of building materials. Influenced by earlier Eastern Shingle style homes characterized by simple building forms clad with wood shingles, gable roof forms, large covered porches, and minimal "clipped" eave overhangs, early San Francisco Western Shingle homes mixed these Eastern Shingle elements with Craftsman and Swiss Chalet influences.

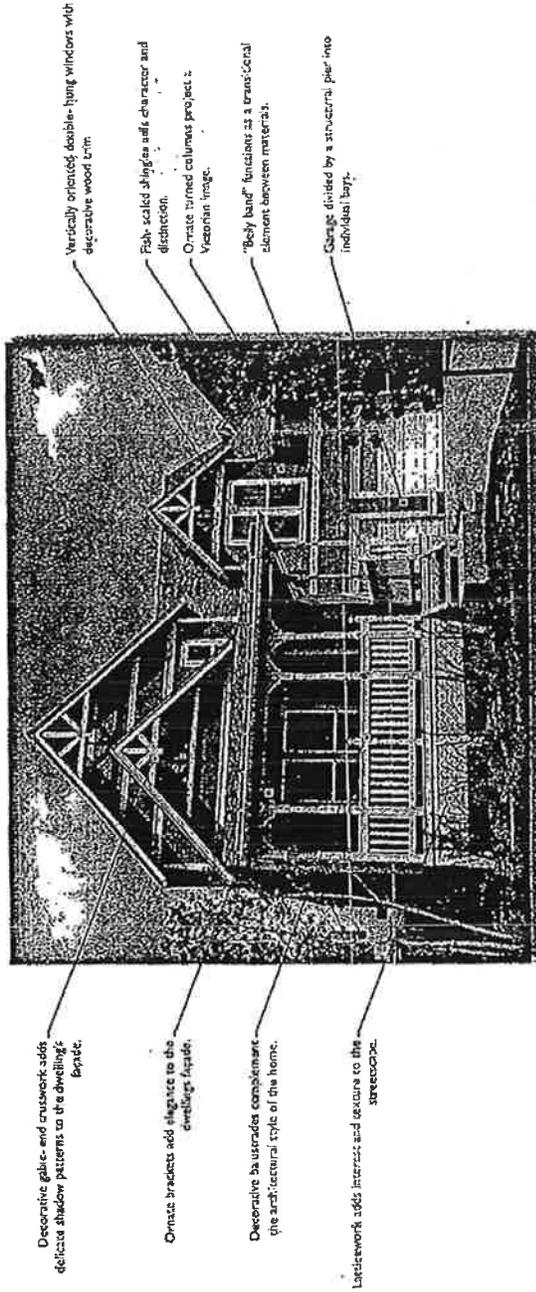
The characteristics of the Shingle home are smooth and flowing. Unity is the guiding principle behind the Shingle style. The purpose of the shingle walls is to meld many irregular shapes into an almost seamless building mass that is varied, yet defined. Unlike other ornate architectural styles, the Shingle home does not emphasize decorative detailing on doors, windows, cornices, porches, or on wall surfaces. Instead, it aims for the effect of a complex building volume enclosed by a smooth shingled surface which unifies the irregular outline of the house. Shingle style porch supports are most commonly single unadorned, but substantial, wood posts; classic Doric columns; stone piers; or shingle cladding. Window surrounds are simple, composed of wood trim. Bay, oriel, Palladian, and multi-paned double-hung windows are the most frequently used Shingle styles.

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THE SHINGLE STYLE



Victorian



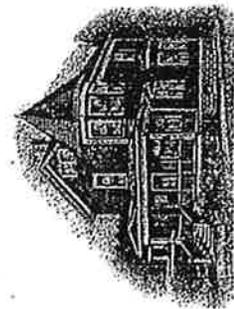
The Victorian Style

The Victorian architectural style was commonplace during the late 1800's and early 1900's. Five Victorian archetypes were prevalent during this period, however, the Queen Anne style is the most common architectural sub-style in Colorado. The Queen Anne style was the dominant style for domestic building when many of Denver's neighborhoods were established. Of particular interest is the Low Style version of Queen Anne architecture - The Folk Victorian style - used simpler forms and details. This style flourished as railroads spread across the country providing a steady supply of Victorian style millwork. Local builders and carpenters applied their skills based upon their understanding of the style. Pattern books that contained illustrations and details were sources of inspiration and instruction. The Folk Victorian style resulted from the application of stylistic principles to modest residences. Forms were simplified, and ornamentation was applied chiefly to the porches, gable ends, and cornices.

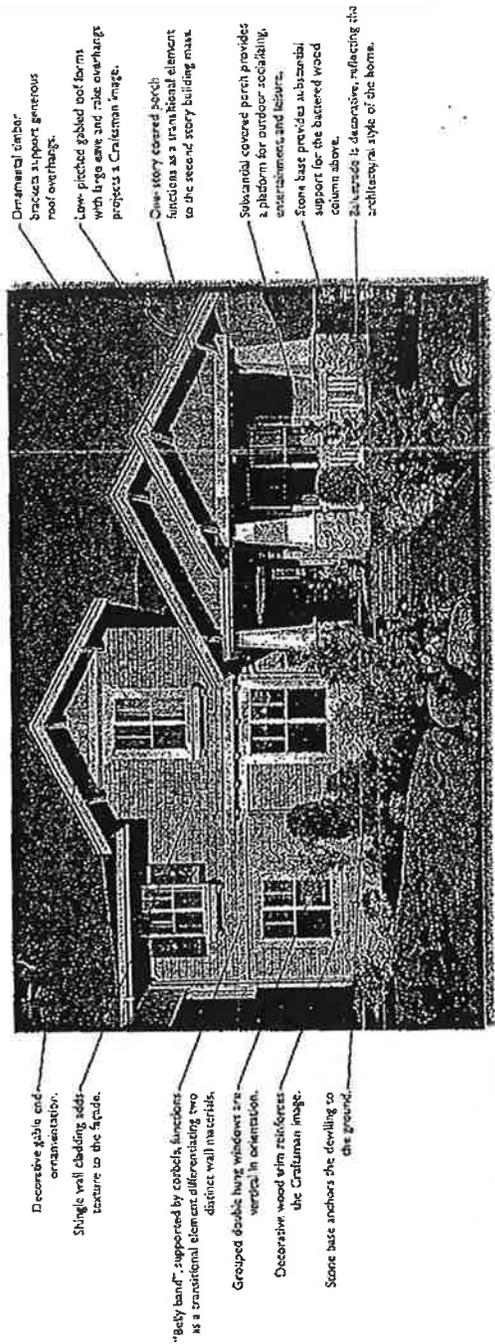
Folk Style Victorian architecture is characterized by steeply pitched roofs of irregular shapes, usually with a dominant front-facing gable. Patterned shingles of various shapes, such as fish scales and diamonds, are commonly used in combination with clapboard sided facades, to project an ornate Victorian image. Facades are typically asymmetrical, with a partial or full-length covered porch which is usually one story high, functioning as a transitional element to the second floor. Structural elements, composed of turned ornamental wood posts with elaborate detailed spindlework, commonly support the one-story covered porch. Vertically oriented double-hung windows are commonplace, with the occasional use of projecting bay windows.

NOTE: The images and descriptions are provided as a guide only and do not constitute a contract. The images represent the quality of design services provided by the architect.

The Victorian Style



C r a f t s m a n

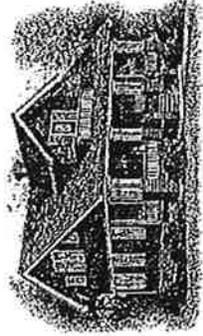


THE CRAFTSMAN STYLE

Craftsman architecture was inspired by the work of two California Brothers – Charles Sumner Greene and Henry Mather Greene – who practiced together in Pasadena during the early 1900's. Craftsman architecture was the successor to the English Arts and Crafts movement which expounded the virtues of simple human produced architecture composed of natural materials. The Craftsman architectural style eventually found its way to Colorado through the abundance of periodicals such as House Beautiful, Good Housekeeping, Architectural Record, and Ladies Home Journal and the eventual proliferation of pattern books, such as the Sears and Roebuck Catalogue, in which architectural blueprints were offered and Craftsman bungalows constructed from kits of pre-cut lumber were constructed.

The Craftsman philosophy promoted the virtues of fresh air and sunshine so typically there is at least one "outdoor room" for fair weather entertaining, socializing, and dining. These commonly take the form of covered porches, pergolas, trellises, and integrated sleeping porches or balconies. The concept behind Craftsman architecture is one of simplicity and a honest use of materials. Designed to harmonize with nature, the Craftsman home is characterized by low-pitched gable roof forms with large roof overhangs commonly supported by beams, exposed rafters or triangular brackets. Roofs are sometimes punctuated by gable or shed dormers with exposed beams. Sometimes, washed river rock is used as a foundation material or column base, designed as a natural extension of the ground plane. Windows are typically double-hung, occurring alone or in groups of ribbon windows, with upper sashes divided into individual panes of glass.

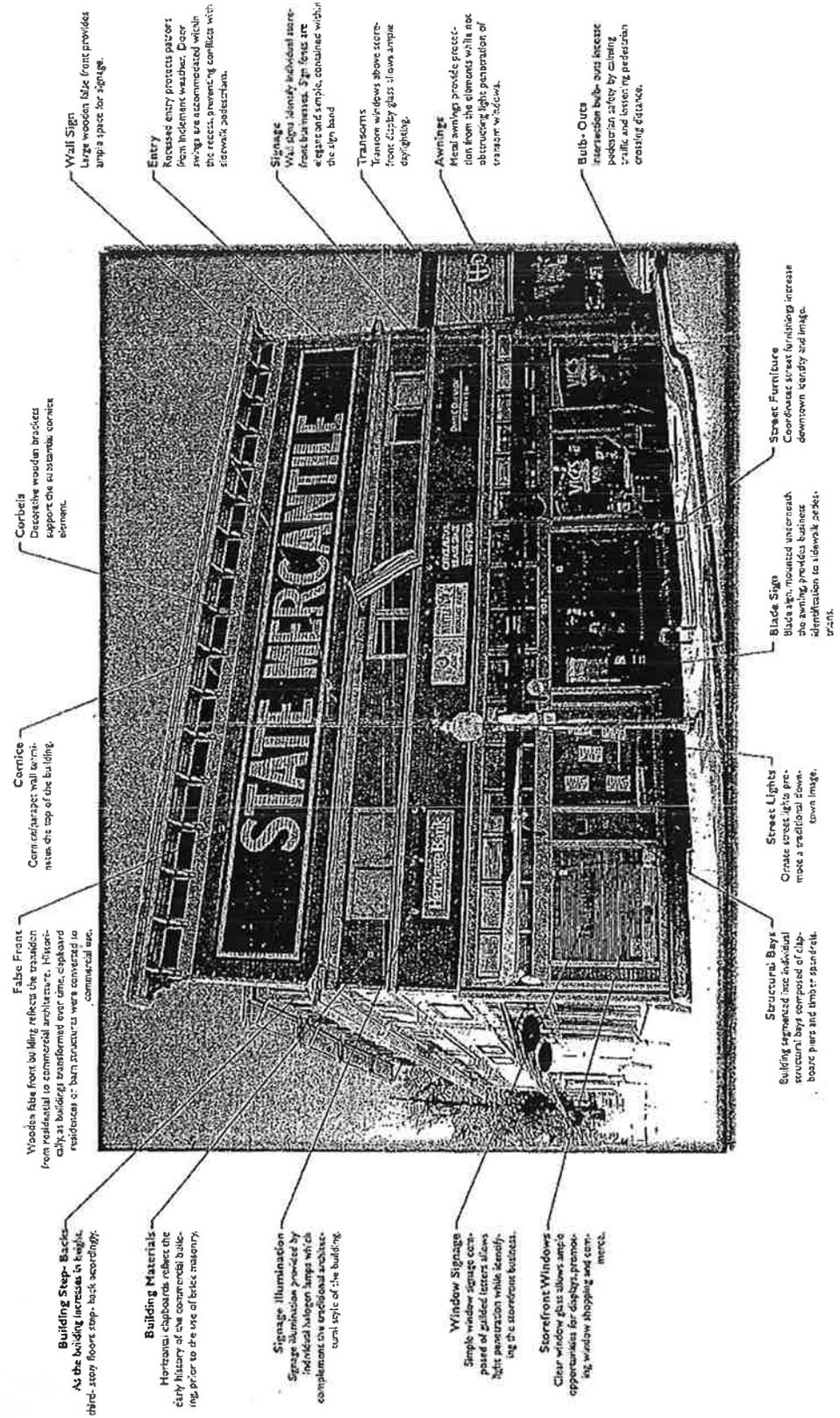
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THE CRAFTSMAN STYLE



Traditional Clabboard Commercial Architecture



Wall Sign
 Large wooden sign front provides ample space for signage.

Entry
 Recessed entry protects patrons from inclement weather. Door swings are accommodated within the recess, preventing conflicts with storefront pedestrians.

