

CHAPTER 4: DIMENSIONAL STANDARDS

10.4.1 TABLE OF DIMENSIONAL STANDARDS

This Section contains tables that list the requirements for lot dimensions and building bulk, density, location, and height for all types of development. All primary and accessory structures are subject to the dimensional standards set forth in the following tables, except as otherwise specifically stated in this UDC. ~~These general standards may be further limited or modified by other applicable Sections of this UDC. General rules for measurement and exceptions are in Section 4.2.~~

A. Residential and Commercial Standards

TABLE 4-1: DIMENSIONAL AND DENSITY STANDARDS – RESIDENTIAL AND COMMERCIAL DISTRICTS
(Additional standards may apply. See Use-Specific Standards in Section 3.2.
Density bonuses are available as an incentive to encourage a mix of dwelling unit types)

District	Max/Min Density (DU/Acre)	Minimum Lot Standards		Minimum Setbacks (ft.) [⊕]			Max Height (ft)	
		Minimum (ft)	Net Area Lot Size (sq ft)	Front	Street (all-uses)	Interior Lot Line		Rear
RR	0.5/na	150	80,000	Principal: 40 Accessory: 50	40	15	Principal: 40 Accessory: 15	40
ER	1/na	100	40,000	Principal: 30 Accessory: 40	30	10	Principal: 30 Accessory: 10	35
SR	3/na	75	SF: 10,000 MF: 5,000 per DU	Principal: 25 Accessory: 35	20	Prin: 10 [⊕] Acc: 5 [⊕]	Principal: 25 Accessory: 5	Prin: 35 Acc: 30
LR	5/na	SF: 50 60 corner MF: none	SF: 5,000 MF: 2,500 per DU	Principal: 20 Accessory: 30	20	5 [⊕]	Principal: 20 Accessory: 5	Prin: 35 Acc: 25
MR	10/5	SF: 50 60 corner MF: none	SF: 5,000 MF: 2,500 per DU		20	Prin: 5 [⊕] Acc: 5 [⊕]		Prin: 35 Acc: 25
HR	16/25/10	SF: 50 60 corner MF: none	SF: 5,000 MF: 2,500 per DU		20	Prin: 10 [⊕] Acc: 5 [⊕]		Prin: 35 Acc: 25

⊕ Zero lot line setbacks shall be permitted for attached buildings provided that the building meets the zone district interior lot line setback on the side of the building not attached.

⊕ Multiple principal buildings on a single lot shall be separated a distance equal to the distance that would be required if they were separated by a lot line.

⊕ Net area is the size of the lot; not to include tracts and streets and their right-of-ways.

