

PHASE II
UDC AMENDMENTS AND
DEVELOPMENT DESIGN STANDARDS

STUDY SESSION

Board of Trustees – September 21, 2021

Study Session

- Overview and discussion of the proposed Phase II UDC changes and Development Design Standards
- Identify and reach majority agreement on changes desired by the Board
- No formal action is taken

Background

2019 Board of Trustees Work Plan – Updating the UDC

- October 2019: Amended Flashing or Moving Signs in Chapter 6.
- November 2019: New Chapter 13 - Wireless Communication Facilities.
- December 2019: New Annexation Subdivision Plat process in Chapter 7.
- February 2020: Expanded flexibility for PD Zoning in Chapter 7.
- March 2020: Addressed and clarified items in Chapters 2, 3, 4, 5, 6, 7, 11, and 12.
- November 2020: Streamlined and addressed technical issues in Chapters 1, 2, 3, 5, 8, and 10 (“Phase I” updates).
- August 2021: Established new Agricultural Holding zone district.
- August 2021: Amended Development Improvement Guarantees in Chapter 7.

“Phase II” Updates

Intent:

- Clean-up outdated or conflicting code sections
- Streamline review processes
- Align regulations with current building trends that are being approved through PUDs and PDs
- Bring the sign regulations into compliance with Federal requirements
- Incorporate the feedback received from the HBA to date, including increasing flexibility and aligning the Town’s standards with today’s residential product types
- Clarify and enhance the Town’s residential design standards through the creation of the Development Design Standards book

UDC and Development Design Standards

- Chapter 2: Zone Districts
- Chapter 3: Use Regulations
- Chapter 4: Dimensional Standards
- Chapter 5: Subdivision Standards, Design, and Improvements
- Chapter 6: Development and Design Standards
- Chapter 7: Review and Approval Procedures
- Chapter 9: Nonconformities
- Chapter 11: Definitions
- Development Design Standards

Chapter 2 – Zone Districts

- Move the Planned Unit Development – PUD Overlay District to Section 10.2.7, Inactive Districts. This will eliminate duplication of process types. Currently we have a PUD Overlay District and a Planned Development – PD Zone District. The PD Zone District is the preferred zoning process.

Chapter 3 – Use Regulations

- **Table 3-1**

- Permit residential dwelling units in zoning districts of corresponding density and coordinate with updated dimensional standards in Ch. 4

USE	CATEGORY	RESIDENTIAL						
		RR	ER	SR	LR	MR	HR	OTR
	RESIDENTIAL USES							
Household Living	Dwelling, Duplex			P <u>S</u>	P	P	P <u>P</u>	S
	Dwelling, Live/Work							
	Dwelling, Multi-Family			P	P	P	P	S
	Dwelling, Single-Family Attached			P	P	P	P	S
	Dwelling, Single-Family Detached	P	P	P	P	P	P <u>P</u>	P
	Mobile Home Park					S	S	S

Chapter 3 – Use Regulations

- **Table 3-1**

- Permit HOA assembly uses by right in residential and mixed use zoning districts rather than by special review use

USE	CATEGORY	RESIDENTIAL							COMMERCIAL			INDUSTRIAL			MIXED USE		
		RR	ER	SR	LR	MR	HR	OTR	CC	RC	B	LI	I	HI	DT	NMU	CMU
	Residential Assembly (HOA)	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>							<u>SP</u>	<u>SP</u>	<u>SP</u>

- Moved outdoor seating (outdoor dining) from Table 3-1 as a principal use to Table 3-2: Table of Accessory Uses and Structures

Chapter 3 – Use Regulations

- **10.3.3 Accessory Uses and Structures**

- Clarify and differentiate between uses and structures
- Eliminate unnecessary language
- Allow for flexibility of design and materials for airport hangars in Erie Airpark
- Place outdoor seating area standards into the accessory use section

Chapter 4 – Dimensional Standards

• Table 4-1

- Revise residential dimensional standards for products typically proposed in Erie including alley-loaded and garden-court designs