Signage
 Wall signs identify individual storefront businesses. Signs are elegant and simple, contained within the sign band.

Transoms
 Transom windows above storefront display glass allows ample daylighting.

Awnings
 Metal awning provides protection from the elements while not obstructing light penetration of transom windows.

Bulb-Outs
 Intersecting bulb-outs increase pedestrian safety by causing traffic and lowering pedestrian crossing distance.

Corbels
 Decorative wooden brackets support the substantial cornice element.

Street Furniture
 Coordinate street furnishings increase downtown trendy and image.

Blade Signs
 Blade signs mounted underneath awning provides business identification to sidewalk pedestrians.

False Front
 Wooden false front building reflects the transition from residential to commercial architecture. Historic city as buildings transformed over time, clapboard residences or barn structures were converted to commercial use.

Cornice
 Cornice parapet wall term, in use at top of the building.

Structural Bays
 Building segmented into individual structural bays composed of clabboard piers and timber spandrels.

Street Lights
 Ornate street lights promote a traditional downtown image.

Building Materials
 Horizontal clabboards reflect the early history of the commercial building prior to the use of brick masonry.

Signage Illumination
 Signage illumination provided by individual halogen lamps which complement the traditional architectural style of the building.

Window Signage
 Simple window signage consists of plastic letters allows light penetration while identifying the storefront business.

Storefront Windows
 Clear window glass allows ample opportunities for display promoting window shopping and commerce.

Wooden false front building reflects the transition from residential to commercial architecture. Historic city as buildings transformed over time, clapboard residences or barn structures were converted to commercial use.

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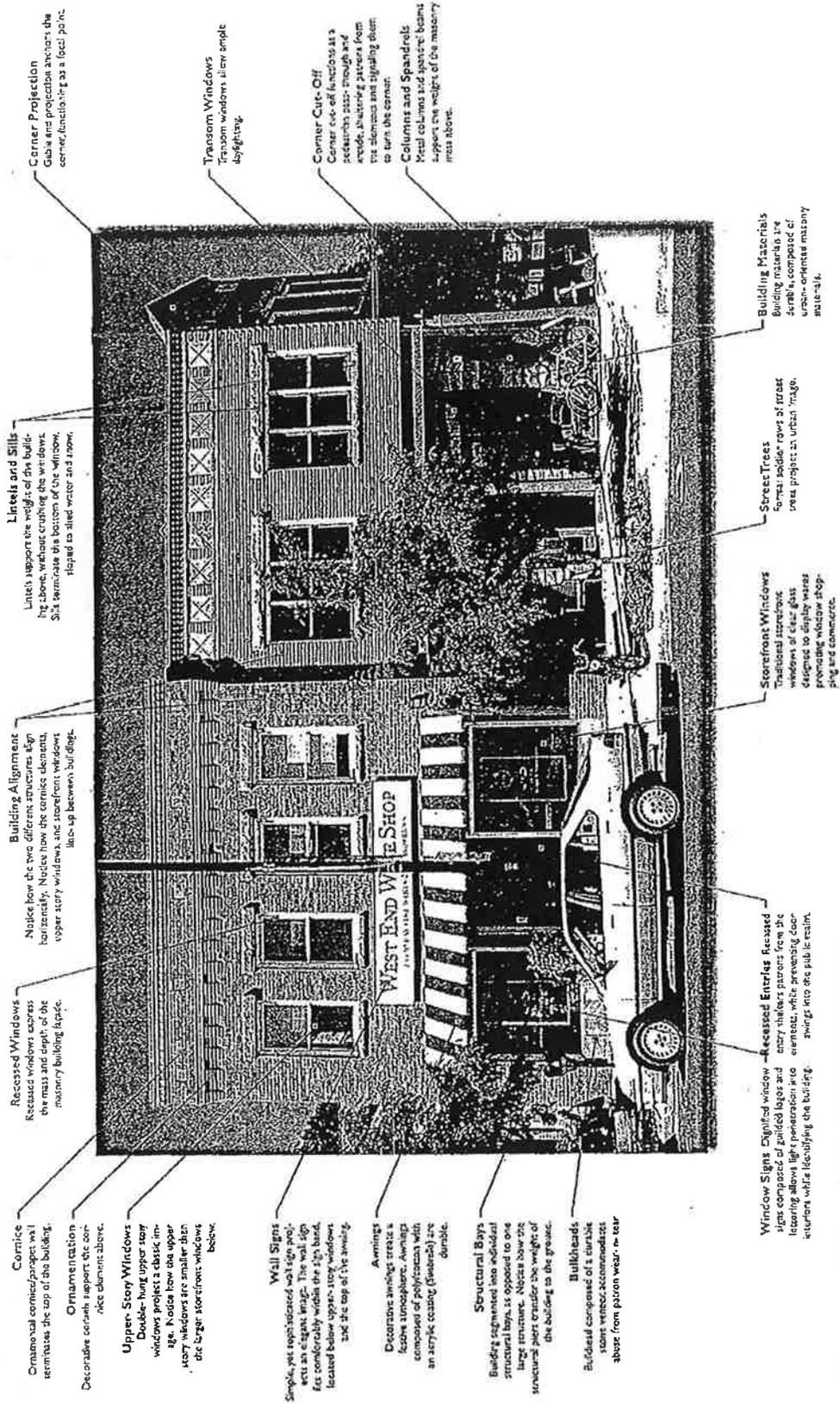
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NOTE: The images and representations contained in this document are intended to illustrate the proposed design and are not intended to be construed as a contract. The design and construction of the project shall be governed by the applicable laws and regulations of the State of Colorado. It is the responsibility of the client to ensure that the design and construction of the project complies with all applicable laws and regulations.

Traditional Brick Masonry Commercial Architecture



Corner Projection
Gable and projection anchor the corner, functioning as a focal point.

Transom Windows
Transom windows allow ample daylighting.

Corner Cut-Off
Corner cut-off functions as a decorative base, though not needed, but it's a great way to turn the corner.

Columns and Spandrels
Metal columns and spandrel beams support the weight of the masonry mass above.

Building Materials
Building materials are durable, composed of uniform-oriented masonry materials.

Street Trees
Formal, regular rows of street trees project an urban image.

Storefront Windows
Traditional storefront windows of clear glass designed to display wares promoting window shopping and commerce.

Window Signs
Digitized window signs composed of guided logos and lettering allows light penetration into interior while identifying the building.

Recessed Windows
Recessed windows express the mass and depth of the masonry building facade.

Building Alignment
Notice how the two different structures align horizontally. Notice how the cornice elements, upper story windows and storefront windows line-up between buildings.

Lintels and Sills
Lintels support the weight of the building above, without crushing the windows. Sills terminate the bottom of the window, sloped to allow water and snow.

Decorative Cornice
Ornamental cornice project will terminate the top of the building.

Ornamentation
Decorative cornice support the cornice element above.

Upper-Story Windows
Double-hung upper story windows project a classic image. Notice how the upper story windows are smaller than the larger storefront windows below.

Wall Signs
Signs are incorporated with the wall, set in a classic image. The wall sign is comfortably within the sign band, located below upper-story windows and the top of the awning.

Awnings
Decorative awnings create a festive atmosphere. Awnings composed of polycarbonate with an acrylic coating (flexible) are durable.

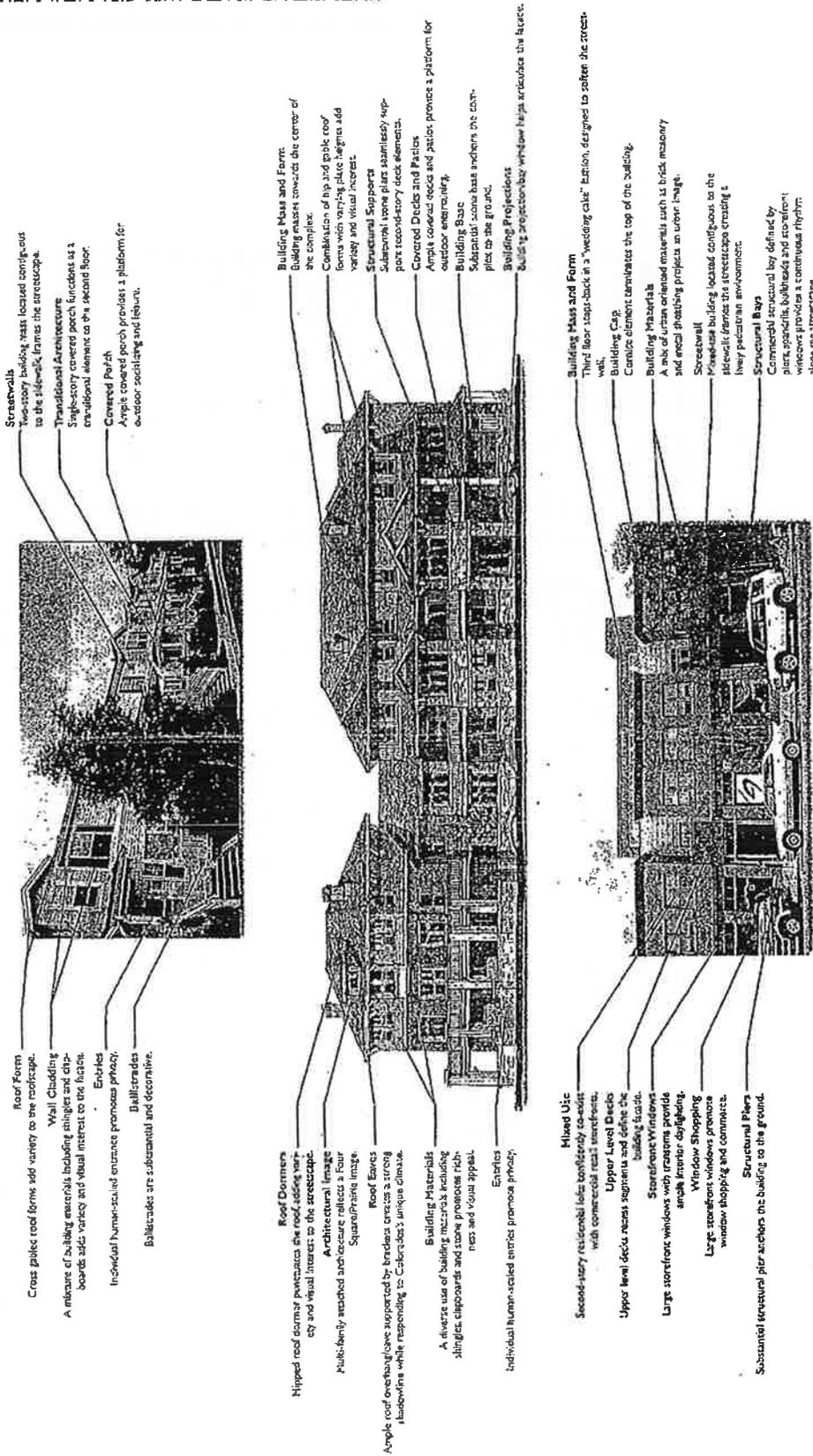
Structural Bays
Building segmented into individual structural bays, as opposed to one large structure. Notice how the structural joint transfer the weight of the building to the ground.

Bulkheads
Bulkhead composed of a durable material, resistant to wear and tear above from patron wear and tear.

Recessed Entries
Recessed entries protect the entry without patrons from the elements, while preventing door swings into the public realm.

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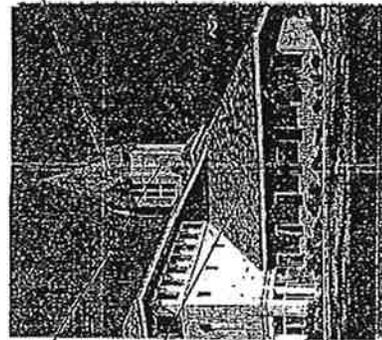
Single Family Attached and Multi-Family Architecture



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Civic and Community Architecture

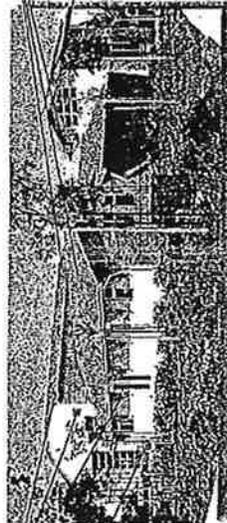
Focal Points
 Prominent civic buildings such as a church are typically perceptible from a distance and commonly command important locations such as on a corner or terminating a view axis.



Civic Landmarks
 The grand church spire reaches for the heavens. Civic elements such as tall bellfry are promoted for public buildings which function as visible landmarks and promote civic presence.

Building Mass and Scale
 The mass, scale, and design of this church building projects a civic image. Notice how the single-story building mass sensually transitions upwards to the church spire.

Architectural Image
 Building elements such as vaulted standing seam metal roofs, gable ends, and clipped gables project a contemporary Colorado architectural image.