Chapter 4: Dimensional Standards
Section 10.4.1 Table of Dimensional Standards

TABLE 4-1: DIMENSIONAL AND DENSITY STANDARDS – RESIDENTIAL AND COMMERCIAL DISTRICTS (Additional standards may apply. See Use-Specific Standards in Section 3.2)										
		Minimum Lot Standards		Minimum Setbacks (ft) ** & ***						
District	Density Min/Max	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	Max Height (ft)
<u>RR</u>	<u>NA/5</u>	<u>Large</u> <u>80,000</u>	<u>150</u>	<u>Prin: 40</u> <u>Accs: 50</u>		<u>15</u>	<u>40</u>	<u>20</u>	<u>Prin: 40</u> <u>Accs: 15</u>	<u>Prin: 40</u>
<u>ER</u>	<u>>.5/1</u>	<u>Large</u> <u>40,000</u>	<u>100</u>	<u>Prin: 30</u> <u>Accs: 40</u>		<u>10</u>	<u>30</u>	<u>20</u>	<u>Prin: 30</u> <u>Accs: 10</u>	<u>Prin: 35</u>
<u>SR</u>	<u>>1/3</u>	<u>Large</u> <u>SFD: 10,000</u> <u>Atch: 5,000 per DU</u>	<u>75</u>	<u>Prin: 25</u> <u>Accs: 35</u>		<u>Prin: 10*</u> <u>Accs: 5*</u>	<u>20</u>	<u>20</u>	<u>Prin: 25</u> <u>Accs: 5</u>	<u>Prin: 35</u> <u>Accs: 30</u>
<u>LR</u>	<u>>3/5</u>	<u>Medium</u> <u>2,500-4,999</u>	<u>SFD: 35</u> <u>SFD Corner: 40</u> <u>Atch: none</u>	<u>Prin: 15</u> <u>Accs: 25</u>	<u>Prin: 5</u> <u>Accs: 15</u>	<u>5*</u>	<u>10</u>	<u>20</u>	<u>Prin: 20</u> <u>Accs: 5</u> <u>Alley</u> <u>Load: 0</u>	<u>Prin: 35</u> <u>Accs: 25</u>
		<u>Large</u> <u>SFD: 5,000</u> <u>Atch: 2,500 per DU</u>	<u>SFD: 50</u> <u>SFD Corner: 60</u> <u>Atch: none</u>	<u>Prin: 20</u> <u>Accs: 30</u>	<u>Prin: 20</u> <u>Accs: 30</u>	<u>5*</u>	<u>10</u>	<u>20</u>	<u>Prin: 20</u> <u>Accs: 5</u>	<u>Prin: 35</u> <u>Accs: 25</u>
<u>MR</u>	<u>>5/10</u>	<u>Small</u> <u>1,000-2,499</u>	<u>SFD: 20</u> <u>SFD Corner: 30</u> <u>Atch: none</u>	<u>*Prin: 5</u> <u>Accs: 15</u>	<u>Prin: 5</u> <u>Accs: 15</u>	<u>5*</u>	<u>5</u>	<u>20</u>	<u>Prin: 20</u> <u>Accs: 5</u> <u>Alley</u> <u>Load: 0</u>	<u>Prin: 35</u> <u>Accs: 25</u>
		<u>Medium</u> <u>2,500-4,999</u>	<u>SFD: 35</u> <u>SFD Corner: 45</u> <u>Atch: none</u>	<u>Prin: 15</u> <u>Accs: 25</u>	<u>Prin: 5</u> <u>Accs: 15</u>	<u>5*</u>	<u>10</u>	<u>20</u>	<u>Prin: 20</u> <u>Accs: 5</u> <u>Alley</u> <u>Load: 0</u>	<u>Prin: 35</u> <u>Accs: 25</u>
		<u>Large</u> <u>SFD: 5,000</u> <u>Atch: 2,500 per DU</u>	<u>SFD: 50</u> <u>SFD Corner: 60</u> <u>Atch: none</u>	<u>Prin: 20</u> <u>Accs: 30</u>	<u>Prin: 20</u> <u>Accs: 30</u>	<u>5*</u>	<u>10</u>	<u>20</u>	<u>Prin: 20</u> <u>Accs: 5</u>	<u>Prin: 35</u> <u>Accs: 25</u>
<u>HR</u>	<u>>10/25</u>	<u>Small</u> <u>1,000-2,499</u>	<u>SFD: 20</u> <u>SFD Corner: 30</u> <u>Atch: none</u>	<u>*Prin: 5</u> <u>Accs: 15</u>	<u>Prin: 5</u> <u>Accs: 15</u>	<u>5*</u>	<u>5</u>	<u>20</u>	<u>Prin: 20</u> <u>Accs: 5</u> <u>Alley</u> <u>Load: 0</u>	<u>Prin: 35</u> <u>Accs: 25</u>
		<u>Medium</u> <u>2,500-4,999</u>	<u>SFD: 35</u> <u>SFD Corner: 45</u> <u>Atch: none</u>	<u>Prin: 15</u> <u>Accs: 25</u>	<u>Prin: 5</u> <u>Accs: 15</u>	<u>5*</u>	<u>10</u>	<u>20</u>	<u>Prin: 20</u> <u>Accs: 5</u> <u>Alley</u> <u>Load: 0</u>	<u>Prin: 35</u> <u>Accs: 25</u>
		<u>Large</u> <u>SFD: 5,000</u> <u>Atch: 2,500 per DU</u>	<u>SFD: 50</u> <u>SFD Corner: 60</u> <u>Atch: none</u>	<u>Prin: 20</u> <u>Accs: 30</u>	<u>Prin: 20</u> <u>Accs: 30</u>	<u>5*</u>	<u>10</u>	<u>20</u>	<u>Prin: 20</u> <u>Accs: 5</u>	<u>Prin: 35</u> <u>Accs: 25</u>

- ① Zero lot line setbacks shall be permitted for attached buildings provided that the building meets the zone district interior lot line setback on the side of the building not attached.
 - ② Multiple principal buildings on a single lot shall be separated a distance equal to the distance that would be required if they were separated by a lot line.
 - ③ Building front facades, except permitted encroachments, shall not be located closer than 15' from any street ROW or tract for Public Park, Open Space, or Spine Trail.
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District	Minimum Lot Standards			Minimum Setbacks (ft.) ^②				Max Height (ft)
	Max/Min Density (DU/Acre)	Width (ft)	Net Area ^③ (sq ft)	Front	Street (all uses)	Interior Lot Line	Rear	
OTR	SF: 5/na MF: 4610 / na	SF: 50 AtchMF: none	SF: 6,000 AtchMF: 3,000 per DU	Principal: 20 Accessory: 30	1020	Prin: 5 ^① Acc: 5 ^①	Principal: 20 Accessory: 5	Prin: 35 Acc: 25
RP-1 RP-2 RP-3		165	RP-1: 17.5 acres RP-2: 5 acres RP-3: 5 acres	Principal: 50 Accessory: 60	50	Prin: 20 Acc: 20	Principal: 20 Accessory: 20	Prin: 40 Acc: 40
CC		N/A	N/A	Principal: 20 Accessory: 30	20	Prin: 10 ^① Acc: 5	Principal: 20 Accessory: 5	Prin: 45' 3 stories max
RC		N/A	N/A		20	Prin: 10 ^① Acc: 5		Prin: 45'
B		N/A	N/A		20	Prin: 10 ^① Acc: 5		Prin: 45' 3 stories max
LI		N/A	N/A		20	Prin: 10 ^① Acc: 5		40 3 stories max
AP		N/A	N/A		Principal: 20 Accessory: 30	20		Prin: 10 ^① Acc: 5 ^①

