

DPZ
CODESIGN

Erie Town Center

Code Principles
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exp**ERIENCE**
TOWN CENTER

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Code Principles

Code Principles

The Town of Erie Unified Zoning Code administers two types of urban pattern: the existing ordinance as a whole administers Conventional Suburban Development (CSD); and District E administers this Town Center District (TCD).

INTENT

The TCD encourages an urban pattern which is compact, connected, complete, convivial, cost-effective, conserving, and cooperative; responding to the aspirations of residents participating in the public process of November 6 – November 12, 2019 that led to the creation of the Town Center District. The following intentions shall guide the proposals of developers, the interpretation of regulators and the decisions of the elected officials:

To be **compact** by wasting as little land as possible in being as dense as the local market will bear.

To be **connected** by the thoroughfares being suitable for travel by foot, bike, and transit, as well as cars.

To be **complete** by approaching a balance of housing, commercial premises, workplaces, cultural facilities, and of recreational places.

To be **complex** by providing the range of dwellings suitable for younger and older persons, for individuals and households, and accessible to a range of incomes, reflecting a regional demographic balance.

To be **convivial** in encouraging streets and public spaces that support social interaction and by masking parking lots behind attractive building frontages.

To be **cost-effective** by not wasting resources on overdesigned infrastructure or inefficient or unwarranted permit processing.

To be **conserving** by discouraging automobile commuting and errands, unnecessarily large dwellings, and water-hungry landscaping.

To be **cooperative** by coordinating private-sector plans with each other and harmonizing the aesthetic of buildings.

THE TCD CODE COMPRISES FOUR SUBSECTIONS:

Section A GENERAL PROVISIONS

Section B REGULATING PLAN

Section C ARCHITECTURAL STANDARDS

Section D PRIVATE YARD STANDARDS

Section A GENERAL PROVISIONS

A1.0 The provisions of this Section shall be applicable only to the Town Center District.

A2.0 When in conflict with the Unified Development Code, the provisions of this Section shall take precedence.

A3.0 Development applications that comply with the standards of this Section shall be permitted administratively.

A3.1 Warranted adjustments (Warrants) to the provisions of this Section, as determined by the Planning Department, may be processed administratively.

A3.2 Unwarranted adjustments (Variances) to the provisions of this Section, as determined by the Planning Department, may be forwarded by the applicant to the Planning Commission for appeal.

Section B REGULATING PLAN

B1.0 The Regulating Plan shows the trajectory and type of thoroughfares. The thoroughfares shall be built as specified in the Thoroughfare Type Assignment Plan.

B2.0 The Regulating Plan allocates three Zoning Categories: Urban Center, General Urban, and Urban Edge.

B2.1 Building Use.

B2.1.1 Urban Center Zone: The buildings may be dedicated primarily to Commercial Use—including lodging or public use.

B2.1.2 General Urban Zone: The buildings may be dedicated to residential and commercial use.

B2.1.3 Urban Edge Zone: The buildings may be dedicated primarily to residential use, to home occupation, and to limited lodging.

B3.0 The Regulating Plan specifies the Frontage Line of each lot. According to the Zoning Category, building setback, and other requirements or allowances are specified for the Frontages.

B3.1 Frontage building setback for the Urban Center Zone shall range from zero to 12 ft.

B3.2 Frontage building setback for the General Urban Zone shall range from 6 to 18 ft.

B3.3 Frontage building setback for the Urban Edge Zone shall range from 12 to 24 ft.

B3.4 Side and rear building setbacks shall be 5 ft, except that they may be encroached up to 3 ft by eaves, porches, or bay windows, or as constrained by the Fire Code.