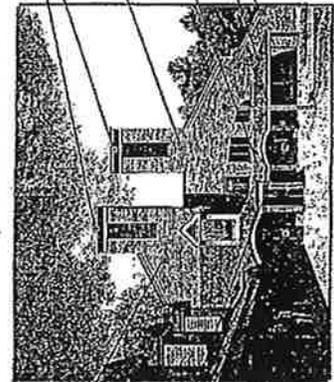


Building Mass and Scale
 This recreation center projects a civic image through the scale and mass of the building which contrasts with residential and commercial archetypes.

Building Components
 Instead of one large mega-structure, notice how the recreation center is broken into individual building components per function (gymnasium, administration, recreation rooms).

Response to Climate
 Building elements such as large roof overhangs respond to Colorado's unique climate conditions.

Building Mass and Form
 The building mass and scale is designed to harmonize with its small town surroundings while projecting a civic image.



Dormers
 Dormers punctuate the roof, adding variety and visual interest to the roofscape.

Building Entrances
 Individual building entrances are provided for each specific use (community center, daycare, and library).

Focal Points
 The twin bell towers of the library and community center create a community focal point and landmark feature.

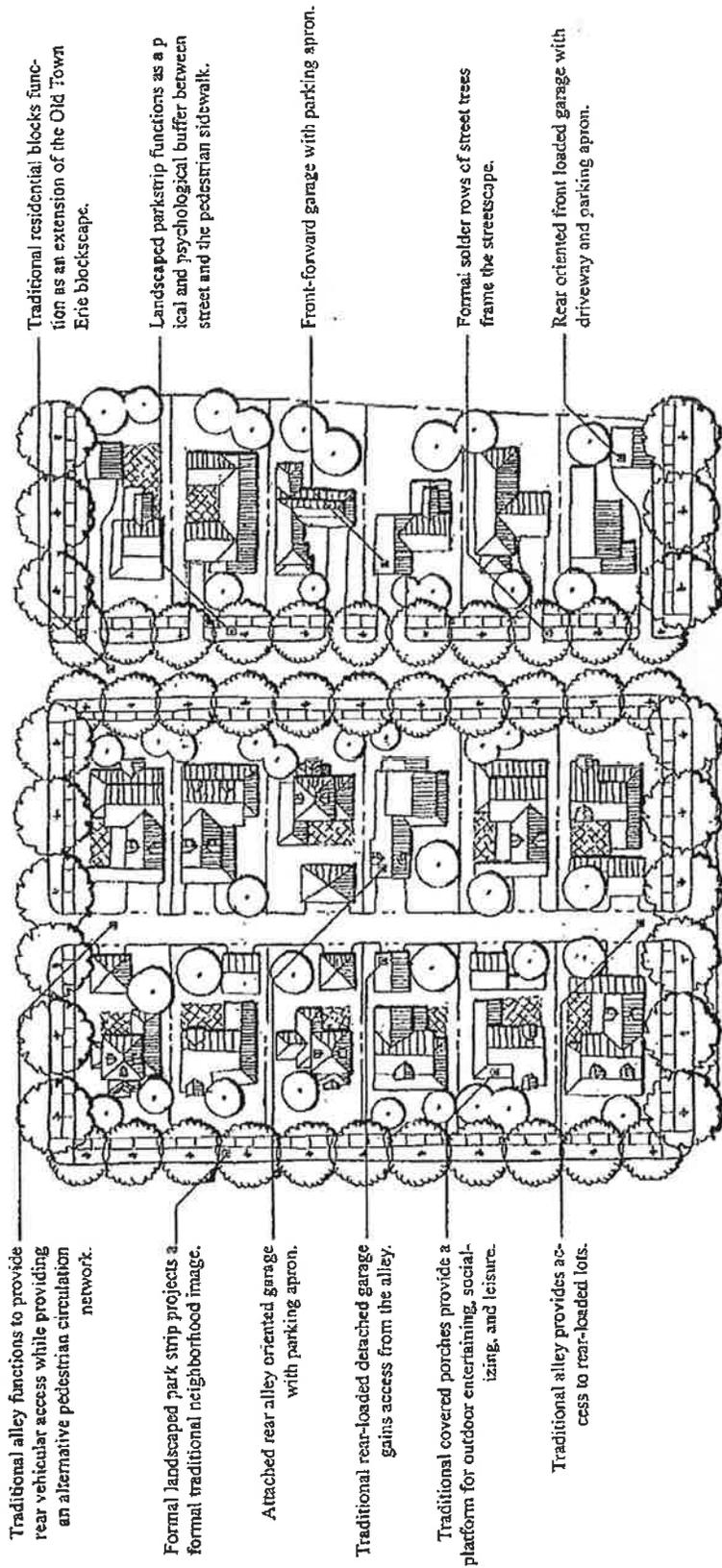
Wall Cladding
 Shingle wall cladding refers to a rural image.

Covered Porch
 Substantial covered porches provides protection from the elements while connecting three major components: community center, daycare, and library.

Architectural Transition
 Single story shed roof elements progressively transition upwards to bell tower focal points.

© 2012 The image is a conceptual rendering. The image appears as a sketch of a proposed building. The image is not a photograph of an existing building. The image is not a photograph of an existing building. The image is not a photograph of an existing building.

PROTOTYPICAL TRADITIONAL BLOCKSCAPE



NOTES: 1.) Street and alley types locations and configurations are conceptual only. The use of alleys may or may not be appropriate.
 2.) The intent of this blockscape graphic is to promote the extension of the Old Town Erie block and grid, south of the existing Leon Wurt Parkway.
 3.) The blockscape illustrated above is intended to depict the characteristics of a traditional neighborhood block; and not intended to portray architectural designs or concepts.

ARTICLE V: LAND USE REGULATIONS

A. GENERAL INFORMATION

1. Purpose and Intent

This Article contains information that is necessary for the planning of development within the Erie Commons community. The purpose of the Article is to provide in one location all the essential standards, regulations and guidelines to be used in preparing a development proposal.

2. Relationship to the Town of Erie Zoning Ordinance

The land use regulations in this Article contain most of the information needed to determine what regulations and standards are required of development in Erie Commons. However, topic areas not specifically covered are governed by equivalent zoning district provisions of the Town's Municipal Code.

3. Density Calculations

Unless otherwise noted, all density calculations shall be based on gross acreages.

4. Establishment of Land Use Districts (Planning Areas)

In order to carry out the objectives of this plan, the Erie Commons community is divided into the following Base Land Use Districts:

Residential Districts

Commons Residential

(3 - 5 DU's/AC)

Village Residential

(3 - 8 DU's/AC)

Mixed Use Residential

(7.5 - 13 DU's/AC)

Commercial Districts

Convenience Commercial

(0.15 - .35 FAR)

Old Town Commercial

(0.15 - .35 FAR)

Community Facilities/Institutions and Open Space Districts

Park/Community Center

Coal Creek Open Space Corridor/Park



B. RESIDENTIAL DISTRICTS

1. Purpose and Intent

The purpose and intent of establishing Residential Districts is as follows:

- (a) Facilitate development consistent with the Town Of Erie Comprehensive Plan, as amended, with greater flexibility and encourage more creative community design that under conventional zoning or subdivision regulations.
- (b) Reserve neighborhood areas for residential living with a broad range of dwelling unit densities, consistent with applicable standards of public health, safety, welfare, and aesthetics.
- (c) Promote economical and efficient use of the land while providing a harmonious variety of housing choices, mixed use development, and preservation of natural qualities of open space.
- (d) Promote a variety of architectural product types and styles designed to support a rich diversity of lifestyles.
- (e) Provide land to accommodate housing units which meet the diverse economic and social needs of residents.
- (f) Promote development compatible with surrounding neighborhoods and protect existing neighborhoods from harmful encroachment by intrusive or disruptive development.

The purpose of the individual residential districts is as follows:

- (g) **Commons Residential (3 – 5 DU's/AC)** – The Commons Residential District is intended for the development of single family detached dwellings or patio homes located on moderately- sized lots, and may include both front and rear-loaded residences. Residential lots within this district may be designed to accommodate both cottages (small entry level homes) and move-up dwellings in an atmosphere which projects a quaint, small-town image. Alleys may be appropriate, providing rear vehicular access, or conventional front-loaded driveways may provide access to attached (front or side-on) or detached garages.
- (h) **Village Residential (3 – 8 DU's/AC)** – The Village Residential District is designed to accommodate a variety of attached and detached dwellings and accompanying lifestyles which range from traditional Single Family Detached homes (both front and rear loaded), Single Family Cluster, Duplexes, Patio Homes, Single Family Attached dwellings (Condominiums, Row Houses, Townhomes), and Multi-Family (Stacked Flats). The function of the Village Residential District is to create neighborhoods which are efficient, people oriented, and accessible. The Village Residential District is intended to create an atmosphere in which residents walk, socialize along sidewalks, stroll along alleys, and shop in nearby commercial establishments located within the traditional downtown, all within an atmosphere reminiscent of small town America.
- (i) **Mixed Use Residential (7.5 - 13 DU's/AC)** – The Mixed Use Residential District is envisioned to accommodate both commercial and residential land uses in a “urban village” image. Residential uses may include the establishment of Condominiums, Row Houses, Townhomes, Stacked Flats and Live/Work units. Mixed Use Residential District buildings are commonly oriented towards the street with minimal building setbacks,

designed to frame the streetscape. (Mixed Use Commercial uses are contained in Article V: Land Use Regulations, C. Commercial Districts.) The space created between the sidewalk and the Mixed Use Residential building, the entrance forecourt, typically provides a semi-public space which creates opportunities for social interaction and streetscape surveillance. Internally, Mixed Use Residential buildings are arranged and orchestrated in such a fashion as to frame, enclose, and define outdoor spaces creating meaningful open space. Outdoor spaces have clear, recognizable shapes that reflect careful planning and not simple “left-over” areas between buildings

2. Uses Permitted by Right and Special Review

The following Table (V-1 Residential Uses Permitted by Right and Special Review) indicates by symbol “P” the uses that shall be permitted in each Residential District by right, and by the symbol “SR” the uses that shall be permitted upon the granting of a Special Review Use Permit. Other uses not specifically listed may be considered, based upon review and approval by the Director of Community Development (Director) or approval by the Planning Commission as a consent agenda item, as deemed necessary by the Director of Community Development.

TABLE V-1 Residential Uses Permitted by Right and Special Review

USE	LAND USE DISTRICTS		
	Commons Residential	Village Residential	Mixed Use Residential
Uses including, but not limited to, the following: ↓			
Residential Uses			
Carriage House	P	P	-
Duplex	-	P	-
Dwellings			
- Multi Family (Stacked Flats)	-	P	P
- Single Family Attached (Condos, Row Houses, Townhomes)..	-	P	P
- Single Family Detached	P	P	-
- Patio Home	P	P	-
Live/Work Units	-	-	SR
Accessory Uses			
Accessory Structure	P	P	P
Other Uses			
Agriculture, Interim.....	P	P	P
Churches, Church Schools, and Synagogues	SR	SR	SR
Clubhouses	P	P	P
Child Care Center (large and small)	SR	SR	SR
Open Space (private and common)	P	P	P
Public Parks	P	P	P
Public Utility and Public Service Structures and Installations.....	P	P	P
Recreation, Passive	P	P	P
Recreation, Private	P	P	P
Recreation, Public	P	P	P
Temporary subdivision sales offices and temporary structures.....	P	P	P
Discretionary Uses			
Other such uses that the Director of Community Development or Planning Commission may find to be similar with those uses previously listed.			



3. Residential Land Use District: Development Standards

The standards contained in Table V – 2 (Residential Development Standards) are intended to provide minimum standards for residential development. These development standards should be used in conjunction with Article IV: Architectural Standards. These Development Standards shall not be construed to supersede more restrictive development standards contained in the Conditions, Covenants, and Restrictions of any property or dwelling unit. However, in no case shall private deed restrictions permit a lesser standard in the case of a minimum standard of this section or permit a greater standard in the case of a maximum standard.



TABLE V - 2 Residential Development Standards

LAND USE DISTRICTS	Commons Residential	Village Residential	Mixed Use Residential
Minimum Lot Area (square feet):			
Single Family Detached (SFD), Patio Homes.....	5,000	3,200	-
Single Family Attached (SFA), Duplex, Multi-Family, Live / Work...	-	2,000 1,430	2,000
Minimum / Maximum Density (gross dwelling units per acre):	3 - 5	3 - 8	7.5 - 13
Minimum Lot Dimensions – SFD, Patio (feet):			N/A
Width (at required front setback)	50	40	-
Corner Lot Width (at required front setback)	55	45	-
Depth	100	80	-
Frontage (at front property line)	20	20	-
Principal Structure Setbacks (feet):			N/A
SFD, Duplex, Patio Homes**			N/A
Front -- to living area of home w/ garage on front of home.....	17.5	17.5	-
Front -- to garage on front of home..	20	20	-
Front -- to living area of home w/ alley or rear garage.....	15	15	-
Side -- to street	10	10	-
Side -- to interior lot line	5	5	-
Rear	18	18	-
SFA, Multi-Family, Live / Work*/**	N/A	N/A	
Front – to living area of home		15 5	15
Front – to garage		20	20
Side – to street	-	10 5	10
Side – to interior lot line	-	5	5
Rear	-	15 5	15
Accessory Structure Setbacks (feet):			
Front	30	30	30
Side -- to street	10	10	20
Side -- to interior lot line	5	5	5
Rear	5	5	5
Maximum Height (feet) :			
Principal Use.....	35	35	35
Accessory Use.....	25	25	25

* Zero lot line setbacks shall be permitted for attached buildings provided that the building meets the interior lot line setback on the side of the building not attached.

