2. Orientation of Dwellings to the Street. Each residence shall have at least one primary pedestrian doorway for access to the dwelling unit facing generally visible from the front sidewalk line of the property, and within twelve feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street. An exception shall be made for alleys and single-family detached dwelling units if there is no street frontage but do face onto a park, or landscaped common area. In such case where the dwelling unit does not have street frontage, one primary pedestrian doorway shall be oriented toward a common pedestrian walk that connects to a street.

3. Garages. These regulations for garages shall be applied to non-living space or storage areas within garages whether used for storage of automobiles or other items.

a. Dimensions of Garage Orientations. For garages oriented to alleys, all single family homes shall be provided with garages that meet one of the requirements below, and a variety in garage orientation by providing a minimum of five different garage orientations on any subdivision.

- Recessed garage: where the primary garage door generally faces the front lot line and the garage is recessed a minimum of two feet behind the most forward plane of the main floor living space or a front porch.
- Projecting garages: where the primary garage door generally faces from front lot line and the garage projects no more than fifteen feet from the front door.
- Side loaded garages: garages recessed a minimum of two feet beneath a second floor living space.

b. Width / Façade Ratio. The minimum width of a front loaded garage shall not exceed 65% of the width of the front door.

c. Three or More Car Garage Orientation. The three or more car garage shall either:
   i. Have a different orientation from the first two;
   ii. Shall be recessed behind the first two by at least two feet when having the same orientation; or
   iii. Shall be tandem to the first two.

4. Front Stoop. For model plans with a front stoop, the front stoop shall include the platform and steps that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three feet in width from the side of the front door. Covered platforms that exceed three feet in width from the side of the front door shall be considered a front porch.

5. Front Porch. For model plans with a front porch, the front porch shall be a minimum size of fifty square feet, excluding the slop with a minimum depth of six feet.
ERIE HIGHLANDS PUD ZONING MAP AMENDMENT NO. 2
A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
305.126 ACRES
PUDA-000934-2017

2. Architectural Design
A. The development shall be designed to maintain the character of the existing neighborhood.
B. The development shall be designed to maintain the character of the existing neighborhood.
C. The development shall be designed to maintain the character of the existing neighborhood.
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