- B4.0 Building height shall be measured from the center of the frontage sidewalk of each lot.
 - B4.1 Maximum building height shall be 35 ft to the eave of a pitched roof or to the top of a parapet wall.
 - B4.2 Chimneys and roof screens masking machinery shall not be limited by the maximum building height.
 - B4.3 Ornamental towers in the Urban Center Zone, when uninhabited above 35 ft, may be up to 75 ft in height.
- B5.0 Lot Width shall be approximately as shown on the Regulating Plan.
 - B5.1 There shall be no minimum nor maximum lot width in the Urban Center and General Urban Zones.
 - B5.2 The minimum lot width at the Urban Edge Zone shall be 54 ft.
 - B5.3 There may be up to three residential units on each Urban Edge Zone lot, providing the aggregate habitable space does not exceed 2800 sf. and all units are retained under a single ownership with the owner resident on the premises.
- B6.0 Parking Requirements.
 - B6.1 There shall be provided one parking space per each 1000 sf +/-150 sf. of interior dwelling space. There shall be one parking space for each 250 sf. of commercial space.
 - B6.2 At Urban Edge Zones, off street parking for lots less than 60 ft in width shall be accessed by a rear alley or rear lane. Parking on larger lots may be accessed from the frontage.
 - B6.3 Off-Street Parking in front-loaded residential lots shall be behind the building setback.
 - B6.4 Garage doors shall not face the frontage unless recessed a minimum of 24 ft from the building frontage.
 - B6.5 On-street parking along the lot frontage shall count towards fulfillments of the parking requirement.

Section C ARCHITECTURAL STANDARDS

- C1.0 Architectural standards shall apply to private buildings in all zones. Public Buildings shall be exempt.
 - C1.1 Special Frontages, as designated on the Regulating Plan, should demonstrate a response to their specific urban location.
 - C1.2 Entrance canopies may extend to the depth of the enfronting sidewalk, 2 ft short of the curb. Porches, if provided, on the frontage shall be a minimum of 8 ft deep.
 - C1.3 Each building shall show no more than four solid corners to the frontage. The corners of open porches may be additional.
- C2.0 Openings.
 - C2.1 Fenestration along the frontage should be vertically proportioned. Window mullions, if present, shall all be identical in proportion throughout the building frontage.
 - C2.2 Shutters, if provided, shall coincide in size with their associated window.
- C3.0 Roofs.
 - C3.1 Sloped roofs should be between 6:12 and 8:12 on one story structures, between 8:12 and 10:12 on second story of two-story structures, and 3:12 on porches.
 - C3.2 Flat roofs shall be surrounded on all sides by a parapet.
- C4.0 Walls.
 - C4.1 Wall color should be in the tan to red range. Roof colors should be in the grey range. Shutters, balconies, porches, and trim may be any color.
 - C4.2 No more than two wall materials shall be present in any building facade, excluding basements, porches, bay windows, shutters, and trim.

- C4.3 The heavier of the wall materials shall be located below the lighter (stone below brick; brick below stucco; stucco below wood). The material transition shall run horizontally across the length of the facade (panelization of material should be avoided).

Section D PRIVATE YARD STANDARDS

- D1.0 Landscaping and pavement on the private frontages, on the thoroughfares and on the public spaces, shall be a coordinated by the Landscape Standards*. Planting in the private side and yards are not subject to these Standards.
 - D1.1 Species shall be selected in consultation with the Town Parks and Recreation Department. Side and rear yards are exempt.
 - D1.2 Private yards along the frontage shall coordinate plant species with the public frontage.
 - D1.3 Recommendation of species for trees, undergrowth, and ground cover should be selected in consultation with the Town Parks and Recreation Department (or the Landscape Regulations)*.
 - D1.4 Thoroughfares shall be built by the private entities as shown on the Regulating Plan.
 - D1.5 The thoroughfare pavement and landscaping shall be as technically specified in the Thoroughfare Standards
 - D1.6 The Landscape Regulations* shall establish a planting for tree the lot frontages; a range of tree canopy underbrush and ground cover. The side and rear yards are not regulated.
 - D1.7 Thoroughfares to be built by the Town of Erie and those by private developers shall be as designated in the Thoroughfare Standards.
 - D1.8 Utility apparatus and refuse collection bins—including those within enclosures—shall not be placed in front of the building.