** Multiple principal buildings on a single lot shall be separated a distance equal to the distance that would be required if they were separated by a lot line.

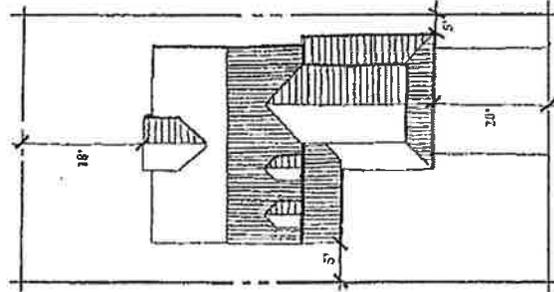
4. Special Regulations

Special regulations and development standards related to Residential Districts include the following:

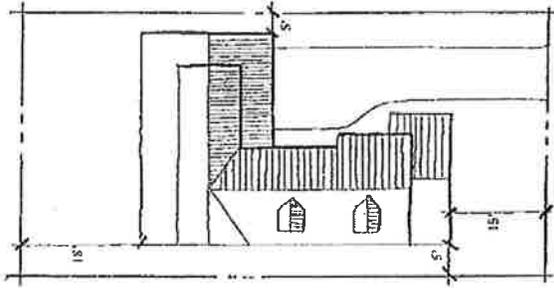
- (a) **Setbacks** - All setbacks are measured from the Property Line/Right-of-Way Line.
- (b) **Encroachments/Projections Into Yards:**
 - Eaves, roof projections, awnings, and other similar features may project into required yards a maximum of three (3) feet, provided such appendages are supported at, or behind, the building setback line.
 - Fireplaces, chimneys, bay windows, balconies and similar architectural features, may project into required yards a maximum distance of two (2) feet.
 - Staircases which do not exceed a height of 48 inches above finished grade, may project into any front or corner side yard a maximum distance of four (4) feet.
 - In Village Residential, window wells for single family attached homes, may project into a setback of three (3) feet.
- (c) **Density Transfers** - Density transfers within and between designated Residential Land Use Districts within Erie Commons Parcels shall be allowed as set forth in Article II, Section A.

PROTOTYPICAL RESIDENTIAL BUILDING SETBACKS

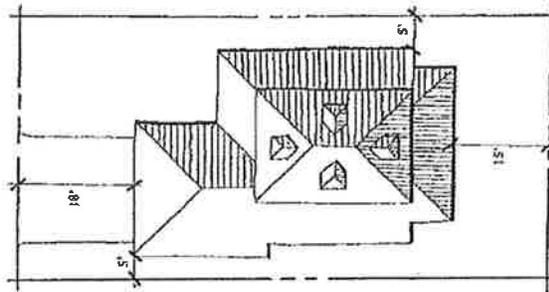
3,200 Square Foot Lots



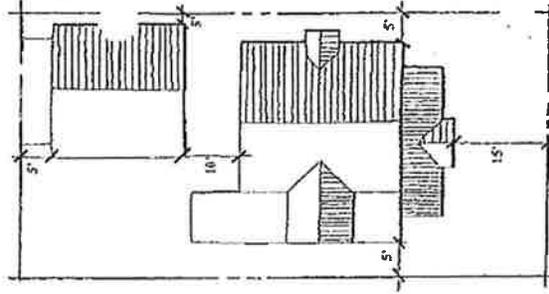
FRONT-LOADED GARAGE
 (Attached front oriented garage with parking apron)



FRONT-LOADED GARAGE
 (Attached, rear-oriented garage with side-by driveway and parking apron)



REAR-LOADED GARAGE
 (Attached rear alley oriented garage with parking apron)

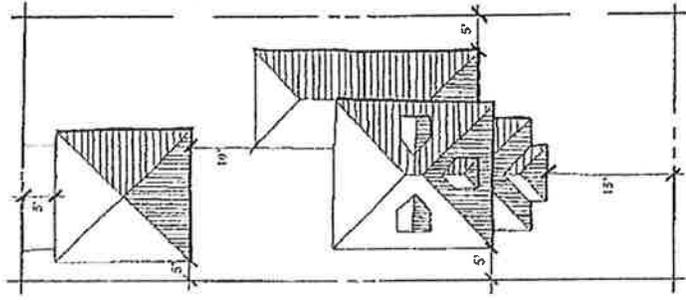


REAR-LOADED GARAGE
 (Detached rear alley oriented garage with utility apron)

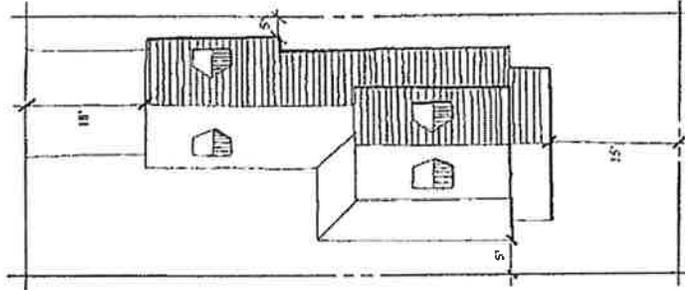
NOTES: 1.) The images illustrated above are intended to depict building setbacks and garage locations only; and are not intended to portray architectural designs or concepts.
 2.) Sideyard setbacks may increase occasionally to accommodate utility provider easements.



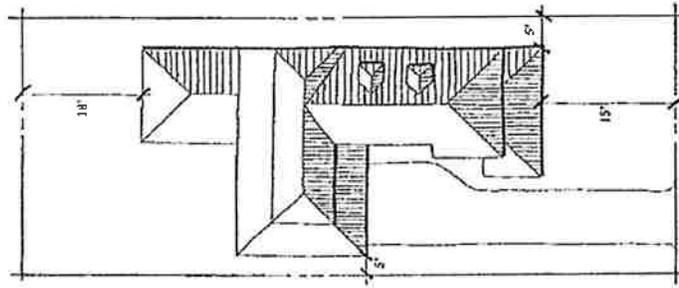
PROTOTYPICAL RESIDENTIAL BUILDING SETBACKS
 4,000 Square Foot Lots



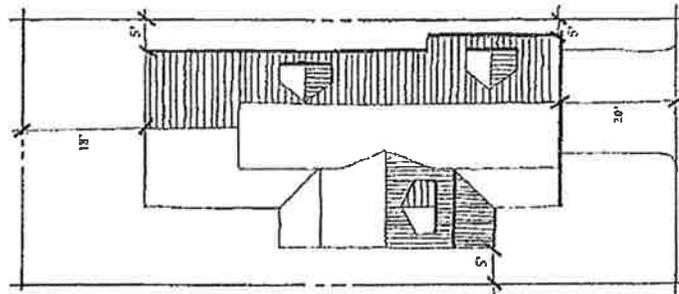
REAR-LOADED GARAGE
 (Detached rear alley oriented garage with utility apron)



REAR-LOADED GARAGE
 (Attached rear alley oriented garage with parking apron)



FRONT-LOADED GARAGE
 (Attached, rear-oriented garage with side-by driveway and parking apron)

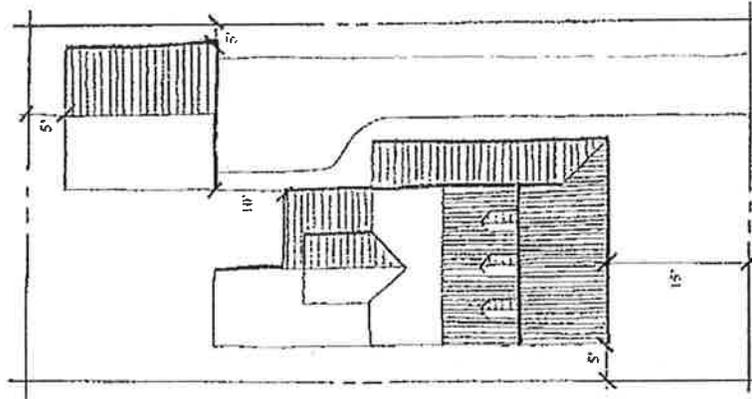


FRONT-LOADED GARAGE
 (Attached front oriented garage with parking apron)

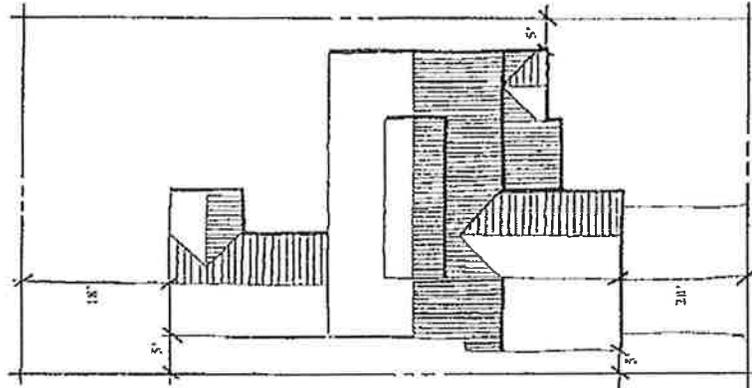
NOTES: 1.) The images illustrated above are intended to depict building setbacks and garage locations only; and are not intended to portray architectural designs or concepts.
 2.) Setback setbacks may increase occasionally to accommodate utility provider easements.

PROTOTYPICAL RESIDENTIAL BUILDING SETBACKS

5,000 Square Foot Lots



FRONT-LOADED GARAGE
 (Detached, rear-oriented garage with side-
 by driveway and parking apron)

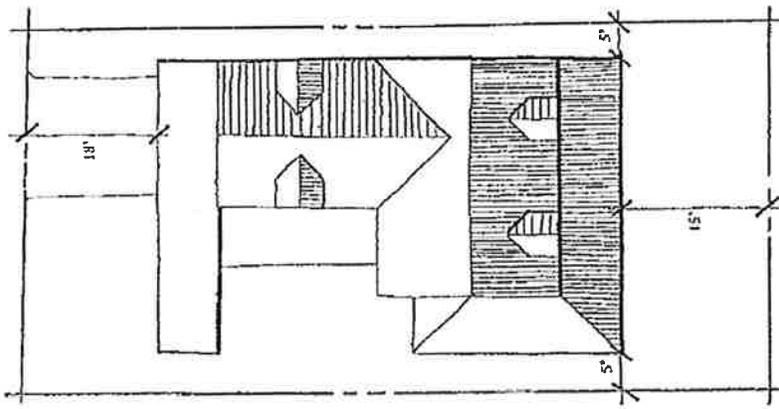


FRONT-LOADED GARAGE
 (Attached front oriented garage with
 parking apron)

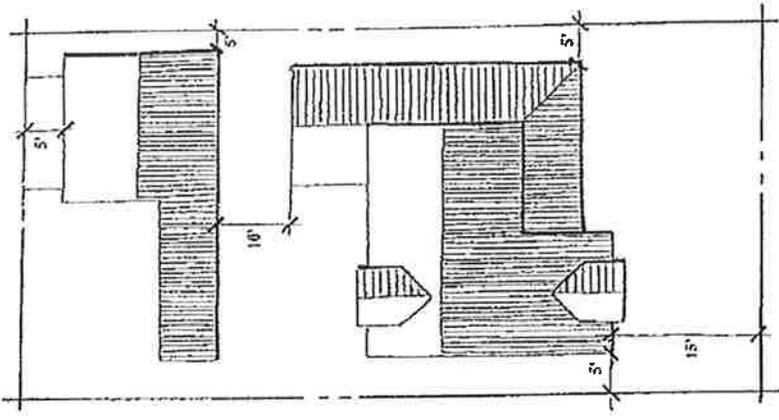
NOTES: 1.) The images illustrated above are intended to depict building setbacks and garage locations only; and are not intended to portray architectural designs or concepts.
 2.) Sideyard setbacks may increase occasionally to accommodate utility provider easements.



