



ERIE
COLORADO

Proposed UDC Changes to Title 10

Town Council

Sarah Nurmela, Planning and Development Director

Kelly Driscoll, Planning Manager

Chris LaRue, Principal Planner

June 10, 2025



Request

Amendments to Title 10 regarding

- Assembly Uses
- Accessory Dwelling Units
- Minimum Parking



Overview

- **Background**
- Proposal
- Decision

Background

Staff identified a conflict with how assembly uses are regulated in the UDC and the Religious Land Use and Institutionalized Person Act (RLUIPA)

AND

2024 State Legislative Session requires consistency with:

- HB 24-1152: Accessory Dwelling Units
- HB 24-1304: Minimum Parking Requirements

Assembly Uses

Religious Land Use and Institutionalized Person Act (RLUIPA) prohibits zoning and landmarking laws that:

- treat churches or other religious assemblies or institutions on less than equal terms with nonreligious assemblies or institutions;
- discriminate against any assemblies or institutions on the basis of religion or religious denomination;
- totally exclude religious assemblies from a jurisdiction; or
- unreasonably limit religious assemblies, institutions, or structures within a jurisdiction.



Assembly Uses – § 10-3-1

		RESIDENTIAL							COMMERCIAL			INDUSTRIAL			MIXED USE			OTHER			
USE	CATEGORY	RR	ER	SR	LR	MR	HR	OTR	CC	RC	B	LI	I	HI	DT	NM U	CM U	AG/ OS	AG H	AP	PLI
Religious Assembly	Religious Assembly	S	S	S	S	S	S	S	P	P	P	S	S	S	S	S	P	S	S	S	P
Assembly	General Assembly								S	S	S				S	S	S	S		S	S
	Residential Assembly (HOA)	P	P	P	P	P	P	P							P	P	P				

Proposal – Assembly Uses

- **Simplify definitions**
 - Add Place of Worship
 - Remove General Assembly, Residential Assembly, and Assembly Building
 - Clarify Community Center (public)

Community center (public): A place, structure, area, or other facility used for and ~~providing fraternal, social, or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community,~~ nonprofit, cultural, educational, recreational, religious, or social activities that is open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency including senior centers, teen centers, and clubhouses.



Proposal – Assembly Uses

	RESIDENTIAL							COMMERCIAL			INDUSTRIAL			MIXED USE			OTHER			
USE	RR	ER	SR	LR	MR	HR	OTR	CC	RC	B	LI	I	HI	DT	NMU	CMU	AG/ OS	AGH	AP	PLI
Community Center (public)	S	S	S	S	S	S	S	P	P	P	P			P	P	P	S		S	P
Place of Worship	S	S	S	S	S	S	S	P	P	P	P	S	S	P	P	P	S	S	S	P



2024 State Legislative Session

- HB 24-1152: Accessory Dwelling Units
- HB 24-1304: Minimum Parking Requirements

HB 24-1152: Accessory Dwelling Units

- By June 30, 2025, must allow ADUs where single-family detached dwellings are allowed
- Required provisions for administrative approval and parking
- ADU size and setbacks
- Requirements in the law also apply to and supersede planned unit developments (PUDs) and homeowners associations (HOAs)