* by Town of Erie

Code Principles

Regulating Plan - Transect Zones

Legend

-  Civic / Open Areas
-  Urban Edge Zone: The buildings may be dedicated primarily to residential use, home occupation and to limited lodging
-  General Urban Zone: The buildings may be dedicated to residential and commercial use
-  Urban Center Zone: The buildings may be dedicated primarily to Commercial Use - including lodging or public use



Code Principles

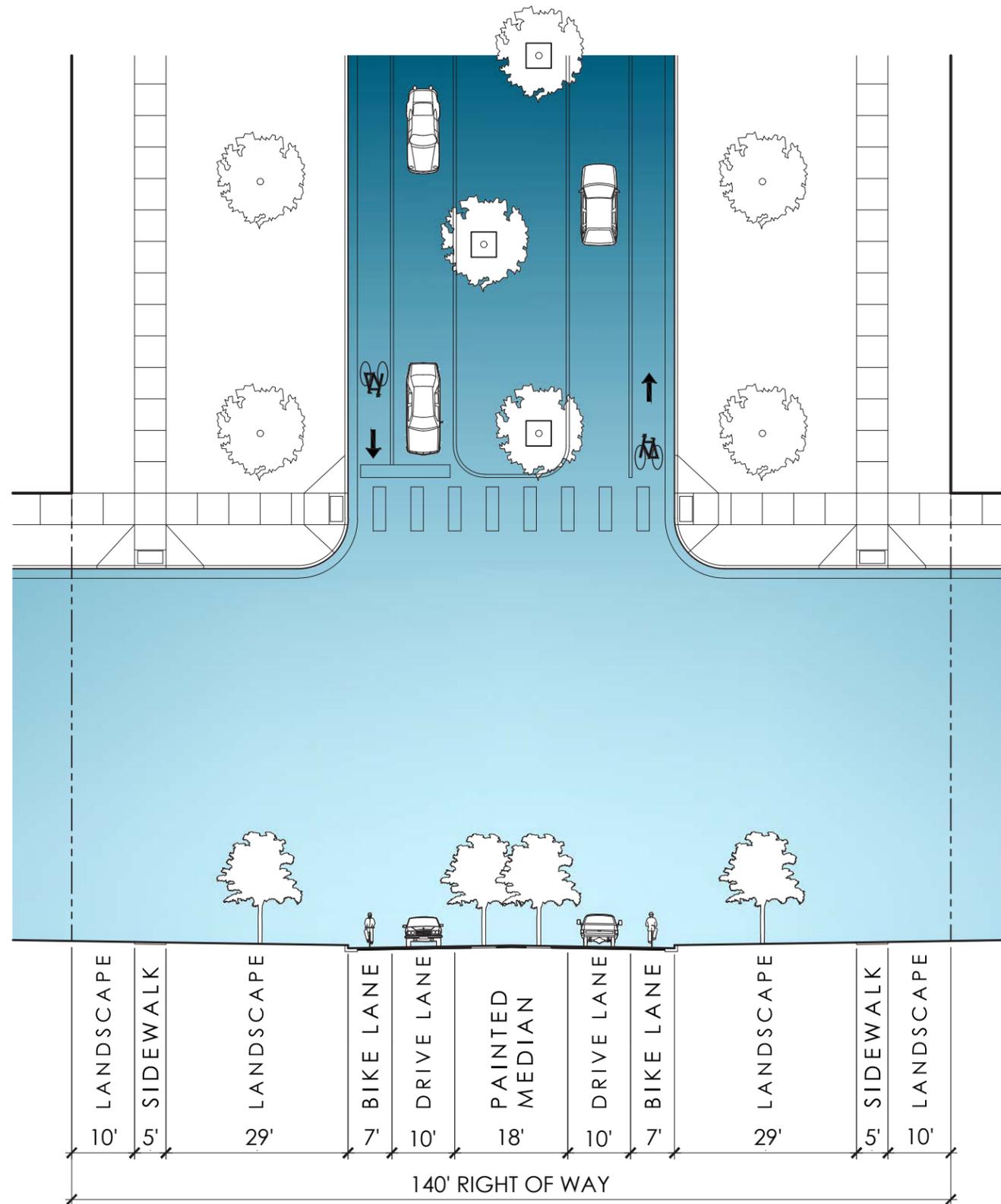