PROTOTYPICAL RESIDENTIAL BUILDING SETBACKS
 5,000 Square Foot Lots Continued



REAR-LOADED GARAGE
 (Attached rear alley oriented garage
 with parking apron)

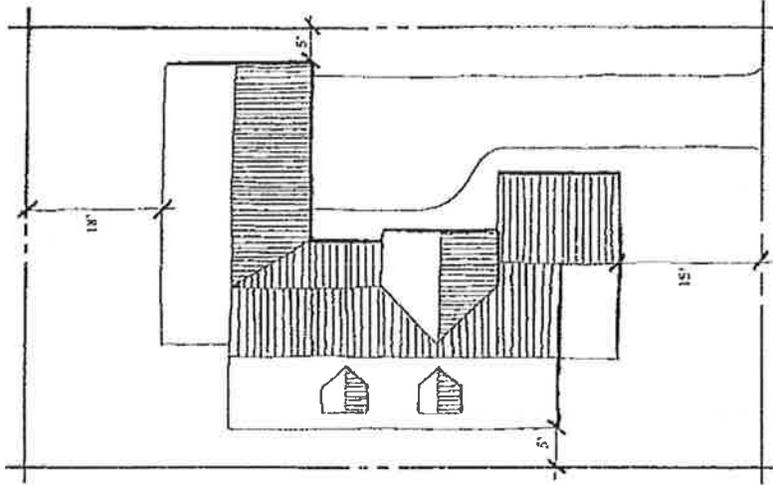


REAR-LOADED GARAGE
 (Detached rear alley oriented garage
 with utility apron)

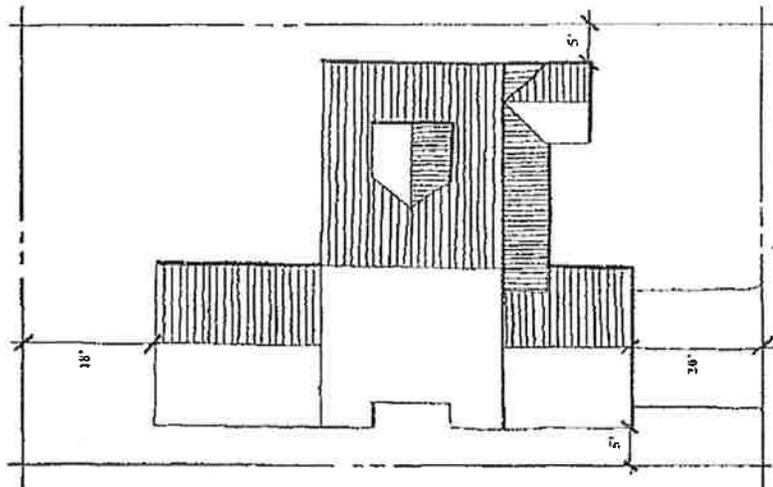
NOTE: 1.) The images illustrated above are intended to depict building setbacks and garage locations only, and are not intended to portray architectural designs or concepts.
 2.) Sideyard setbacks may increase occasionally to accommodate utility provider easements.



PROTOTYPICAL RESIDENTIAL BUILDING SETBACKS
 6,000 Square Foot Lots



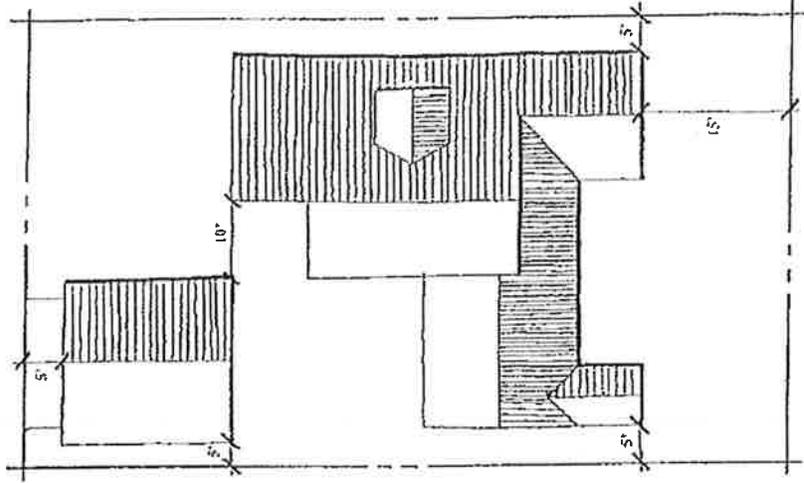
FRONT-LOADED GARAGE
 (Attached, rear-oriented garage with side-by-side driveway and parking apron)



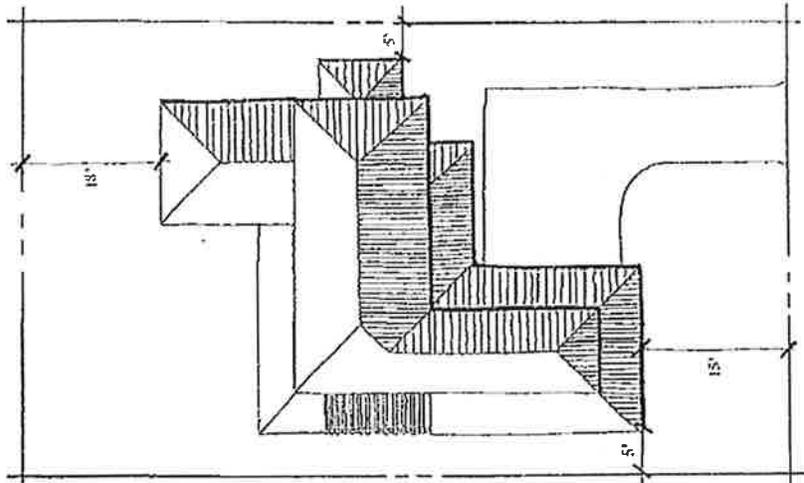
FRONT-LOADED GARAGE
 (Attached front oriented garage with parking apron)

NOTES: 1.) The images illustrated above are intended to depict building setbacks and garage locations only; and are not intended to portray architectural designs or concepts.
 2.) Sideyard setbacks may increase occasionally to accommodate utility provider easements.

PROTOTYPICAL RESIDENTIAL BUILDING SETBACKS
 6,000 Square Foot Lots Continued



REAR-LOADED GARAGE
 (Detached rear alley oriented garage
 with utility apron.)



SIDE-LOADED GARAGE
 (Attached front oriented garage
 with parking apron.)

NOTES: 1.) The images illustrated above are intended to depict building setbacks and garage locations only; and are not intended to portray architectural designs or concepts.
 2.) Sideyard setbacks may increase occasionally to accommodate utility provider easements.

C. COMMERCIAL DISTRICTS

1. Purpose and Intent

The purpose and intent of establishing Commercial Districts is as follows:

- (a) Provide appropriately located areas for retail stores, service activities, neighborhood convenience uses and mixed use establishments to meet the needs of the community of Erie Commons.
- (b) Promote and encourage commercial locations and designs to be conveniently assessable by pedestrians, bicyclists, as well as motorists.
- (c) Promote and encourage the establishment of a traditional downtown core designed as the functional, aesthetic, and cultural hub of the Erie Commons community.
- (d) Promote a “Main Street” image through the establishment of commercial building which address the public realm and greet the street.
- (e) Commercial developments shall exhibit the highest standards of site planning, architecture, and landscape design.

The purpose of the individual commercial districts are as follows:

- (f) **Convenience Commercial** – The Convenience Commercial District is intended to provide areas for immediate day-to-day convenience shopping and services for the residents of the immediate neighborhood. Development standards are intended to make such uses compatible to and harmonious with the character of surrounding residential land uses.
- (g) **Old Town Commercial** – The Old Town Commercial District is intended to permit a diversity of uses including retail, service, office, entertainment and restaurant establishments. The Old Town Commercial District is characterized as a traditional downtown that is efficient, people-oriented and accessible. This district promotes a people-friendly atmosphere that integrates commerce with housing, all within a compact, walkable environment. Aesthetically, the Old Town Commercial District is primarily concerned with the facades of building that encompass the public realm, creating a stage set for the human drama of daily downtown life to unfold. In general, the Old Town Commercial District functions as the social, cultural, entertainment, and commercial heart of the Erie Commons community; characterized by commercial storefronts, offices, restaurants, and entertainment facilities which encompass the public realm.

2. Uses Permitted By Right and Special Review

The following Table (V-3 Commercial Uses Permitted by Right and Special Review) indicates by symbol “P” the uses that shall be permitted in each Commercial District by right, and by the symbol “SR” the uses that shall be permitted upon the granting of a Special Review Use Permit. Other uses not specifically listed may be considered, based upon review and approval by the Director of Community Development (Director) or approval by the Planning Commission as a consent agenda item, as deemed necessary by the Director of Community Development.



TABLE V-3 Commercial Uses Permitted by Right and Special Review

USE	LAND USE DISTRICTS	
	Convenience Commercial	Old Town Commercial
Uses including, but not limited to, the following: ↓		
General Commercial Uses		
Antique Shops.....	P	P
Apparel Stores	P	P
Appliance Stores and Repair (e.g., stoves, refrigerators, washers)	P	P
Art and Artist's Supply Stores	P	P
Art Galleries and Stores Selling Objects of Art	P	P
Automobile Supply Stores	P	P
Bakeries (baking of items for sale on premises only)	P	P
Barber Shops, Beauty Shops and Hair Stylists	P	P
Bicycle Shops	P	P
Book, Gift, and Stationary Stores (excluding adult bookstores)	P	P
Camera and Photography Shops	P	P
Candy Stores and Confectioneries	P	P
Catering Services	SR	SR
China and Glassware Stores.....	P	P
Cleaning Establishments and Laundries (self-service or coin-operated)	P	-
Cleaning and Laundering Services (without bulk cleaning)	P	P
Bar/ Tavern	P	P
Bar/ Tavern (outdoor facilities).....	P	P
Coffee Houses	P	P
Compact Disk and Video Stores	P	P
Delicatessens and Specialty Food Stores	P	P
Drug Stores and Pharmacies	P	P
Electronic Equipment Shops (e.g., computers, televisions, VCR's).....	P	P
Electronic Game Arcade	P	P
Farmers Market.....	P	P
Florists	P	P
Food Stores.....	P	P
Furniture Stores.....	P	P
General Retail.....	P	P
Hardware Stores	P	P
Hotels	SR	SR
Ice Cream and Fresh Juice Shops	P	P
Interior Decorating Shops	P	P
Jewelry Stores	P	P
Leather Goods and Luggage Stores	P	P
Liquor Stores	P	P
Locksmiths	P	P
Convenience Store.....	P	-
Music Stores	P	P
Optician and Optical Shops	P	P
Paint, Glass, and Wallpaper Stores	P	P
Pet and Bird Shops	P	P
Photographic Developing and Printing	P	P
Printing and Copying Centers	P	P
Personal Service Establishments.....	P	P
Public Utility or Public Service Structures and Installations	SR	SR

USE	LAND USE DISTRICTS	
	Convenience Commercial	Old Town Commercial
Uses including, but not limited to, the following: ↓		
General Commercial Uses (Continued)		
Realtors and Real Estate Offices	P	P
Restaurants (including types with outdoor dining, but with no drive-in, drive-through, or walk-up service)	P	P
Restaurants (having drive-in, drive-through, or walk-up service)	SR	-
Service Stations	SR	-
Shoe Stores and Shoe Repair Shops	P	P
Sporting Goods Stores	P	P
Tailor Shops	P	P
Theatres (movie and theatrical productions; excluding adult theatres)	P	P
Toy Stores	P	P
Travel Agencies and Bureaus	P	P
Variety Stores	P	P
Watch and Clock Repair Shops	P	P
Yardage Goods Stores	P	P
Office and Related Uses		
Administrative and Executive Offices	P	P
Artist and Photographic Studios (not including the sale of equipment or supplies)	P	P
Clerical and Professional Offices	P	P
Financial Services and Institutions w/ drive thru (e.g., banks, savings and loan associations, financing companies, credit unions)	P	P
Medical, Dental, and Related Health Services (non-animal related) including laboratories and clinics	P	P
Public Utility Service Offices	SR	SR
Related Commercial Uses (e.g., blueprinting, stationary, copying) when incidental to an office building or complex.....	P	P
Public and Semi-Public Uses		
Day Care and Nursery Schools Facilities	SR	SR
Churches and Synagogue	SR	SR
Private and Public Clubs and Lodges	SR	SR
Libraries, Museums and Community Centers (public or private)	SR	SR
College/ University.....	SR	SR
Commercial School.....	SR	SR
Open Space (public or private)	P	P
Parking Structures (public or private)	SR	SR
Parks and Recreation Facilities (public or private)	P	P
Public Safety Facilities (police, fire, ambulance and paramedics)	SR	SR
Transit Facilities (bus and park-and-ride)	P	P
Accessory Uses		
Accessory structures and uses customarily incidental to a Permitted Use and contained on the same site	P	P
Accessory structures and uses customarily incidental to a Use by Special Review and contained on the same site	SR	SR
Discretionary Uses		
Other such uses that the Director of Community Development or Planning Commission may find to be similar with those uses previously listed.		

