

**Town of Erie
Ordinance No. 023-2025**

**An Ordinance of the Town Council of the Town of Erie Amending
Chapters 6 and 7 of Title 10 of the Erie Municipal Code to Remove
the Alternative Standards for Affordable Housing Projects**

Whereas, the Town Council finds it in the best interest of the public health, safety and welfare to modify Title 10 of the Erie Municipal Code to remove the alternative standards for affordable housing projects.

Now Therefore be it Ordained by the Town Council of the Town of Erie, Colorado, as follows:

Section 1. Section 10-6-15 of the Erie Municipal Code is hereby deleted in its entirety.

Section 2. Section 10-7-7(F)(1) of the Erie Municipal Code is hereby amended as follows:

10-7-7 – Subdivision.

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F. *Procedure for review of minor subdivisions:*

1. Applicability.

a. The procedure set forth in this Section shall apply to:

i. ~~Subdivisions that create ten (10) or fewer lots in any zone district; or~~

ii. ~~Affordable housing projects.~~

b. Review procedure and submittal requirements: See Table 2.1, Section 10-7-2.

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Section 3. Section 10-7-10(C) of the Erie Municipal Code is hereby amended as follows:

10-7-10 – Site plan.

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C. *Types of site plan review:*

1. *Administrative review:* The following types of projects may be approved by the Director using the administrative site plan approval process:

- a. A single use proposed in a structure that is less than twenty-five thousand (25,000) square feet in building size for that use, not including a single-family detached or duplex dwelling unit;
- b. A combination of uses proposed in a single structure, such as a shopping center, that is less than twenty-five thousand (25,000) square feet in building size, not including a single-family detached or duplex dwelling unit; *and*
- c. Multiple buildings proposed where the combined total of all structures will not exceed twenty-five thousand (25,000) square feet in building size, not including single-family detached or duplex dwelling units on lots larger than 5,000 square feet; ~~and~~
- d. ~~Affordable housing projects.~~

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4. *Review of site plan with subdivision:* At the option of the applicant, a subdivision application may be submitted concurrent with a site plan application for the following types of projects:

- a. Property in Old Town for which the site plan includes more than one (1) legal lot;
- b. A site plan on property that does not have a legal building lot platted within the Town; *and*
- c. A site plan on property that is identified by the Town as needing to dedicate or convey easements, right-of-way, or other property; ~~and~~.
- d. ~~An affordable housing project.~~

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Section 4. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one, or part, or parts be declared unconstitutional or invalid.

Section 5. Safety. The Town Council finds that the adoption of this Ordinance is necessary for the protection of the public health, safety and welfare.

Section 6. Effective Date. This Ordinance shall take effect 10 days after publication following adoption.

Introduced, Read, Passed and Ordered Published this 12th day of August, 2025.

Andrew J. Moore, Mayor

Attest:

Debbie Stamp, Town Clerk