Primary and Special Frontages



Legend

- Primary Frontages
- Special Frontages

JASPER ROAD RETROFIT EAST OF MELLER

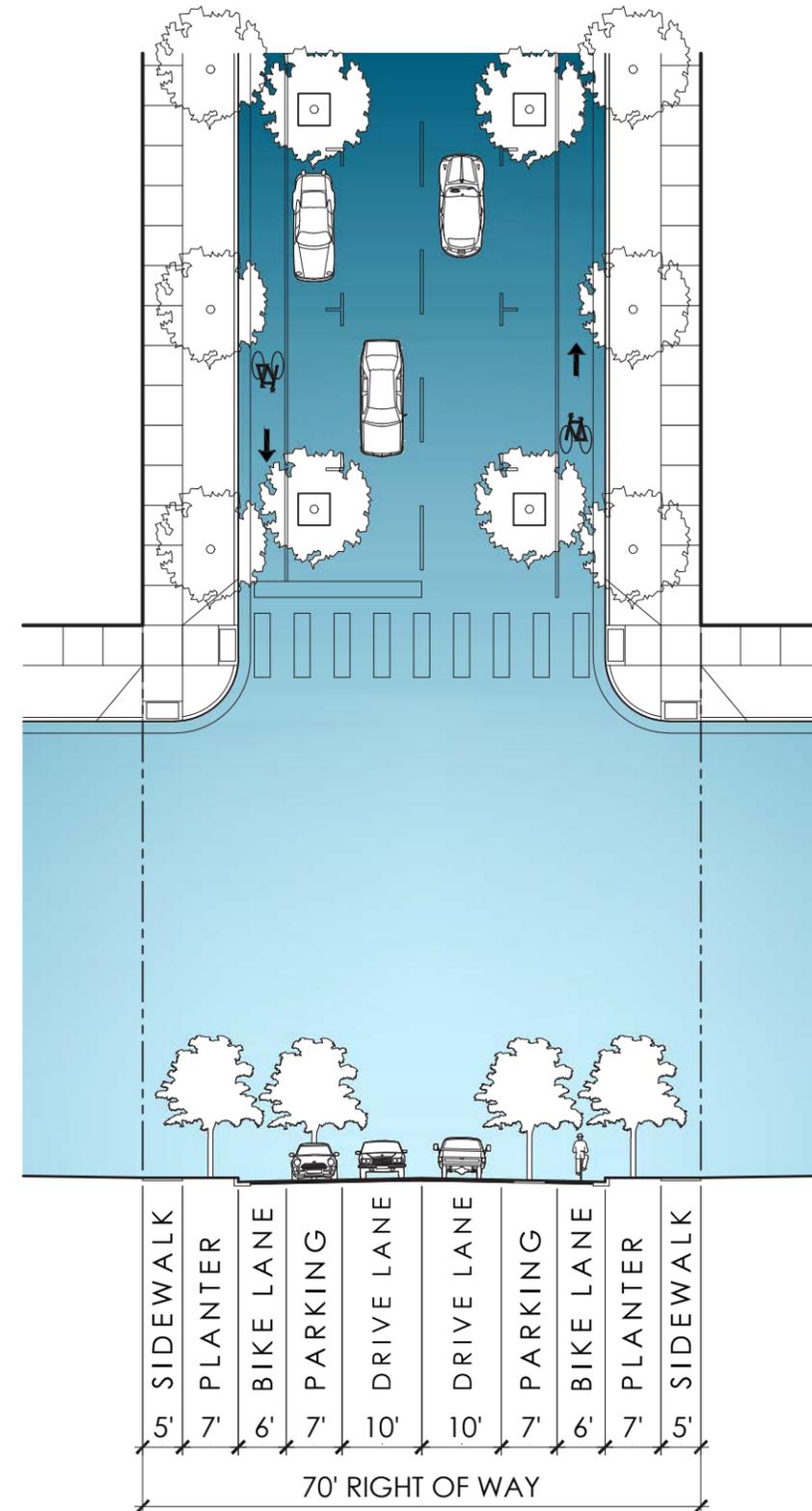


THOROUGHFARE TYPE	Avenue
ROW WIDTH	140 feet
PAVEMENT WIDTH	52 feet
MOVEMENT	free movement
TRAFFIC LANES	2 lanes
BIKE LANES.....	both sides (7 feet, marked)
CURB RADIUS	8 feet
WALKWAY TYPE	5 foot sidewalk
PLANTER TYPE	both sides (39 feet)
CURB TYPE	curb & gutter
LANDSCAPE TYPE	trees at 30 feet O.C. (staggered)

