

**Town of Erie
Ordinance No. ___-2025**

**An Ordinance of the Town Council of the Town of Erie Amending
Title 10 of the Erie Municipal Code Regarding Accessory Dwelling
Units, Assembly Uses, and Minimum Parking**

Whereas, the Town Council desires to amend Title 10 of the Erie Municipal Code to align with recent State law changes affecting accessory dwelling units and minimum parking requirements; and

Whereas, the Town Council desires to clarify and simplify the various assembly uses in the Town.

Now Therefore be it Ordained by the Town Council of the Town of Erie, Colorado, as follows:

Section 1. Title 10 of the Erie Municipal Code is hereby amended so that every occurrence of the term "religious assembly" or "religious assembly facilities" is replaced with the term "place of worship".

Section 2. Table 3-1 in Title 10 of the Erie Municipal Code is hereby amended to permit the Place of Worship use as a use by right in the LI, DT, and NMU districts.

Section 3. Table 3-1 in Title 10 of the Erie Municipal Code is hereby amended to delete the "Assembly" rows in their entirety.

Section 4. Section 10-3-2(D)(1) of the Erie Municipal Code is hereby amended as follows:

10-3-2 - Use-specific standards.

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D. *Manufacturing and light industrial uses:*

1. *Auto wrecking, recycling, and salvage yard/junkyard:* Auto wrecking, recycling, and salvage yard/junkyards shall be located a minimum of three hundred (300) feet from any residential use, school, hospital, park, government office or community center (public) ~~place of public assembly~~.

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Section 5. Section 10-3-3(D)(1) of the Erie Municipal Code is hereby repealed in its entirety and reenacted as follows:

10-3-3 - Accessory uses and structures.

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- D. *Additional standards for specific accessory uses and structures:*
1. *Accessory dwelling units:*
 - a. *Exception from impact fee requirements:* New ADUs shall be exempt from the requirements to pay impact fees.
 - b. *Standards:*
 - i. Each ADU shall comply with all applicable accessory structure standards, unless such standards are stricter than the standards for principal structures, in which case the ADU shall comply with the principal structure standards.
 - ii. Each ADU shall be subordinate to and contain less gross square footage than the principal dwelling unit on the lot on which it is located.
 - iii. Only one (1) ADU is permitted per lot.
 - iv. Each ADU shall be designed to maintain the appearance, architectural style and character of the principal dwelling unit. Exterior siding, roofing, and trim shall visually match the appearance of the materials on the principal dwelling unit. The roof style of the ADU shall visually match the predominant style of the principal dwelling unit.
 - c. *Prohibitions.* A manufactured home, recreational vehicle, travel trailer, camper, or similar vehicle shall not be used as an ADU.

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Section 6. Section 10-6-6(B) of the Erie Municipal Code is hereby repealed in its entirety and reenacted as follows:

10-6-6 - Off-street parking and loading.

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- B. *Applicability:*
1. This Section shall apply to any building, improvement, or use of land including any expansions, enlargements, or amendments thereto unless specifically stated otherwise in this UDC.
 2. The minimum parking requirements in Table 6.6-1 shall not apply to multi-family dwellings, mixed-use projects with at least fifty percent (50%) residential uses, and residential adaptive reuse projects when located within a quarter (1/4) mile of a transit service area as established by the Colorado Department of Local Affairs.

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Section 7. Table 6.6-1 in Title 10 of the Erie Municipal Code is hereby amended to delete the "Assembly" row in its entirety.

Section 8. Table 6.6-3 in Title 10 of the Erie Municipal Code is hereby amended to delete the "Assembly uses" rows in their entirety.

Section 9. Section 10-11-3 of the Erie Municipal Code is hereby amended by the addition of the following new terms, to appear in alphabetical order:

Accessory dwelling unit (ADU): A subordinate dwelling unit located on the same lot as and attached or detached from a single-family detached dwelling or single-family attached dwelling that provides basic requirements for living, sleeping, cooking, and sanitation.

Adaptive reuse: The conversion of an existing structure from the use for which it was constructed to a new use by maintaining elements of the structure and adapting such elements to a new use.

Place of worship: A building or structure, or groups of buildings or structures, that by design and construction are primarily intended for the conducting of organized religious services and associated accessory uses.

Section 10. Section 10-11-3 of the Erie Municipal Code is hereby amended by the deletion of the terms "Assembly building", "Dwelling unit, accessory", "General assembly", and "Religious assembly" in their entirety.

Section 11. The definition of "Community center (public)" in Section 10-11-3 of the Erie Municipal Code is hereby amended as follows:

Community center (public): ~~A place, structure, area, or other facility used for and providing fraternal, social, or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community; nonprofit, cultural, educational, recreational, religious, or social activities that is open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency including senior centers, teen centers, and clubhouses.~~

Section 12. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one, or part, or parts be declared unconstitutional or invalid.

Section 13. Safety. The Town Council finds that the adoption of this Ordinance is necessary for the protection of the public health, safety and welfare.

Section 14. Effective Date. This Ordinance shall take effect 10 days after publication following adoption.

Introduced, Read, Passed and Ordered Published this ____ day of _____, 2025.

Andrew J. Moore, Mayor

Attest:

Debbie Stamp, Town Clerk