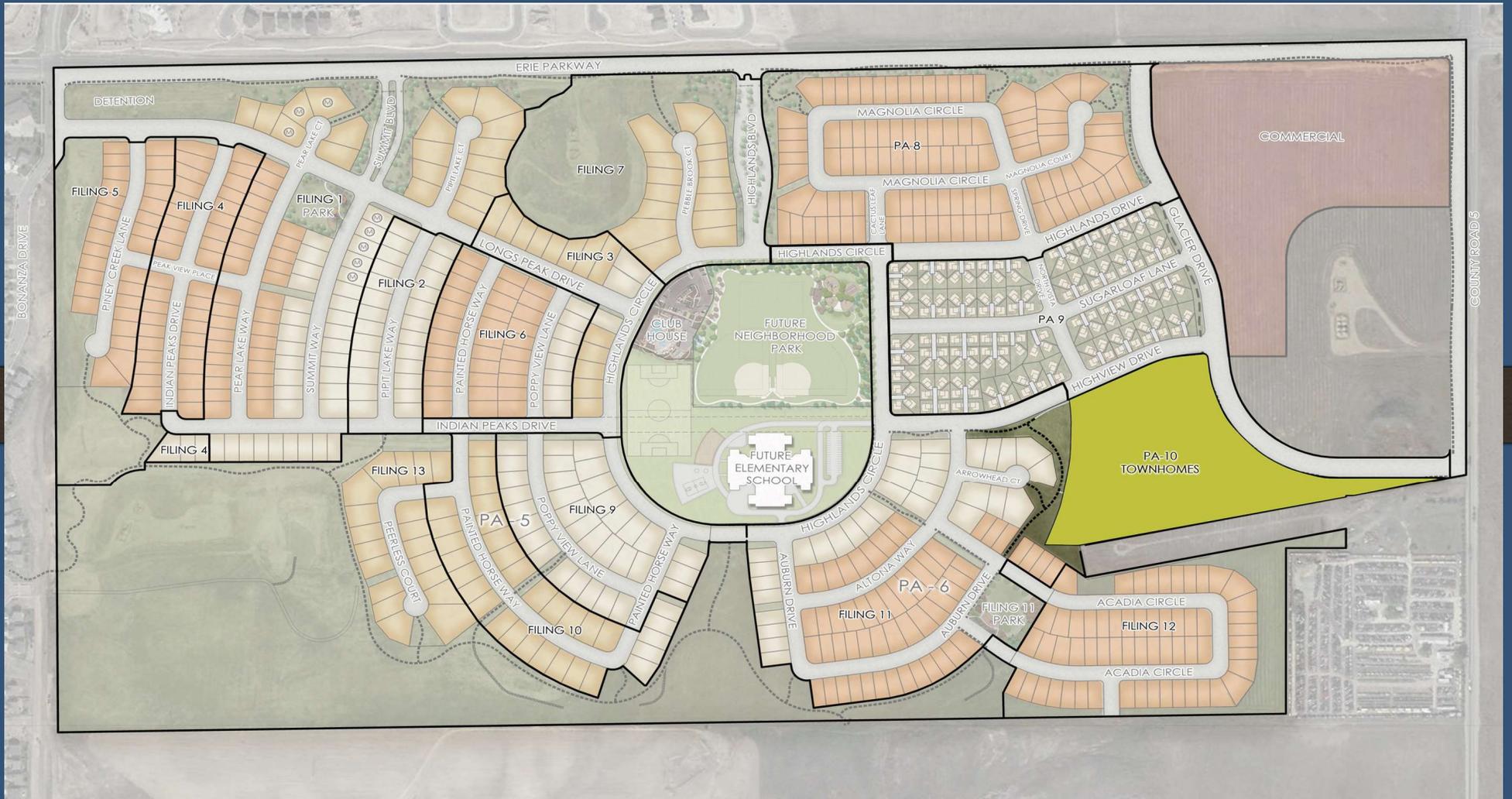




Erie Highlands

Board of Trustees

November 9, 2021



PA 10 Townhomes

DESIGN STANDARDS PA-10

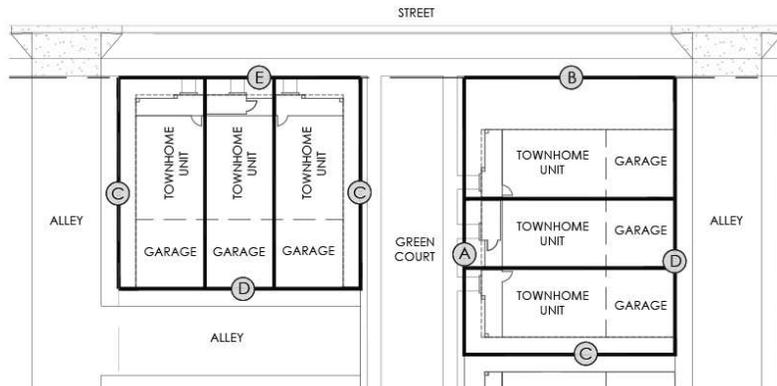
The standards presented here are intended to modify the following sections of the Unified Development Code.

1. Architectural Character - Section 10.6.7.F.1.d.ii. (A)
 - A. Design Standards
 - i. Elevations of a multi-family building visible from streets or common open space shall display a similar level of quality and architectural detailing. The majority of a building's architectural features and treatments shall be used on these visible elevations.
2. Architectural Variety - Section 10.6.7.F.1.e.ii. (B)(2)
 - A. Architectural features shall comply with either A or B below:
 - A. Individual dwelling units may be differentiated within a building through 2 or more of the following methods:
 - Use of distinct color variation between individual units
 - Use of distinct variations in materials between individual units
 - Use of distinct variations in architectural style or features, such as a porch or similar feature between individual units
 - Use of distinct variations in roof form
 - A variation in the plane of the front facade to provide a minimum 3 foot variation between individual dwelling units
 - B. If individual units are not differentiated within a building then the facades of the entire building shall be articulated thru the incorporation of 2 or more of the following:
 - Balconies
 - Bay or box windows
 - Insets or other relief in the wall plane
 - Porches
 - Dormers
 - Variations in materials
 - Variations in roof forms
