



**ERIE**  
COLORADO

# **Proposed UDC Changes to Title 10, Chapters 1, 3, 6, and 11**

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**Planning Commission**

Kelly Driscoll, Planning Manager

April 17, 2024



# Request

Amendments to Title 10 regarding

- Manufactured Homes
- Home Occupation Standards
- Definition of Family
- Applicability of Development Standards



# Overview

- **Background**
- Proposal
- Decision



# Background

Staff conducts regular reviews of the UDC and while administering code uncovered issues that need clarifying.



# Overview

- ✓ Background
- **Proposal**
- Decision



# Proposal – Manufactured Housing

Out of compliance with HUD standards:

- Defines the terms mobile home, manufactured home, and manufactured home park according to HUD standards.
- Use-specific standards for manufactured home parks, requiring skirting if not on a permanent foundation.
- Adds protections ensuring that manufactured home park residents are notified at least 180 days in advance of a change in ownership for the manufactured home park as required by HUD.



# Proposal – Home Occupation

- Maximum area permitted is 25% of floor area of dwelling, or 1,000 square feet, whichever is less.
- Areas used for storage of material or products do not count.



# Proposal – Definition of Family

- Removes occupancy limits.
- Defines family as one or more persons occupying a dwelling unit and living as a housekeeping unit.



# Proposal – Applicability of Development Standards

## Chapter 6

- Conflicting applicability statements within sub-sections.
- Landscaping, screening and fencing applies to all.
- Off-street parking and loading also applies when an existing structure or use is expanded or enlarged.



# Overview

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



## 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.



# Public Notice

Neighborhood Meeting: Not Applicable

## **PUBLIC NOTICE OF HEARING**

Published in the Colorado Hometown Weekly: March 27, 2024

Property Posted: Not Applicable

Letters to Adjacent Property Owners: Not Applicable



# Next Steps

The Town Council public hearing for these amendments is scheduled for May 14, 2024



# Staff Recommendation

Adoption of Resolution P24-05

**Recommending the Town Council Adopt an Ordinance Amending Title 10 of the Erie Municipal Code Regarding Manufactured Homes, Home Occupation Standards, the Definition of Family, and Applicability of Development Standards**



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