Proposal – Accessory Dwelling Units

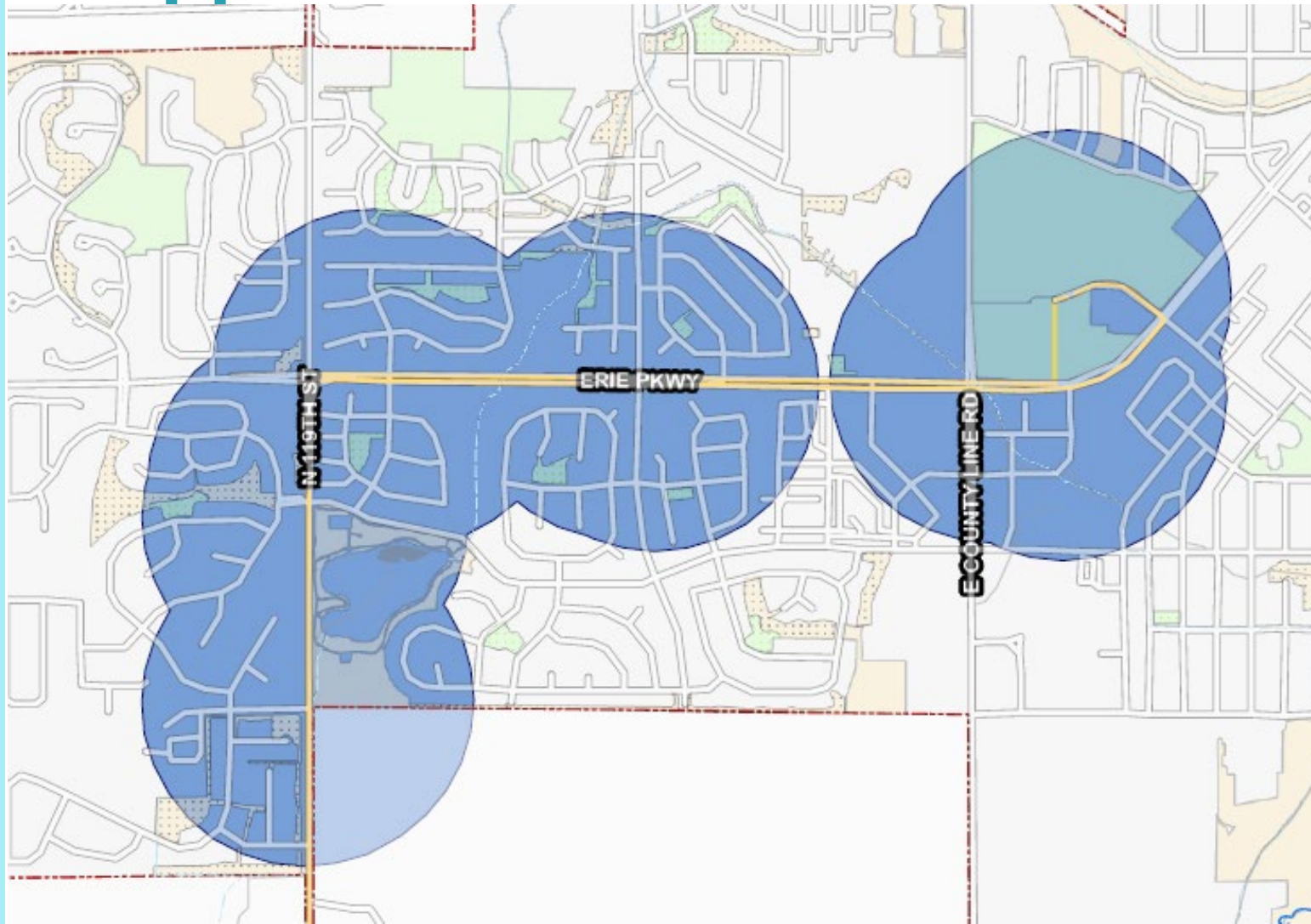
- Align definition of ADU with State regs
- One ADU per lot
- Comply with accessory structure standards, unless they are stricter than principal structure standards
- ADU must be subordinate and less gross square footage than the principal dwelling unit
- Maintain appearance, architectural style, siding, roofing, trim, and roof style of principal structure
- Manufactured home, RV, travel trailer, camper are not allowed as ADUs

HB 24-1304: Minimum Parking Requirements

By June 30, 2025, within one-quarter mile of transit stops, applicable municipalities must not enact or enforce laws requiring minimum parking for:

- multifamily residential,
- adaptive reuse for residential,
- or adaptive reuse for mixed use that is at least 50% residential