① Zero lot line setbacks shall be permitted for attached buildings provided that the building meets the zone district interior lot line setback on the side of the building not attached.

② Multiple principal buildings on a single lot shall be separated a distance equal to the distance that would be required if they were separated by a lot line.

③ Net area is the size of the lot; ~~excluding not to include~~ tracts, ~~and~~ streets and ~~their~~ rights-of-ways.

B. Mixed-Use Standards

TABLE 4.2: TABLE OF DIMENSIONAL STANDARDS – MIXED-USE DISTRICTS (Additional Standards May Apply. See Use Specific Standards in 3.2 and 6.8.D)								
Zone District	Minimum Lot Size		Minimum Setbacks (ft.)					Maximum Height (ft.)
	Width (ft.)	Net Area ^③ (sq. ft.)	Front	Street	Interior Lot Line	Rear		
DT Mixed use building and non-residential uses	25	3,750	0	0	0	Prin: 20	Acc: 5	45 3 stories
DT residential uses only	SF: 50 MF: none	SF: 7,500 MF: 3,750 per DU	20	20	5 ^①	Prin: 20	Acc: 5	4535 3 stories
NMU within Old Town Mixed use building and non-residential uses	25	3000	0	0	0	Prin: 20	Acc: 5	4535 3 stories
NMU within Old Town residential uses only	SF: 50 MF: none	SF: 6,000 MF: 3,000 per DU	20	20	5 ^①	Prin: 20	Acc: 5	4535 3 stories
NMU outside Old Town	25		0	0	0	Prin: 20	Acc: 5	45 3 stories
CMU	25		0	0	0	Prin: 20	Acc: 5	45 3 stories

① Zero lot line setbacks shall be permitted for attached buildings provided that the building meets the zone district interior lot line setback on the side of the building not attached.

② Multiple principal buildings on a single lot shall be separated a distance equal to the distance that would be required if they were separated by a lot line.

③ Net area is the size of the lot, ~~excluding; not to include~~ tracts, ~~and~~ streets and ~~their rights~~-of-ways.

C. Other Districts Standards

TABLE 4-3: TABLE OF DIMENSIONAL STANDARDS - OTHER DISTRICTS (Additional Standards May Apply. See Use-Specific Standards in 3.2.)								
District	Min. Lot Size		Max. Lot Coverage (percent)	Minimum Setbacks (ft.)			Maximum Height	
	Net Area ^③ (sq. ft.)	Width (ft.)		Front	Side	Rear	Prin.	Acc.
AG/OS	N/A	N/A		50	50	50	40	40
AGH	5 acres N/A	N/A		25	25	25	N/A	N/A
PLI	N/A	N/A	N/A	Front, side and rear yard setbacks shall be 25 feet when the abutting district is AG/OS, or any residential property. Otherwise, the setbacks shall be equal to the analogous minimum setback in the abutting district.			45 3 stories	25

- ① Zero lot line setbacks ~~are~~ shall be permitted for attached buildings provided that the building meets the zone district interior lot line setback on the side of the building not attached.
- ② Multiple principal buildings on a single lot shall be separated a distance equal to the distance that would be required if they were separated by a lot line.
- ③ Net area is the size of the lot; not ~~including to include~~ tracts, ~~and~~ streets ~~or~~ and their rights-of-ways.

10.4.2 MEASUREMENTS AND EXCEPTIONS

A. Setbacks

1. General Setback Requirements

a. Required Setbacks

Setbacks shall be unoccupied and unobstructed by any structure ~~or portion of a structure~~ from 30 inches above grade upward; provided, however, that fences, walls, trellises, poles, posts, ornaments, furniture and other customary yard accessories ~~are~~ may be permitted in any setback subject to height limitations and requirements limiting obstruction of visibility.