3. Commercial Land Use District: Development Standards

The standards contained in Table V – 4 (Commercial Development Standards) are intended to provide minimum standards for commercial development. These Development Standards shall not be construed to supersede more restrictive development standards contained in the Conditions, Covenants, and Restrictions of any property or structure. However, in no case shall private deed restrictions permit a lesser standard in the case of a minimum standard of this section or permit a greater standard in the case of a maximum standard

TABLE V - 4 Commercial Development Standards

LAND USE ↓	Convenience Commercial	Old Town Commercial
Building/Parking Setbacks (feet)		
Front		
County Line Road	0/25	N/A
Leon Wurl	25/25	0/10
Briggs Street.....	N/A	0/10
Connector	0/20	0/10
Local Street	0/20	10/10
Private Street.....	10/10	10/10
Rear		
Rear Property Line Setback Adjacent to Row Houses; SFA; Multi Family Residential	20/20	20/20
Rear Property Line Setback Adjacent to SFD Residential.....	30/20	30/20
Rear Property Line Setback Adjacent to Commercial...	20/5	20/5
Side (Interior)		
Side Property Line Setback Adjacent to Row Houses; SFA; Multi Family Residential; Live Work.....	20/20	20/20
Side Property Line Setback Adjacent to SFD Residential	30/20	30/20
Side Property Line Setback Adjacent to Commercial...	0/5	0/5
Height Limitations (feet)		
Adjacent to SFA, Multi Family, Live/Work	35 (2 st.)	35 (2 st.)
Adjacent to SFD Residential	35 (2 st.)	35 (2 st.)
Adjacent to Commercial	35 (2 st.)	35 (2 st.)
FAR (Floor Area Ratio)	0.15 - 0.35	0.15 - 0.35

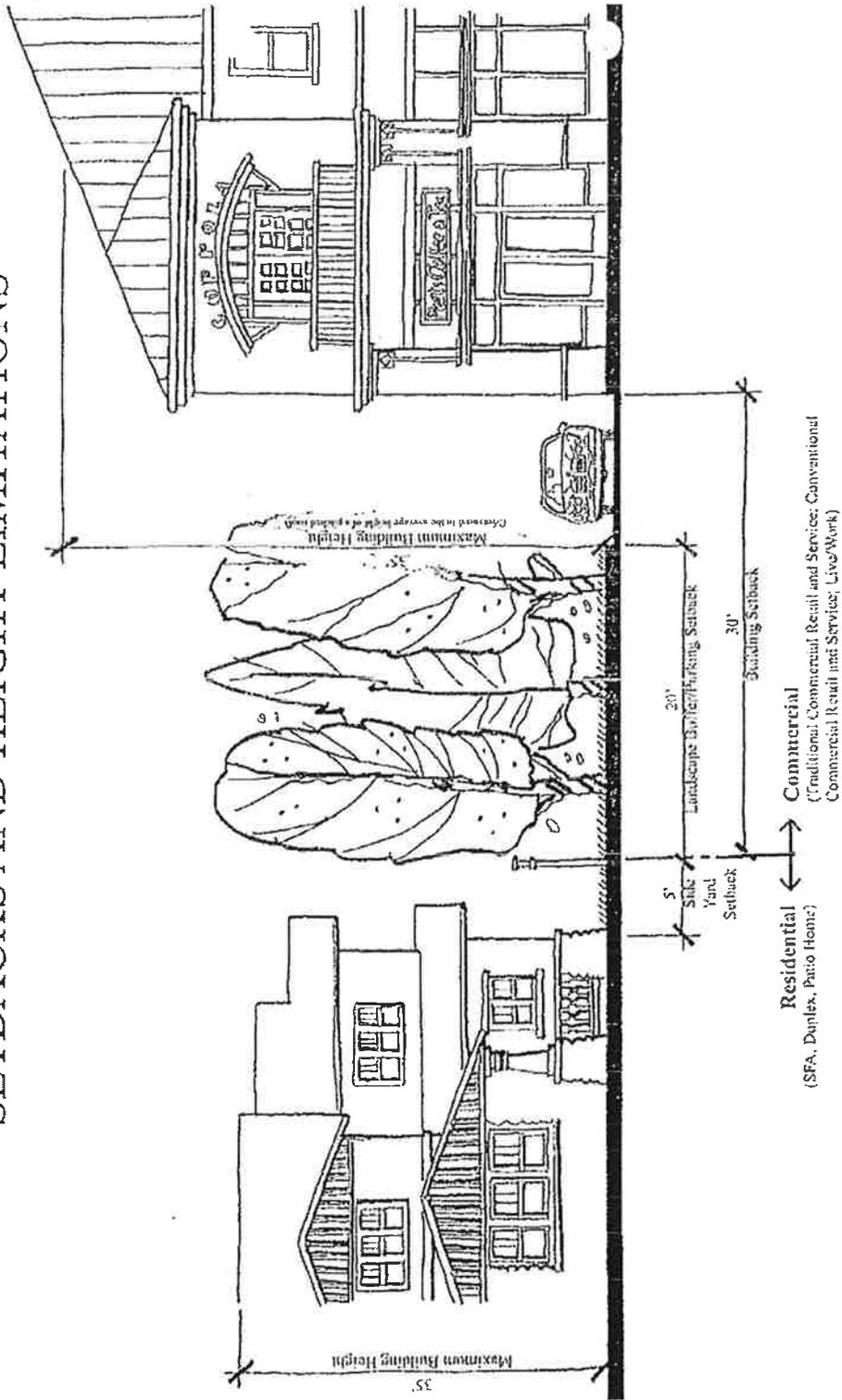
NOTES: 1. st. = Story

4. Special Regulations

Special regulations and development standards related to Commercial Districts include the following:

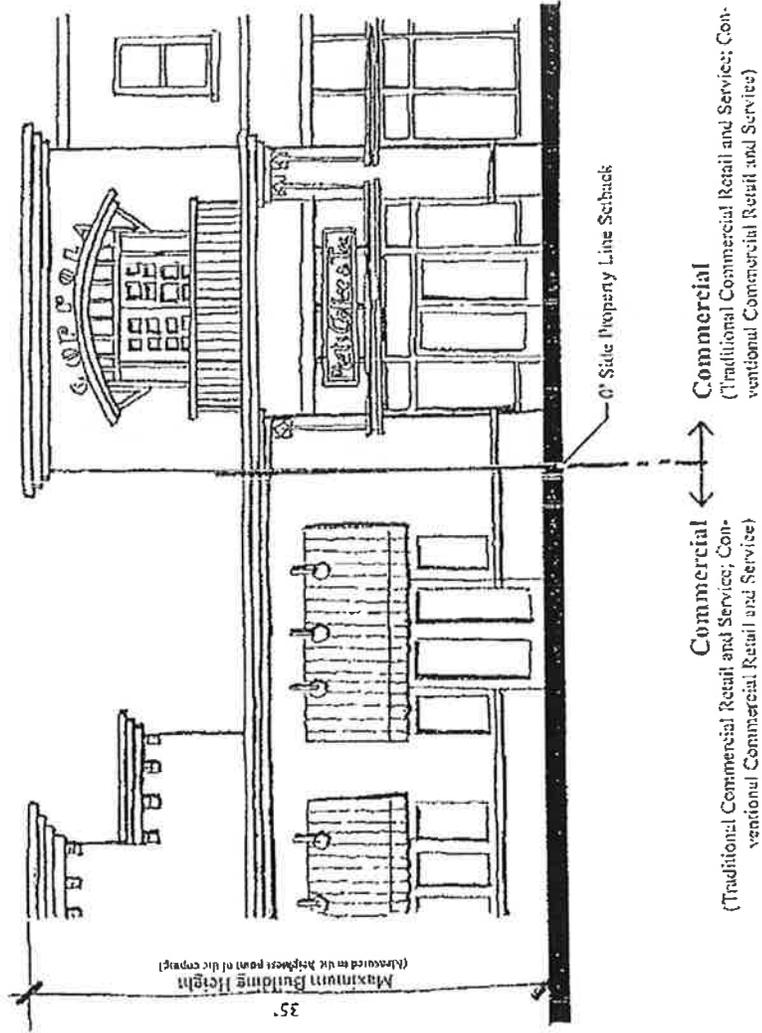
- (a) **Setbacks** - All setbacks are measured from the ultimate Property Line/Right-of-Way Line.

PROTOTYPICAL RESIDENTIAL/COMMERCIAL BUILDING SETBACKS AND HEIGHT LIMITATIONS



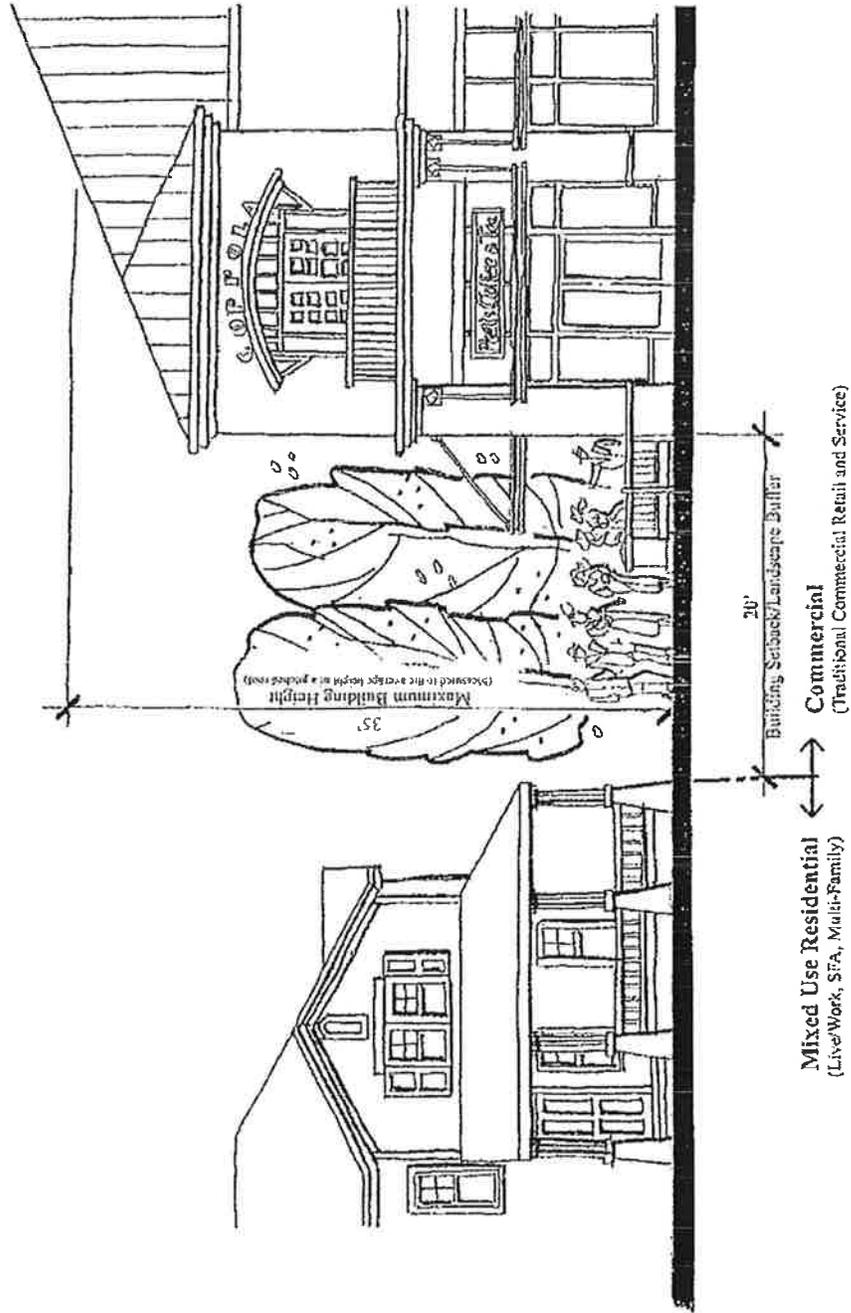


PROTOTYPICAL COMMERCIAL BUILDING SETBACKS AND HEIGHT LIMITATIONS



NOTE: The images illustrated above are intended to depict building setbacks and height limitations only; and are not intended to portray architectural details or materials.

PROTOTYPICAL MIXED USE RESIDENTIAL/COMMERCIAL BUILDING SETBACKS AND HEIGHT LIMITATIONS



NOTE: The images illustrated above are intended to depict building setbacks and height limitations only; and are not intended to portray architectural designs or concepts.



D. COMMUNITY FACILITIES/INSTITUTIONS AND OPEN SPACE DISTRICTS

1. Purpose and Intent

The purpose and intent of establishing Community Facilities/Institutions and Open Space Districts is as follows:

- (a) Promote the preservation of open space for recreational use and for the protection of natural resources.
- (b) Promote the preservation of open spaces, protect natural features, and maintain open areas where flood conditions may endanger public health and safety.
- (c) To provide for public and private park, open space and community center uses which complement residential development.

The purpose of the individual Community Facilities/Institutions and Open Space Districts is as follows:

- (d) **Park/Community Center** – The Park/Community Center District is intended for use by the public for active and passive recreation. Uses typically include formal active recreation pursuits, oftentimes performed with others, requiring equipment and taking place at prescribed places, sites, or fields. Other uses include the construction of recreation buildings designed to accommodate indoor recreation activities.
- (e) **Coal Creek Open Space Corridor** – The Coal Creek Open Space District is intended primarily to protect environmentally sensitive land and allow space for flood control for the protection of the public health, safety, and general welfare. In addition, the Coal Creek Open Space Corridor will be designed to accommodate pedestrian trails, providing connecting to Old Town Erie and individual residential enclaves.

