

Golden Run Zoning

Changes to Erie Unified Development Code

U.D.C. Section	Description	Replace with SmartCode Article or Revise
Chapter 1	General Provisions	Add paragraphs defining Golden Run as it's own regulated plan and administrative process
Chapter 2	Zoning Districts	Much of this would either be revised or replaced by Articles 2 and 6 of the SmartCode
Chapter 3	Use Regulations	This chapters will be replaced by multiple Articles in the SmartCode.
	10.3.1 Table of Permitted Uses	Article 6, Table 12 Specific Function & Use after full review by Town Staff with critical changes made, if any.
	10.3.2 Use Specific Standards	Single and attached dwellings as referred to in Chapter 6 will be replaced with the standards in Article 6
		Group Home, Residential - this will need further input from economic development partners and will comply with State statutes and FHA requirements.
		Mobile Homes - Not planned
		Model Homes - To remain as described in the U.D.C.
		Retirement Home, Nursing Home, or Assisted Living - To be replaced with Article 6. Much of these types of areas should be designated as Special Districts to preserve their use.
		Institutional and Public Uses - Civic uses will be designated as part of the calibration process and parcels set aside. Antennas and towers will require review by variance as described in Article 1.
		Commercial Uses - To be replaced with Article 6, Table 12. Restricting uses and adjecencies limits diversity and growth potential.
		Manufacturing and Light industrial - To be replaced with Article 6, Table 12. Restricting uses and adjecencies limits diversity and growth potential.
	10.3.3 Accessory Uses and Structures	To be replaced with Article 6, Table 12. Accessory dwelling units are by right in detached residential transects areas.
	10.3.4 Temporary Uses and Structures	This can be included in the SmartCode format
Chapter 4	Dimensional Standards	This chapter will be replaced by Article 6, multiple tables
Chapter 5	Subdivision Standards, Design and Improvements	This Chapter will be replaced by Articles 3 and 6 of the SmartCode, with the inclusion of U.D.C paragraphs on "Improvements" tailored for Golden Run.
Chapter 6	Development and Design Standards	Much of this will be replaced by Chapter 3 and 6, but much of it will also be removed after rezoning
	10.6.2 Natural and Resource Protection	This will be replaced with a SmartCode module on riparian and wetland buffers tailored for this project
	10.6.3 Parks, Open Space and Trails	Parks and open space will be designated in the zoning process and will not need to be included in the Golden Run regulating plan.
	10.6.4 Landscaping, Screening and Fencing	To be replaced bgy Article 5. Much of this section of the U.D.C. is helpful and should be discussed
	10.6.5 Transportation and Access	To be replaced with Article 3 and 6 of the SmartCode. Pedestrian and bicycling modules will be included in the SmartCode.
	10.6.6 Off-Street Parking and Loading	Parking requirements are specified in Article 6, Table 3, 4, and 11
	10.6.7 Residential Standards	This will be replaced by Article 3 and 6 of the SmartCode.
	10.6.8 Commercial and Public/Institutional Standards	This will be replaced by Article 3 and 6 of the SmartCode.
	10.6.9 Aviation , Manufacturing and Light Industr.	This will be replaced by Article 3 and 6 of the SmartCode.
	10.6.10 Exterior Lighting	This will be replaced with a SmartCode module
	10.6.11 Operational Standards	This can be integrated into the SmartCode format
	10.6.12 Signs	To be replaced with Article 5 of the SmartCode
	10.6.13 Abandoned Mines	There is no undermining at this site - to be removed
	10.6.14 Oil and Gas Wells	This section is usefulm and should be discussed for inclusion in the SmartCode format.
Chapter 7	Review and Approval Procedures	Review process for applications shall be administrative unless they are a variance or warrant. This chapter can be replaced by Chapter 1 of the Smartcode.
		The goal is to minimize unnecessary review by using a code that is form-based. The Town of Erie will need to be prepared to review this projects development differently than other projects. Golden Run is prepared to offer assistance with those services and foresees training town staff at a minimum.
Chapter 8	Review and Decision-Making Entities	A "Consolidated Review Committee" is created in Article 1 of the SmartCode that will deal with Warrants and Variances.
Chapter 9	Nonconformities	This will be removed and is dealt with in Article 1 of the SmartCode through Warrants and Variances
Chapter 10	Enforcement	This section is useful and some of it should be included to keep civil and criminal remedies in-place.
Chapter 11	Definitions	To be replaced with Article 7 of the SmartCode