Code Principles

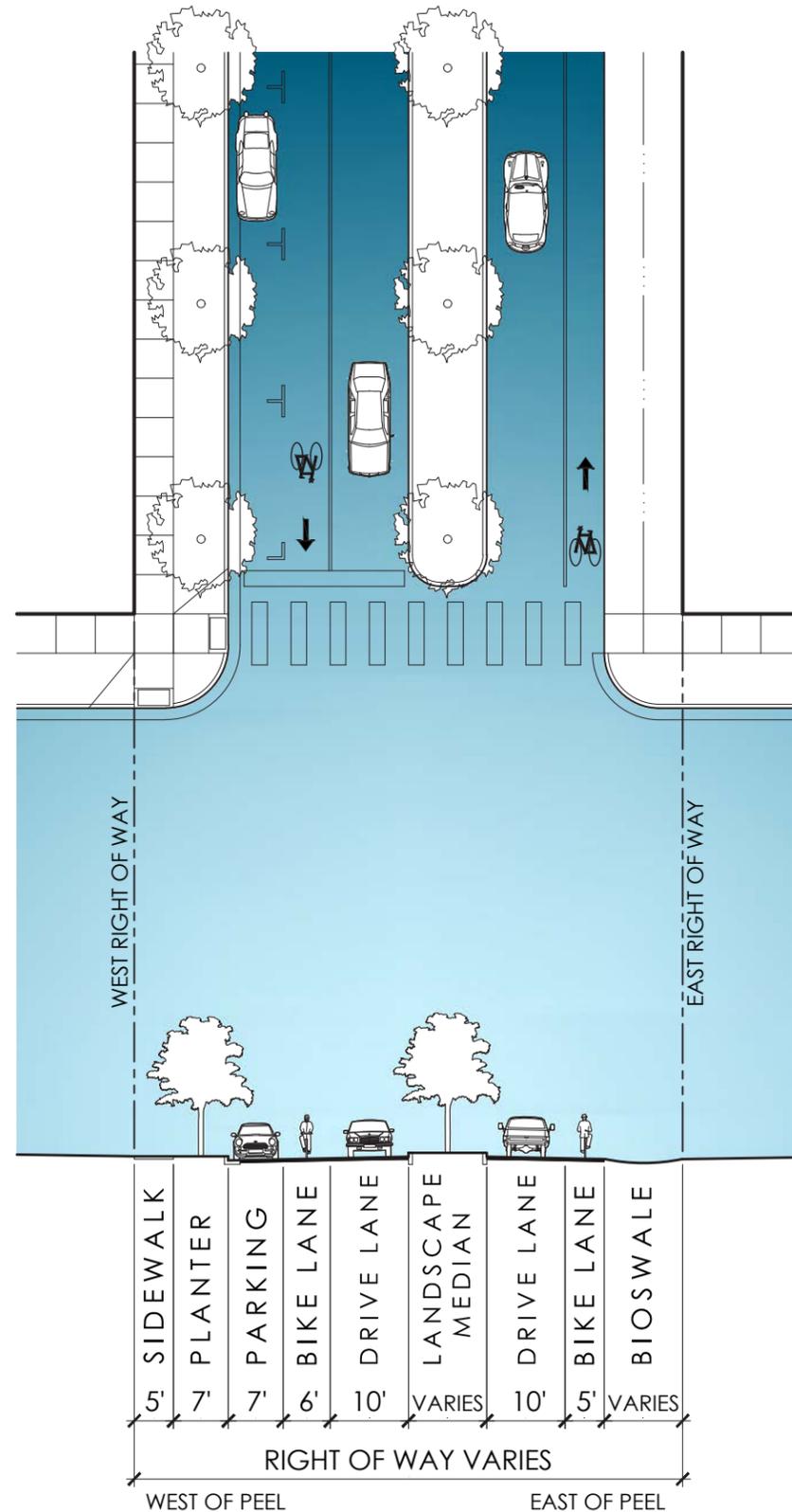
Thoroughfare Sections

JASPER ROAD ST 70 - 46 WEST OF MAIN STREET



THOROUGHFARE TYPE.....	Ave (parking-protected bike lanes)
ROW WIDTH	70 feet
PAVEMENT WIDTH	46 feet
MOVEMENT	free movement
TRAFFIC LANES	2 lanes
PARKING LANES	both sides (7 feet, marked)
CURB RADIUS	8 feet
WALKWAY TYPE	5 foot sidewalk
PLANTER TYPE	4' x 4' tree well
CURB TYPE	curb & gutter
LANDSCAPE TYPE.....	trees at 30 and 50 feet O.C.