HB 24-1304: Applicable Transit Service Areas in Erie



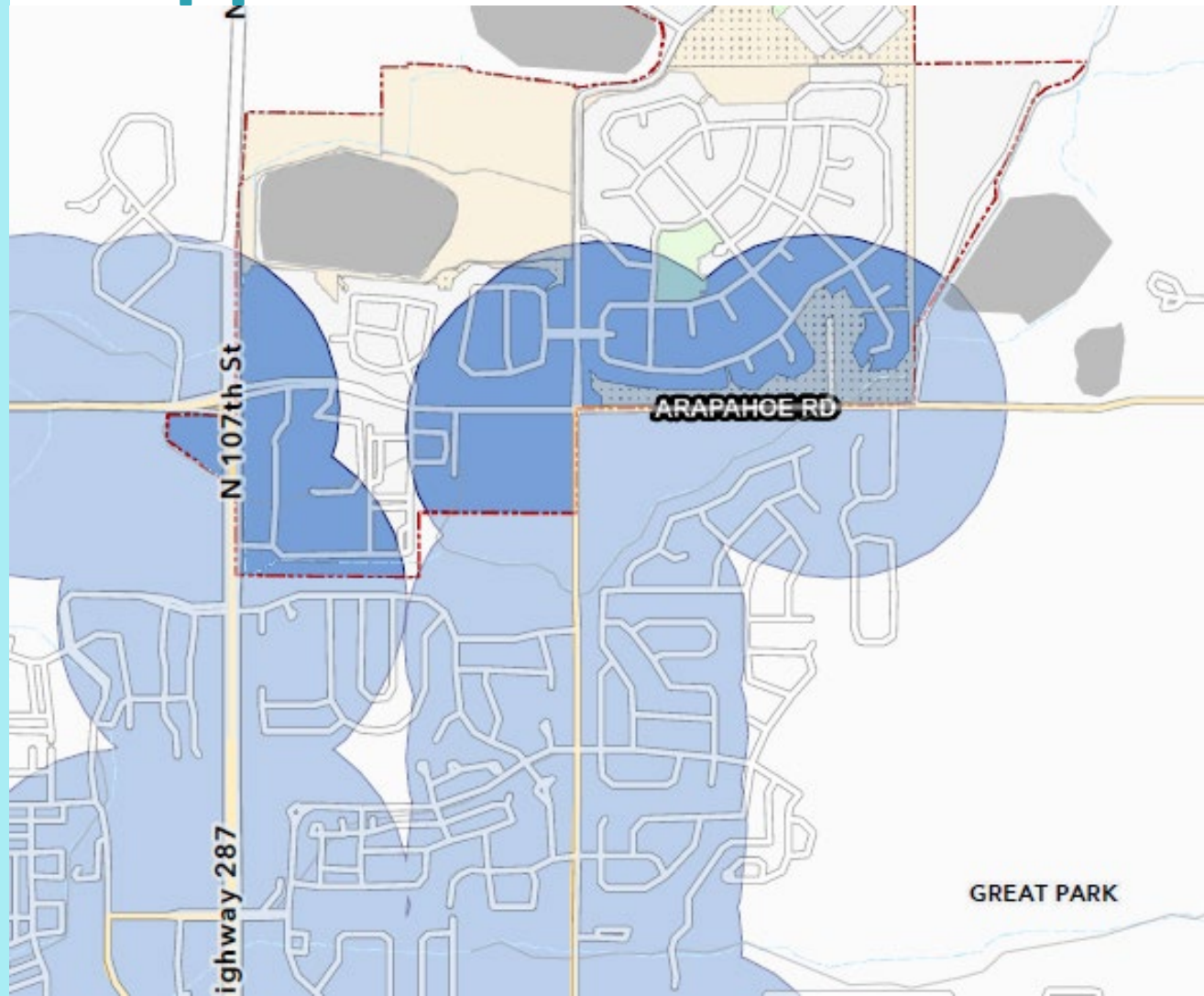
Transit Routes

- Bus
- Rail
- Commuter BRT

1/4 mile Transit Stop Buffer



HB 24-1304: Applicable Transit Service Areas in Erie



Transit Routes

- Bus
- Rail
- Commuter BRT

1/4 mile Transit Stop Buffer



Proposal – Minimum Parking Requirements

- Added definition for Adaptive Reuse
- 10-6-6 – Off street parking and loading
 - Minimum parking requirements shall not apply to multi-family dwellings, mixed-use projects with at least fifty percent (50%) residential uses, and residential adaptive reuse projects when located within a quarter (1/4) mile of a transit service area as established by the Colorado Department of Local Affairs
 - Staff has asked DOLA to confirm their maps are accurate.



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 for UDC amendments

Posting: Not Applicable for UDC amendments

PUBLIC NOTICE OF HEARING

Public Hearing is required for UDC changes for Town Council

Notice of hearing was published 5/21



Staff Recommendation

Adoption of Ordinance 018-2025

Recommending the Town Council Adopt an Ordinance Amending Title 10 of the Erie Municipal Code Regarding Accessory Dwelling Units, Assembly Uses, and Minimum Parking



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