- i. A building, structure, or lot shall not be developed, used, or occupied unless it meets the minimum setback requirements set forth in Table 4-1 for the ~~zoning~~ district in which it is located, ~~except as otherwise established in this UDC or unless a variance has been granted.~~
- ii. A setback or other open space required by this UDC shall not be included as part of a setback or other open space required by this UDC for another building or structure or lot.

b. Projections into Required Setbacks, General

The following structures may project into required front, side or rear setbacks as ~~follows specified in this Subsection:~~

- i. ~~Paved Patios or Terraces~~
Paved patios ~~Patios~~ or terraces may project into any required setback, provided that no structures placed on them shall violate other requirements of this UDC.
- ii. *Unroofed Landings, Decks and Stairs*
Unroofed landings, decks and stairs may project into required setbacks, provided that the floor shall not extend higher than 30 inches above the finished grade level and the projection is at least 5 feet from the lot line.
- iii. *Unroofed Exterior Balconies*
Unroofed exterior balconies may project into a required side or rear setback provided these projections are at least 5 feet from the side lot line and 10 feet from the rear lot line.
- iv. *Incidental Architectural Features*
 - (A) Cornices, eaves, canopies, ~~window wells~~, chimneys, bay windows, ornamental features, and other similar architectural features may project ~~not more than up to~~ 2 feet into any required setback provided these projections are at least 5.3 feet from the lot line.
 - (B) Window wells may encroach up to 3 feet into any required setback provided they are at least 2 feet from the lot line.
- v. *Roofs Over Porches and Other Exterior Approaches*
Roofs over porches, stairways, landings, terraces, or other exterior approaches to pedestrian doorways may project up to 6 feet into a front setback, provided that the roof projections shall comprise no more than 50 percent of the total length of the building's facade. The covered porch or entrance area projecting into the front setback shall remain exterior to the building and enclosed by no more than a railing. The projection shall be at least 5 feet from the property line.

vi. Handicap Ramps

The ~~Community Development Director~~ ~~Director~~ may allow the installation of ~~wheelchairhandicap~~ access ramps in required front, side, and rear setbacks. The design and placement of the ramps shall be reviewed to ensure that:

- (A) The ramp has minimal visual impact on abutting properties;
- (B) The width of the ramp does not exceed 48 inches.

vii. Private Garages and Carports

A private garage or carport may project into a required setback abutting an alley, provided the projection is at least 5 feet from the property line. A second story living space shall be permitted above the private garage. The private garage or carport shall be subject to the other requirements of this UDC.

viii. Fences and Walls

Fences and walls may project into any required setback and shall be in accordance with other requirements of this UDC.

c. Projections Into Easement and Rights-of-ways Prohibited

~~Unless specifically permitted by in this UDC, p~~Projections shall not extend or encroach into any easement(s) or right(s)-of-way.

d. Contextual Front Setbacks

In addition to permitted projections described in ~~Section~~ ~~Subsection~~ 4.2.A.1.b ~~above~~, the following exceptions to the front setback requirement for dwellings ~~units~~ abutting local streets (not collector or arterial streets) are authorized for a lot in any district.

- i. If there are dwelling units on both abutting lots with front setbacks of less than the required depth for the district, the front setback for the lot need not exceed the average front yard of the abutting dwelling units.
- ii. If there is a dwelling unit on 1 abutting lot with a front setback of less than the required depth for the district, the front setback for the lot need not exceed a depth 1/2 way between the depth of the abutting lot and the required setback depth.

e. Corner Lots

In the case of corner lots, unless the prevailing front setback pattern on adjoining lots indicates otherwise, front setbacks shall be provided on all frontages. Where 1 of the front setbacks that would normally be required on a through lot is not in keeping with the prevailing setback pattern, the ~~Community Development Director~~ ~~Director~~ may waive the requirement for the normal front setback and substitute therefore a special front setback requirement, which shall not exceed the average of the setbacks provided on adjacent lots.

f. Corner Sight Distance (a.k.a. Sight or Vision Clearance Triangle)

Where a driveway or private street intersects a public right-of-way or where property abuts the intersection of 2 public rights-of-ways, unobstructed sight distance as described in the ~~Town of Erie Standards and Specifications for Design and Construction of Public Improvements~~, shall be maintained at all times within the sight triangle area on the property adjacent to the intersection in order to ensure that safe and adequate sight distance is provided for the public use of the right-of-way.

B. Height

1. Height in the Airport District

The height of a building in the Airport District is the total height of the structure including all appurtenances and lighting above ground.

2. Height Exceptions for Appurtenances

Except as specifically provided elsewhere in this UDC, the height limitations contained in this UDC do not apply to spires, belfries, cupolas, chimneys, heating and ventilation equipment, elevator housings, stairwell towers or similar appurtenances; provided, however, the following:

- a. The appurtenance does not interfere with FAA Regulations;
- b. The appurtenance does not extend more than 25 feet above the maximum permitted building height, except for church belfries that must be of greater height in order to function;
- c. The appurtenance is not constructed for the purpose of providing additional floor area in the building; and
- d. The appurtenance complies with the screening requirements for mechanical equipment and appurtenances in Subsection 10.6.4.G.