



**ERIE**  
COLORADO

# Proposed UDC Changes to Title 10

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Sarah Nurmela, Planning and Development  
Director

April 14, 2026



# Request

## Amendments to Title 10 regarding

- Manufactured Homes



# Overview

- **Background**
- Proposal
- Decision



# Background

Town staff identified areas of the Erie Municipal Code within Title 10 that need amendment to comply with housing law:

- Manufactured homes are not allowed as ADUs.
- HUD standards apply to all manufactured homes, regardless of type.
- Recent State law changes allow ADUs by right anywhere single-family units are allowed.



# Proposal – Accessory Dwelling Units

- Change code to allow manufactured homes as ADUs.
  - Maintain appearance, architectural style, siding, roofing, trim, and roof style of principal structure.
- Modify definition of manufactured homes to remove ‘single family detached’ and refer only to dwelling unit.



# Overview

- ✓ Background
- ✓ Proposal
- **Decision**



# Planning Commission

March 18, 2026

**Resolution P26-05 passed unanimously**



## Approval Criteria – 10-7-18

- a. The proposed amendment will promote the public health, safety, and general welfare;
- b. The proposed amendment is generally consistent with the Town's Comprehensive Master Plan and the stated purposes of this UDC; and
- c. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.



# Decision

Removing the prohibition on manufactured ADUs and modifying the definition of manufactured home from the UDC will:

- Ensure compliance with federal law by recognizing HUD Code standards for manufactured housing.
- Align local regulations with State law by permitting manufactured ADUs under the same framework as other single-family dwellings.
- Support housing diversity and affordability goals by expanding options for property owners to add ADUs.



# Public Notice

Neighborhood Meeting: Not Applicable

Mailed Notice: Not Applicable

## **PUBLIC NOTICE OF HEARING**

**Published in Colorado Hometown Weekly**

**3/25/26**



# Staff Recommendation

Adoption of Ordinance No. 2026-226

**An Ordinance of the Town Council of the Town of Erie Amending Title 10 of the Erie Municipal Code Regarding the Use of Manufactured Homes as Dwelling Units**



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