

**TOWN OF ERIE  
PLANNING COMMISSION MEETING  
March 18, 2026**

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**SUBJECT:**           **Resolution P26-05**  
A Resolution of the Planning Commission of the Town of Erie  
Recommending that the Town Council Adopt an Ordinance  
Amending Title 10 of the Erie Municipal Code Regarding the Use  
of Manufactured Homes as Dwelling Units

**PURPOSE:**           Unified Development Code amendment to align with housing  
law regarding accessory dwelling units

**CODE REVIEW:**    Erie Municipal Code, Title 10

**DEPARTMENT:**    Planning and Development

**PRESENTER:**       Kelly Driscoll, Planning Manager

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**STAFF RECOMMENDATION:**

Staff recommend that the Planning Commission adopt the resolution recommending the Town Council adopt an ordinance amending Title 10 of the Erie Municipal Code regarding accessory dwelling units

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

Town staff identified areas of the Erie Municipal Code within Title 10 that need amendment to comply with housing law.

The U.S. Department of Housing and Urban Development (HUD) administers the HUD code, which establishes standards for all manufactured housing units. State law was recently amended to permit Accessory Dwelling Units (ADUs) anywhere single-family units are permitted.

**PROPOSED CHANGES:**

The current Unified Development Code (UDC) prohibits manufactured homes as ADUs, creating a regulatory inconsistency. This prohibition conflicts with both federal standards that govern manufactured housing without regard to dwelling type as well as State law that permits ADUs under similar provisions as single family units. Further, the definition of "manufactured home" is modified to refer to them as dwelling units instead of single family detached units. This terminology is more consistent with HUD standards.

No other changes are proposed to the section, and any manufactured dwelling used as an ADU would have to maintain the appearance, architectural style, siding,

roofing, trim, and roof style of the principal structure. These requirements are similar to those imposed on single-family detached building types by the [Development Design Standards](#) referenced in the UDC [10-6-7.E](#).

The Town Council public hearing for the proposed UDC amendments is scheduled for April 14, 2026.

### **Approval Criteria**

Section 10-7-18(C)(9) of the Erie Municipal Code states the following approval criteria when considering amendments to the text of the UDC:

1. The proposed amendment will promote the public health, safety, and general welfare; and
2. The proposed amendment is generally consistent with the Town's Comprehensive Master Plan and the stated purposes of this UDC; and
3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

Staff find these amendments necessary, as detailed below, and recommend that the Planning Commission adopt Resolution No. P26-05 recommending that the Town Council adopt an ordinance, amending Title 10 of the Erie Municipal Code regarding the use of manufactured homes as dwelling units.

Removing the prohibition on manufactured ADUs and modifying the definition of manufactured home from the UDC will:

- Ensure compliance with federal law by recognizing HUD Code standards for manufactured housing.
- Align local regulations with State law by permitting manufactured ADUs under the same framework as other single-family dwellings.
- Support housing diversity and affordability goals by expanding options for property owners to add ADUs.

### **Attachments**

1. Resolution P26-05
2. Draft Ordinance
3. Staff Report
4. Staff Presentation