MAIN STREET NORTH OF JASPER ROAD



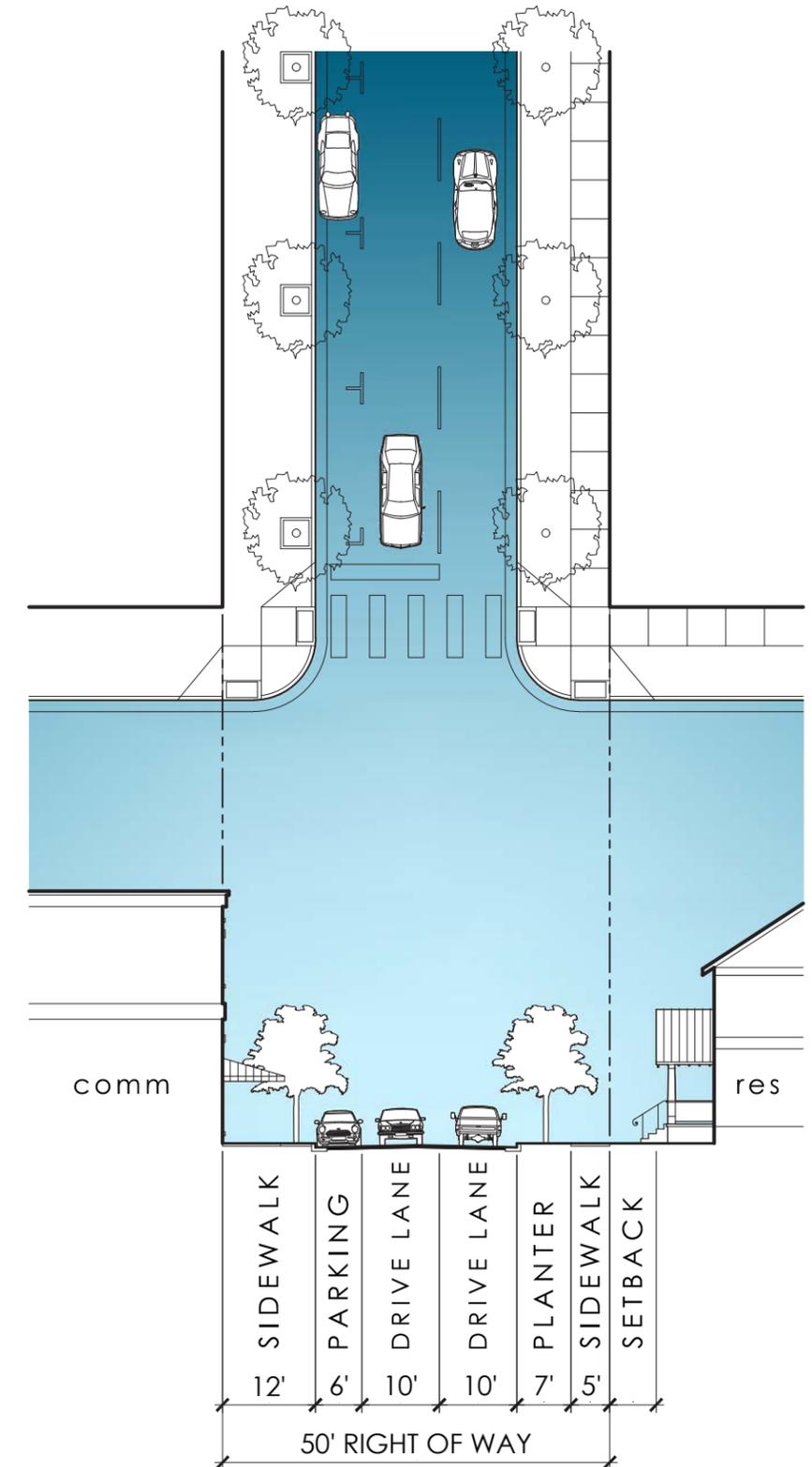
THOROUGHFARE TYPE.....	Divided Avenue
ROW WIDTH	varies
PAVEMENT WIDTH	38 feet
MOVEMENT	free movement
TRAFFIC LANES	2 lanes
PARKING LANES.....	one side (7 feet, marked)
CURB RADIUS	8 feet
WALKWAY TYPE	5 foot sidewalk
PLANTER TYPE	raised median
CURB TYPE	curb & gutter, vertical curb
LANDSCAPE TYPE.....	trees at 30 feet O.C.