3. Garages - Section 10.6.7.F.2.b
 - A. All garages shall face the alley.
4. Landscaping - Section 10.6.7.F.3
 - A. Alleys
 - i. To break up the appearance of long expanses of garages, the use of planting area on either side of the alley where the alley intersects with a public street shall be employed.
 - ii. To screen headlights, the use of opaque planting materials at the ends of alleys shall be employed as necessary.

DEVELOPMENT STANDARDS - PA10

ZONE DISTRICT	MIN LOT WIDTH	MIN LOT NET AREA (SF)	(A) FRONT SETBACK	(B) STREET SIDE SETBACK	(C) INTERIOR SIDE SETBACK	(D) REAR	(E) STREET FRONT	MAX. HEIGHT
MR	N/A	1,200	3.5	3,4,5	2,3,4,5	0'	5'	35'

- 1) Accessory Structures are not permitted.
- 2) 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 that is not attached.
- 3) Covered porches may project up to one (1) foot into front setback provided there are at least three (3) feet from the property line
- 4) Window wells may project not more than two (2) feet into side setback provided window wells are at least three (3) feet from side lot line.
- 5) Above grade eaves, roof overhangs and roofs over porches may project up to two (2) feet into front and side setbacks provided they are at least three (3) feet from the property line



TOWNHOUSE DEFINITIONS KEY

Scale: NTS

- LOT LINES
 (A) FRONT
 (B) STREET SIDE
 (C) INTERIOR SIDE
 (D) REAR
 (E) STREET FRONT
- LOT LINE
 - - - - - SETBACK BOUNDARY

PUD Amendment

TOWNHOMES

- Alley Loaded
- 3-4-5 Unit Buildings
- 2 car garage
- 1,300- 1,900 sq. feet
- 3-4 bedrooms
- 2.5-3.5 bathrooms









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