TABLE 4-1: DIMENSIONAL AND DENSITY STANDARDS – RESIDENTIAL AND COMMERCIAL DISTRICTS (Additional standards may apply. See Use-Specific Standards in Section 3.2)										
District	Density Min/Max	Minimum Lot Standards		Minimum Setbacks (ft) ** & ***						Max Height (ft)
		Lot Type/ Net Area (sq ft)	Lot Width (ft)	Front Setback	Front Setback (Garden Court)	Side Setback (Interior Lot Line)	Side Setback (Street) All Structures	Street Facing Garage Setback	Rear	
RR	NA/5	Large 80,000	150	Prin: 40 Accs: 50		15	40	20	Prin: 40 Accs: 15	Prin: 40
ER	> 5/1	Large 40,000	100	Prin: 30 Accs: 40		10	30	20	Prin: 30 Accs: 10	Prin: 35
SR	>1/3	Large SFD: 10,000 Atch: 5,000 per DU	75	Prin: 25 Accs: 35		Prin: 10* Accs: 5*	20	20	Prin: 25 Accs: 5	Prin: 35 Accs: 30
LR	>3/5	Medium 2,500-4,999	SFD: 35 SFD Corner: 40 Atch: none	Prin: 15 Accs: 25	Prin: 5 Accs: 15	5*	10	20	Prin: 20 Accs: 5 Alley Load: 0	Prin: 35 Accs: 25
		Large SFD: 5,000 Atch: 2,500 per DU	SFD: 50 SFD Corner: 60 Atch: none	Prin: 20 Accs: 30	Prin: 20 Accs: 30	5*	10	20	Prin: 20 Accs: 5	Prin: 35 Accs: 25
MR	>5/10	Small 1,000-2,499	SFD: 20 SFD Corner: 30 Atch: none	*Prin: 5 Accs: 15	Prin: 5 Accs: 15	5*	5	20	Prin: 20 Accs: 5 Alley Load: 0	Prin: 35 Accs: 25
		Medium 2,500-4,999	SFD: 35 SFD Corner: 45 Atch: none	Prin: 15 Accs: 25	Prin: 5 Accs: 15	5*	10	20	Prin: 20 Accs: 5 Alley Load: 0	Prin: 35 Accs: 25
		Large SFD: 5,000 Atch: 2,500 per DU	SFD: 50 SFD Corner: 60 Atch: none	Prin: 20 Accs: 30	Prin: 20 Accs: 30	5*	10	20	Prin: 20 Accs: 5	Prin: 35 Accs: 25
HR	>10/25	Small 1,000-2,499	SFD: 20 SFD Corner: 30 Atch: none	*Prin: 5 Accs: 15	Prin: 5 Accs: 15	5*	5	20	Prin: 20 Accs: 5 Alley Load: 0	Prin: 35 Accs: 25
		Medium 2,500-4,999	SFD: 35 SFD Corner: 45 Atch: none	Prin: 15 Accs: 25	Prin: 5 Accs: 15	5*	10	20	Prin: 20 Accs: 5 Alley Load: 0	Prin: 35 Accs: 25
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Chapter 5 – Subdivision Standards, Design, and Improvements

- Clarify in 10.5.4.E.6 that residential lots may front onto pocket parks as well as streets and garden courts
- Ensure that properties in the new AGH zone district are not subdivided below 35 acres

Chapter 6 – Development and Design Standards

- Incorporate the Development Design Standards by reference and allow for Alternative Equivalent Compliance per 10.6.1
- Revise 10.6.7 *Residential Use Category Design Standards* to refer to the new Development Design Standards for new single-family detached, duplex, and attached dwelling units
- Simplify fencing and landscaping requirements by eliminating/consolidating 10.6.2.D into 10.6.4.E *Minimum Landscaping Requirements* and 10.6.4.H *Fencing and Walls*
- Reorganize parts of 10.6.4 Landscaping, Screening and Fencing, such as relocating 10.6.4.E. 2, 3, and 4 to subsection 10.6.4.F. 1, 2, and 3
- Update and reorganize outdoor storage screening standards, such as consolidating 10.6.4.G.10 *Non-Residential Outdoor Storage* into 10.6.4.G.8 *Outdoor Storage*

Chapter 6 – Development and Design Standards

. . . continued . . .