Code Principles

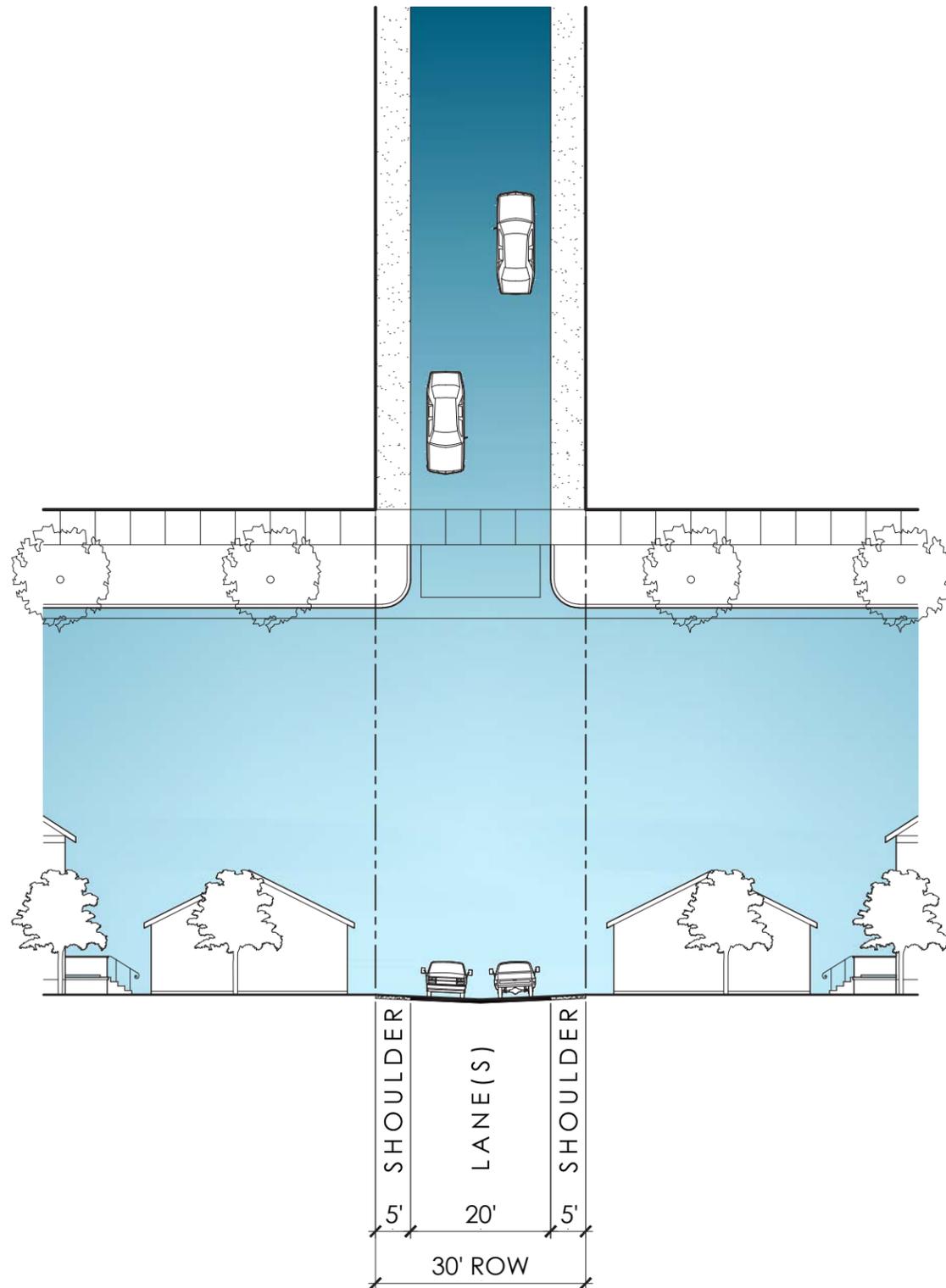
Thoroughfare Sections

AMBROSE STREET CS/ST 50 - 26 (PARKING ONE SIDE)

THOROUGHFARE TYPE	commercial/residential
ROW WIDTH	50 feet
PAVEMENT WIDTH	26 feet
MOVEMENT	free movement
TRAFFIC LANES	2 lanes
PARKING LANES	one side (6 feet, marked)
CURB RADIUS	8 feet
WALKWAY TYPE	12 and 5 foot sidewalk
PLANTER TYPE	4' x 4' tree well
CURB TYPE	curb & gutter
LANDSCAPE TYPE	trees at 30 feet O.C.



LANE LN 30 - 20



THOROUGHFARE TYPE	lane
ROW WIDTH	30 feet
PAVEMENT WIDTH	20 feet (driveway standards)
MOVEMENT	two-way
TRAFFIC LANES	2 lanes
PARKING LANES	5' gravel
CURB RADIUS	4 feet (curb cut)
WALKWAY TYPE	none
PLANTER TYPE	none
CURB TYPE	none
LANDSCAPE TYPE	none

Prepared by DPZ CoDesign
in partnership with:
Town of Erie
Eco NW
Crabtree Group Inc



experience