2. Uses Permitted by Right and Special Review

The following Table (V-5 Community Facilities/Institutions and Open Space Districts) Commercial Uses Permitted by Right and Special Review) indicates by symbol “P” the uses that shall be permitted in each Community Facilities/Institutions and Open Space District by right, and by the symbol “SR” the uses that shall be permitted upon the granting of a Special Review Use Permit. Other uses not specifically listed may be considered, based upon review and approval by the Director of Community Development (Director) or approval by the Planning Commission as a consent agenda item, as deemed necessary by the Director of Community Development.

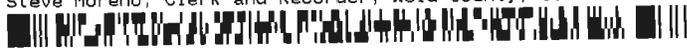


TABLE V-5 Community Facilities/Institutions and Open Space Uses Permitted by Right and Special Review

USE	LAND USE DISTRICTS	
	Park/ Community Center	Coal Creek Open Space Corridor/ Park
Uses including, but not limited to, the following: ↓		
Recreation Uses		
Parks and Recreation Facilities (public or private)	P	P
Recreation, Active	P	P
Recreation Centers	P	P
Recreation, Passive	P	P
Recreation, Public	P	P
Stadiums	P	-
Trails, Hiking, Biking, Riding and Jogging	P	P
Public Uses		
Community Centers	P	-
Libraries, Museums (public or private)	P	-
Public Safety Facilities (police, fire, ambulance and paramedics)	SR	-
Public Utility and Public Service Structures and Installations.....	SR	-
Transit Facilities (bus and park-n-ride)	P	P
Farmers Market.....	P	P
Resource Preservation		
Agriculture, Interim.....	P	P
Open Space (private and common)	P	P
Accessory Uses		
Accessory structures and uses customarily incidental to a Permitted Use and contained on the same site	P	P
Accessory structures and uses customarily incidental to a Use by Special Review and contained on the same site	SR	SR
Discretionary Uses		
Other such uses that the Director of Community Development or Planning Commission may find to be similar with those uses previously listed.		



3. Special Regulations

Special regulations and development standards related to Community Facilities/Institutions and Open Space Districts include the following:

(a) **Treated Wastewater Application**

Land application of treated wastewater effluent is permitted within parks and open space areas.

(b) **Trails**

Regional Trails - The Town of Erie shall maintain the regional trail along Coal Creek as shown on the GD Plan. This trail shall be available for public use.

Local Trails - All other trails including those devoted to jogging, riding, hiking and/or biking shall be local, accessible to the public and shall be owned, operated and controlled by the Town of Erie or a Homeowner's Association.

(c) **Title and Access to Public Park and Open Space Areas**

Title - Public parks and open space areas will be conveyed at the time of the final platting of the adjacent properties to the Town of Erie by warranty deed including a title insurance policy.

Access - The Town of Erie will be provided with easements within private parks and open space areas in order to construct and maintain drainage improvements and regional trails.

(d) **Development Standards**

Building Setbacks and Site dimensions - Development standards such as site dimensions and setbacks shall be determined on a site-by-site basis. Consideration shall be given to surrounding properties and developments in order to blend and remain consistent with the area. Other factors for determination of standards shall be topography, water/drainage, circulation, use of site, site lines and any other environmental factor related to the site.

Building Height - No buildings or structures shall exceed thirty-five (35) feet in height except for indoor tennis court complexes and gymnasiums. The maximum height of spires related to churches and synagogue uses shall be 60 feet.

Land Application - Land application of wastewater effluent shall be conducted according to the applicable requirements, standards and regulations adopted by the Town of Erie and the State of Colorado.

TABLE: V-6
 Land Use Matrix

Parcel	Land Use	Planning Area (District)	Acres	Density Range	Target Units	Non-Res. Areas
A-1	Residential	Village Residential	13.1	3 - 8	69	-
A-2	Residential	Village Residential	13.5	3 - 8	90 68	-
A-3	Commercial	Old Town Commercial	9.3	0.15 - 0.35 FAR		70,000
A-4	Commercial	Old Town Commercial	6.8	0.15 - 0.35 FAR	-	46,000
A-5	Commercial	Convenience Commercial	2.8	0.15 - 0.35 FAR		42,000
A-6	Community Facilities / Institutions & Open Space	Park / Community Center	85.3	-	-	-
Subtotal:			130.8	-	227 137	158,000
B-1	Residential	Village Residential	32.5	3 - 8	402 100	-
B-2	Residential	Commons Residential	53.8	3 - 5	215	-
B-3	Residential	Commons Residential	43.5	3 - 5	148	-
B-4A	Commercial	Old Town Commercial	25.2	0.15 - 0.35 FAR	-	305,000
B-4B	Residential	Village Residential	16.0	3 - 8	74* 75*	-
B-5A	Residential	Mixed Use Residential	8.0	7.5 - 13	72 95	-
B-5B	Commercial	Old Town Commercial	2.1	0.15 - 0.35 FAR		12,000
B-6	Community Facilities / Institutions & Open Space	Coal Creek Open Space / Park	74.2	-	-	-
Subtotal:			255.3		642 633	317,000
TOTAL:			386.2		770	475,000

* Minimum of 28 multi-family, duplex, and/or single family attached units



Open and Public Space Percentages

Planning Area (District)	Acres	Percent of Total (386.2 Acres)
Park / Community Center	85.3	22.1%
Coal Creek Open Space / Park	74.2	19.2%
Other Public Park / Open Space	27.7	7.2%
TOTAL OPEN & PUBLIC SPACE:	187.2	48.5%



ARTICLE VI: ANCILLARY USE CRITERIA AND PERFORMANCE STANDARDS

A. ANCILLARY USE CRITERIA AND PERFORMANCE STANDARDS

1. Purpose and Intent

The conduct and operation of all uses within the Erie Commons community shall comply with the minimum criteria and standards of performance set forth in this Article. The criteria and standards shall ensure that new uses and development will produce an environment of stable, desirable character which is harmonious with existing and future development. In the event of conflict, the more restrictive guidelines from the Town of Erie Zoning Ordinance or the Erie Commons Development Guide shall control for all ancillary uses.

2. Lighting

- (a) All parking lot, security and walkway lights shall be shielded so that substantially all the directly emitted light falls within the property line (zero cut-off fixtures).
- (b) All parking lot lights, except those required for security as provided herein, shall be extinguished within one hour after the end of business hours and remain extinguished until one hour prior to the commencement of business hours. For reasons of security, a maximum of thirty percent (30%) of the total lights used for parking lot illumination may remain in operation during such period.
- (c) All exterior building floodlights shall be designed or retrofitted with shielding in a manner such that all of the light falls upon either the surface of the structure to be illuminated or on the ground.
- (d) All exterior building floodlights, except those required for security, shall be extinguished within one hour after the end of business hours and remain extinguished until one hour prior to the commencement of business hours unless further restricted by the Town of Erie.
- (e) No outdoor lights for any type of sporting or athletic use of any kind shall be allowed including, but not limited to: stadiums, athletic fields, swimming pools, tennis courts, except for the Community Center/Regional Park on the north side of Leon Wurl Parkway; unless reviewed and approved by the Town of Erie utilizing the Administrative Review process.
- (f) No outdoor lighting shall be used in any manner that could interfere with the safe movement of motor vehicles on public thoroughfares including:
 - i) Any fixed light not designed for roadway illumination that produces incidental or reflected light that could be disturbing to the operator of a motor vehicle.
 - ii) Any light that may be confused with or construed as a traffic control device except as authorized by a State, Federal, or Town of Erie jurisdiction.

- iii) Any blinking, flashing or changing intensity lights, except for temporary holiday displays, and lighting authorized by the Federal Aviation Administration for air traffic control purposes.
- (g) No beacon or searchlight shall be installed, illuminated or maintained.
- (h) All lighting shall comply with current Town of Erie lighting standards.

3. Signs

The Town has currently approved five (5) monuments for Erie Commons. Four (4) of these monuments are approved adjacent to Leon A. Wurl Parkway and one additional monument is approved at the intersection of Powers and Mason Street within Erie Commons Filing No. 1. No additional permanent monumentation shall be allowed within Erie Commons, except for appropriate monumentation of the commercial Parcel B-4A, without the approval from the Town of Erie Board of Trustees.

- (a) **General** - All signs shall comply with Town of Erie Sign Regulations contained in the Town of Erie Sign Code. In addition to the provisions contained within the Town of Erie Sign Code, the following signs shall also be allowed within Erie Commons, to the extent that they comply with the Town of Erie Sign Code.
- (b) **Signs Not Subject to Permits** - The following signs may be erected and maintained in all Erie Commons Planning Areas (Districts) without a Sign Permit:
 - i) **Bulletin Boards** - Bulletin Boards not exceeding twenty (20) square feet in area for public, charitable or religious institutions, located on site.
 - ii) **Flags, Pennants and Insignia** - Flags, pennants or insignias of any nation, organization of nations, state, county, city, religious, civic or educational institution, except when such are used in connection with a commercial promotion or as an advertising device.
 - iii) **Governmental Notices, Official**
 - iv) **Holiday Decorations** - Signs in the nature of decorations, clearly incidental and customary and commonly associated with any national or local holiday, provided that such signs shall be displayed for a period of not more than sixty (60) days in any one (1) year and may be of any type, number area, height, location, illumination or animation not deemed by the Director of Community Development to be a public nuisance.
 - v) **Internal Building Signs** - Any sign placed inside a building subject to the safety regulations of the Town of Erie Building Code, Uniform Building Code, provided that any sign permanently attached to the interior of the structure and visible from the exterior shall comply with the other provisions of this section.
 - vi) **Memorial Signs** - Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or inlaid so as to be part of the building or when constructed of bronze or other incombustible material.
 - vii) **On-Site Information Signs** - Signs commonly associated with, and limited to, information and directions relating to the permitted use within the Planning Area, individual project(s), and/or lot on which the sign is located. Each On-Site Information Sign shall be limited to not more than six (6) square feet in area and not more than eight (8) feet in height above finished grade. On-Site Information Signs may be illuminated from a concealed light source which does



not flash, blink or fluctuate. On-Site Information Signs shall not be animated except that gauges and dials may be animated to the extent necessary to display correct measurement.

- viii) **Street Name Signs** - Street name signs including the development or subdivision logo in the color and design selected by CDG and approved by the Town of Erie. However, street name signs which are not "standard" Town of Erie designs may be produced, installed and maintained by CDG or the Homeowner's Association, with the approval of the Director of Community Development.
 - ix) **Traffic Control Signs** - Private traffic control signs which conform to the standards of the Colorado Manual of Uniform Traffic Control Devices.
 - x) **Utility Signs** - Temporary or permanent signs erected by public utility companies to warn of danger or hazardous conditions including signs indicating the presence of underground cables, gas lines and similar devices.
 - xi) **Window Displays** - Merchandise, pictures models, products or services which are incorporated as an integral part of a window interior display.
- (c) **Permitted Signs: All Planning Areas** - The following permanent and temporary signs function to identify major activities, uses and facilities and to direct persons to these activities, uses and facilities. These types of signs shall include, but are not limited to: subdivision and major project entryway monuments and signs; identification signs for community facilities (e.g., parks, churches, schools, recreation facilities, community information and sales facilities); directional signs referring to community facilities, subdivisions and projects within Erie Commons.
- i) **Directional Signs, Permanent** - Directional signs shall be permitted as necessary to provide adequate direction to a particular project, subdivision or use. In no case shall the number of signs exceed five (5) per project, subdivision or use. Individual signs shall not exceed fifteen (15) square feet total face area. Signs which indicate the location of a number of project(s), subdivisions or uses shall also be permitted in which case the sign area of each panel of such a consolidated sign shall not exceed ten (10) square feet and an aggregate size of thirty-five (35) square feet and shall be of uniform design and size. The maximum height of these signs shall be eight (8) feet.
 - ii) **Entryway Signs, Permanent** - Entryway signs or monuments shall be permitted to permanently identify each Planning Area by the marketing name selected by CDG including, but not limited to: "Erie Commons" or any other individual sub-area marketing name approved by CDG. These shall be called Primary Entryway Signs. Individual subdivisions or projects within the various Planning Areas may also have permanent Entryway Signs or monuments. These shall be called Secondary Entryway Signs. A maximum of two (2) signs per entry shall be permitted. Primary Entryway Signs may be located at the intersection of major arterial streets or where arterial streets exit the perimeter boundary of the individually designated Planning Area. Primary Entryway Signs shall have a maximum sign area of one hundred twenty (120) square feet and a maximum sign height of eight (8) feet. Primary Entryway Signs shall have a minimum setback from major arterial rights-of-way of twenty (20). Secondary Entryway Signs shall be limited to thirty-five (35) square feet. Secondary Entryway Signs shall have a maximum sign height of six (6) feet and shall comply with Town of Erie line of site criteria at all intersections.