- Update 10.6.5.D.3.c Maximum Block Lengths and 10.6.5.F.2.c. Through-Block Connections to reduce the maximum block length and clarify calculations of length and the use of intervening tracts to break up a block length
- Revise some parts of 10.6.8 (Commercial, PLI and Mixed-Use Design Standards) (additional changes to be adopted in the future as part of the Development Design Standards)
- Revisions to 10.6.10 Exterior Lighting, and 10.6.12 Signs

Chapter 7 – Review and Approval Procedures

- Revise Table 7.1-1 for clarity, ease of use, and consistency with written code language
- Revise 10.7.2 Common Development Review Procedures to clarify requirements; eliminate unnecessary language; limit the number of pre-application meetings that may be requested without a formal submittal; clarify the timing of neighborhood meetings; and clarify and enhance mailed notice requirements to surrounding entities, among various changes
- Revise 10.7.3 Annexations for consistency with state statute
- Revise all specific application types (e.g. Initial Zoning, Rezoning, etc.) to eliminate redundant procedure and submittal requirement language already provided in Table 7.1-1 and Section 10.7.2 Common Development Review procedures.
- Consolidate subsections 10.7.7.E Procedure for Review of Minor Subdivisions and 10.7.7.F Procedure for Review of Minor Subdivisions – Non-Residential and Mixed-Use Parcels into one process type that allows for a streamlined Minor Subdivision review of up to 10 lots

Chapter 9 – Nonconformities

- Clarify 10.9.2.A.3 to permit expansions within the footprint of a building
- Relocate nonconforming sign standards from this chapter to 10.6.12 Signs

Chapter 11 – Definitions

- General housekeeping, clarifications, and updates to definitions throughout

Development Design Standards

- New Development Design Standards booklet
 - For new single-family, duplex, and attached residential development
 - Site and building design standards

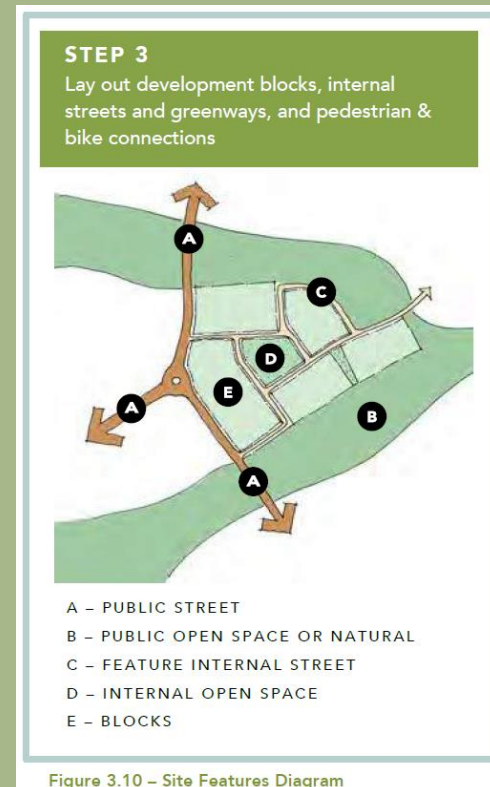


Figure 3.10 – Site Features Diagram

Development Design Standards

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Future Planned/Potential Updates

- Design standards for non-residential and mixed-use buildings
- Park and open space land dedication and fees in conjunction with updating impact fees
- Implement the forthcoming Comprehensive Plan

Planning Commission Review

- 9/1 Study Session
- Majority recommended adding additional clarity to the Annexations procedure in 10.7.3

Next Steps

PC Review and BOT Public Hearing
Following Final Legal Review

Review and Discuss

- Questions/Clarifications
- Consensus on Desired Changes

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