(d) **Permitted Signs: Residential Planning Areas** - All signs permitted in the Town of Erie Sign Code. Unless in conflict with the Town of Erie Sign Code, the following shall apply:

- i) **Development Signs** - Development signs used by an owner, builder or developer to announce or advertise property for sale, rent or lease during the construction, sale, lease or rental period. A maximum of two (2) Development Signs per Planning Area shall be permitted. Each sign shall not exceed one-hundred (100) square feet of sign area.
The maximum height for each Development Sign shall be eight (8) feet. No temporary development sign shall remain beyond the completion of the construction, leasing and sale period, but in no case shall any Development Sign remain longer than two (2) years.
- ii) **Directional Signs** - Directional Signs shall be permitted as necessary to provide adequate direction to a particular project undergoing active construction, sale, leasing or renting activity. In no case shall the number of signs exceed three (3) per builder per Planning Area under construction or property being offered for sale, lease or rent. Individual project signs shall not exceed fifteen (15) square feet in sign area. Signs which indicate the location of a number of uses or projects shall also be permitted, in which case the sign area of each panel of such a consolidated sign shall not exceed ten (10) square feet and an aggregate size of thirty-five (35) square feet and shall be of uniform design and size. The maximum height for these signs shall be eight (8) feet. In no case shall any of these signs impair traffic movement or visibility.

(e) **Permitted Signs: Convenience Commercial and Mixed Use Planning Areas** - All signs permitted in the Town of Erie Sign Code. Unless in conflict with the Town of Erie Sign Code, the following shall apply:

- i) **Development Signs** - Temporary Development Signs used by an owner, builder or developer to advertise property for sale, rent or lease during the construction or sales period shall be located on-site within the Convenience Commercial or Commercial Area. A maximum of two (2) Development Signs shall be permitted per project. The total sign area of all Development Signs per project shall not exceed two hundred (200) square feet. Each Development Sign shall be setback a minimum of fifteen (15) feet from all property lines and shall not exceed fifteen (15) feet in height. No temporary Development Signs shall remain beyond the completion of the construction, leasing or sales period.
- ii) **Projecting Signs** - One (1) Projecting Sign shall be permitted per use in Convenience Commercial or Commercial Planning Areas for the purposes of advertising the business activity or wares. Such sign shall not exceed thirty (30) square feet in area and may advertise more than one (1) business. Projecting Signs should clear adjacent sidewalks by at least eight (8) feet. Angular Projecting Signs shall be spaced no closer than fifty (50) feet apart. Projecting signs for each business or use shall be in addition to any other allowable face or wall sign.

4. Fences and Retaining Walls

- (a) **Fences** - The maximum fence height within all Planning Areas shall be six (6) feet above finished grade, except for ancillary activities including, but not limited to, tennis courts and ball fields, as approved by the Director of Community Development.



- (b) **Fence Materials** - Fences or walls shall be composed of wood, brick, stone, cultured stone, or decorative wrought iron. No fences or walls shall be composed of chain link, electrical wire, barbed wire, plastic, razor wire, wire mesh or unpainted concrete CMU block shall be permitted, except for special recreation or security uses as approved by the Director of Community Development. Chain link shall be allowed for tennis courts if painted or coated. Open rail fencing may be combined with wire mesh. No fencing greater than 42 inches shall be permitted unless required for sound attenuation or a public active recreation use. No fencing is required adjacent to open and public space or park areas, however, if fencing is used, it shall not exceed a maximum height of 42 inches. All fencing shall be in accordance with Town of Erie Fence Regulations and Standards. Nothing in this section shall cause adjacent agricultural uses to remove existing fences.
- (c) **Temporary Fences** - Temporary construction, safety and security fences shall be permitted at construction sites. These fences may be composed of chain link, wire mesh or any similar type of material approved by the Director of Community Development. Temporary fences shall be exempt from maximum fence height requirements listed above.

5. Screening

- (a) **Loading Areas** - Truck loading, receiving, service or similar areas within Convenience Commercial and Old Town Commercial Planning Areas shall be properly screened by fencing, landscaping or other acceptable methods, approved by the Director of Community Development.
- (b) **Trash Containers** - Trash containers shall be enclosed and screened to a height of six (6) feet.
- (c) **Mechanical and Electrical Equipment** - Roof mounted mechanical equipment and ground electrical apparatus shall be hidden or screened from public view. Screening techniques shall include: enclosing the equipment within a structure (roof attic); shielding the equipment through the use of a parapet wall; enclosing the equipment within a walled enclosure; screening the equipment through the use of an architectural wing wall; or shielding equipment through the use of landscaping. All architectural screening materials shall complement the architectural style of the building.

6. Exterior Storage

Where exterior storage is permitted, outdoor material storage shall be enclosed and concealed by a solid fence (one completely preventing view) six (6) feet in height, maximum. Such fence shall be composed of solid wood or masonry materials, and shall be maintained in good condition. Where the screening fence coincides with any landscaping, the fence design shall be incorporated into and be integral with the design and construction of said landscaped area. Outdoor storage shall not exceed the height of the fence (six (6) feet) and shall not be visible to the general public or adjacent residents. No outdoor storage shall be allowed within a required front setback area or within any required landscaped area. The provisions of the Town of Erie approved Site Development Plan shall apply.

7. Private Common Open Space Title

Title to common open space/landscaping area shall be conveyed to the Homeowner's Association governing or serving homeowners within the subdivision.



ARTICLE VII: ROADWAYS

A. ROADWAY SYSTEM

1. Purpose and Intent

The roadway system for Erie Commons shall consist of roads and streets of various sizes. The overall intent is to establish a more appropriate and refined transition in the hierarchy of streets within Erie Commons to accommodate many traditional and alternative forms of movement within and through the community. All improvements shall be constructed in conformance with Town of Erie construction specifications. In addition, all street section designs for Erie Commons shall be reviewed and approved at time of subdivision.

2. Roadway Types

The roadway system shall establish a street hierarchy system that responds to specific development and traffic movement needs while creating neighborhood travel lanes and not massive boulevards. Streets shall be designed as part of the detailed site planning and platting of individual parcels of land, based on the criteria set forth in this Article and the companion Erie Commons Design Guidelines document. The following street types may be approved at the Subdivision stage of development:

- (a) **Commercial Main Streets** – This commercial/mixed use street is designed to accommodate a moderate number of vehicles in a pedestrian friendly environment. Main Streets are characterized by 40 and 67 foot right-of-ways which accommodate two lanes of traffic sometimes coupled with a center turn lane. On-street parking is common, providing a physical and psychological buffer between pedestrian sidewalks and travel lanes. Building frontages are commonly continuous, located close to the street, creating an inviting downtown image, while framing the street. Small pedestrian paths between buildings oftentimes lead to rear parking lots. Vehicular access to parking is typically from an alley.
- (b) **Principal Arterial (Leon Wurl Parkway)** - This roadway is characterized as a four lane arterial designed to accommodate traffic through the Erie Commons community in a park-like setting. Leon Wurl Parkway is characterized by an ultimate 140 foot right-of-way (Phase 1: 70 feet, constructed by the Town of Erie; Phase 2: 70 feet, constructed by the Developer) which includes generously landscaped parkstrips and center median. Four travel lanes, coupled with no on-street parking, conveys traffic in an expeditious fashion. Designed to carry traffic, this roadway also provides access to individual residential and commercial districts.
- (c) **Residential Connector Streets** – Residential Connector Streets are designed to connect arterials to local residential streets lying within individual neighborhood enclaves. Right-of-ways range between 55 to 82 feet depending upon the presence of on-street parking lanes and landscaped center medians. Residential Connector Streets accommodate two lanes of traffic, sometimes accommodating parking lanes on one or both sides of the street. Ample landscaped parkstrips and center medians, characterized by formal or informal plantings of street trees, coupled with detached sidewalks, create a friendly pedestrian oriented environment.
- (d) **Residential Local Streets** – Local Streets and Lanes provide vehicular and pedestrian access to individual lots within residential neighborhoods. These circulation features are



typically located within right-of-way ranging from 51 to 56 feet in width and are the backbone of residential neighborhoods. Local streets accommodate two lanes of traffic with one or two associated on-street parking lanes. Each dwelling can have vehicular access from a driveway or an alley. Canopy trees are common local street staples, typically planted in formal soldier rows designed to frame the streetscape, while providing a shady environment for pedestrians moving along narrow residential-oriented sidewalks.

- (e) **Residential Lanes** - Lanes are used in special instances, providing access to individual lots which are alley loaded, or used to connect local streets. Lanes accommodate two way traffic within a 21 foot right-of-way, however parking of vehicles is accommodated on individual lots as opposed to on-street parking lanes. Lanes are typically short in length, and commonly only access a small number of homes.
- (f) **Residential Alleys** – The alley is the backbone of a block, characterized as a semi-public space, providing vehicular and pedestrian access to rear-loaded garages. The alley provides access to the rear of the property and eliminates the need for front yard driveways. The alley provides the opportunity for a more positive front yard streetscape. Rear alleys are characterized by 16 foot right-of-ways, coupled with adjacent five foot aprons, designed to accommodate service and emergency vehicles.
- (g) **Private Residential Streets** – Private residential streets may be built to a variety of standards depending on the specific need. Design standards for private streets may include the following: Special curb treatments; reduced pavement widths; and special paving treatments (e.g., including stamped concrete or unit paves). Private streets shall be designed for speeds not to exceed 15 mph. A typical cross section for a private street with reduced pavement should include two 10 foot travel lanes for a total width of 20 feet (without an additional six foot parking lane) for a total pavement section of 27 feet or two parking lanes, with a street width to 32 feet.

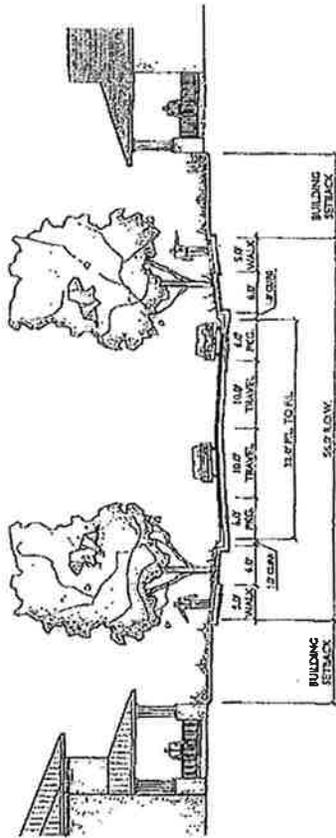
Private streets may or may not have sidewalks on one or both sides of the street. Attached sidewalks may be allowed under specific circumstances.

(h) **Cul-de-sac Design Standards**

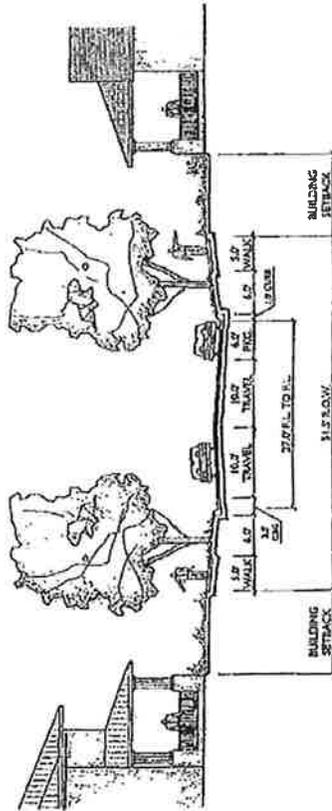
- i) Maximum cul-de-sac length shall be 750 feet.
- ii) Maximum 24 units on a cul-de-sac.
- iii) Turnarounds for cul-de-sacs between 151 to 500 feet long shall be 70 feet in diameter flowline to flowline; turnarounds for cul-de-sac between 501 and 750 feet long shall be 96 feet in diameter flowline to flowline.
- iv) Landscape islands shall be allowed within cul-de-sac turnarounds.
- v) Alternate cul-de-sac turnaround designs shall be permitted for cu-de-sacs serving less than 12 units and lengths less than 500 feet.
- vi) No turnaround is required for cul-de-sac lengths less than 150 feet long, serving less than nine units and where the end of cul-de-sac is visible from intersecting streets.

Streetscape Design

Residential Connector Streets
 Less than 800 ADT

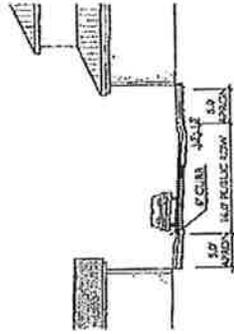


4A. LOCAL STREET SECTION



4B. LOCAL STREET SECTION
 (FOR ALLEY LOADED HOMES - PARKING ON ONE SIDE)

NOTES: A. The street and crosswalk are shown in this diagram as examples only. Do not interpret the availability of these sections as a recommendation for any specific design. B. It is a violation to construct a residential lot with a driveway and a garage that do not meet the minimum requirements. C. The garage shall be attached to the main unit or share a common wall.



5. ALLEY SECTION



6. PUBLIC LANE SECTION

