

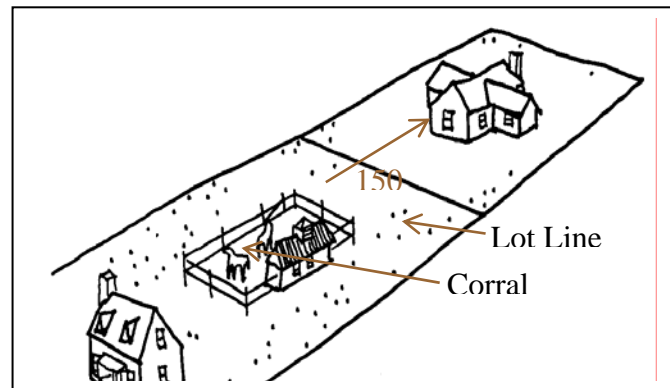
- H. Upon approval of any request for rezoning, the Planning Department shall forthwith note the amendment on the official Zoning Map of the City of Manitou Springs, keep appropriate records thereof and notify the El Paso County Clerk and Recorder of said amendment of the official Zoning Map.

18.06 GENERAL PROVISIONS

The General Provisions are intended for all Zone District categories, where applicable, and are required to meet the intent of the Zoning Code. Definitions are contained in Chapter 18.60. These provisions are applicable to all zone districts within the City of Manitou Springs.

- A. At no cost to the City, all new or expanded development shall connect to the Manitou Springs municipal water and wastewater systems, and the Colorado Springs Utilities gas and electrical systems.
- B. All public distribution and private service lines shall be placed underground, including telephone and cable television. Distribution or private service lines not located within rights-of-way and in areas of 30% or greater slopes shall be bored.
- C. Any application under any zone shall comply with the Manitou Springs Subdivision Regulations, as amended.
- D. All new access (streets and driveways), shall be paved and in accordance with International Fire Code (IFC), as amended. Upgrading of existing roads to new sites to IFC, as amended, may be required.

- E. Private Stables: In the GR and LDR zones, private stables for equine animal(s) are allowed under the following conditions: a minimum of one acre (43,560 sq. ft.) of ground per animal and a setback of at least one-hundred-fifty feet (150') from any building occupied as a residence or used for human habitation, other than the animal's owner or landowner's residence. (Does not apply to private stables in use prior to November 15, 1978. See Ordinance #1878.)

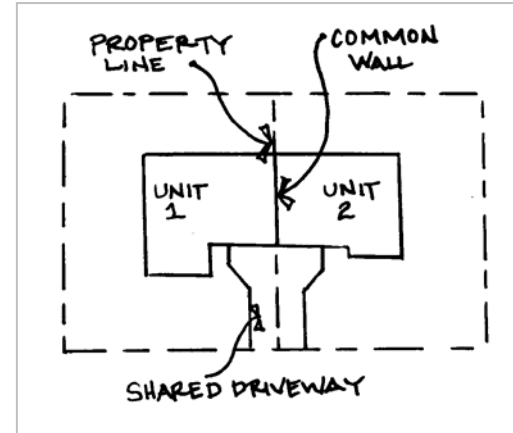


- F. Temporary Construction and Sales Office - one temporary construction and sales office shall be allowed providing this use is conducted within a permitted principal use structure within a subdivision for purposes of initial real estate development therein and shall be allowed in all residential zone districts. Uses shall be limited to a two (2) year period unless otherwise authorized, and said use shall be conducted in a manner which conforms to all requirements of the zone.

- G. Legally platted, undersized lots may be developed according to the provisions of the zone district within which they are located. If a Variance from any zoning provision is sought, a lot size/density variance will be required.
- H. Home Occupations are permitted within all residential zone districts, and within all approved dwelling units within the Downtown or Commercial zones provided they meet the intent and criteria established within this Code, **Chapter 18.40**.
- I. The maximum density is not guaranteed and relies on the availability of services, topography, preservation of environmental and/or historic features, available access, and surrounding neighborhood character for appropriate density.
- J. Conditional Uses (subject to the granting of Planning Permission by the City Council and compliance with the conditions required) are allowed in all zones unless otherwise indicated.
- K. Unless specifically allowed in each zone district each new land use or change in land use shall be considered a Conditional Use and regulated by **Chapter 18.30** of this code. However, any use not specifically listed as a permitted use, but similar in nature to a listed permitted use, upon request by the applicant, may be referred to the City Planning Commission for its interpretation of whether the use is permitted.
- L. The design and location of any structure or number of structures on any lot or lots should be in accordance with the physical setting of the surrounding area. In addition, the existing character of the surrounding area and of Manitou Springs as a whole should be considered in the design. Strict attention should be paid to environmental considerations and topsoil should not be unduly disturbed, trees should be preserved as much as possible, and natural watercourses should not be encroached upon.
- M. No building structure, or land shall be occupied, built, used, erected, moved, or structurally altered unless in conformity with this code.
- N. All signs shall conform to Chapter 15.16 "Signs" of the Manitou Springs Municipal Code, as amended.
- O. Development within all Zone districts should be designed to create and/or strengthen neighborhoods in terms of scale and identity and with adequate school capacity; access to parks and downtown retail; pedestrian, bicycle, and automobile circulation that includes connections between, and to, other City neighborhoods and community facilities. The design of these neighborhoods shall preserve open space and promote a layout that is sensitive to the natural land features, including, but not limited to, preservation of natural landforms, view corridors, historic sites, wildlife corridors, community trails, and other valuable features, in accordance with the intent of the Manitou Springs Open Space Plan, the Historic District Design Guidelines, and Rainbow Vision Plan. All development within the Historic District shall abide by the requirements of the Manitou Springs Design Guidelines, unless the property was previously opted out and exempt from the locally defined Historic District guidelines.

P. Residential Development

1. Townhome development is exempt from the minimum lot size and internal setback requirements, but must meet the density and external setback requirements stated in Chapter 18.64 Development and Parking Standards Matrix.
2. Multi-family, duplex units shall be connected by a minimum of 10 feet of building wall.
3. Units with a common wall are exempt from the internal side setback requirement, only with the provision that the structure does not cross an easement and access is provided by a common or shared driveway for at least every two units.



- Q. No land uses shall be unlawful, noxious or offensive due to the emission of dust, objectionable odor, light, smoke, gas, fumes, noise, or vibrations, or a hazard to the health and/or property of the surrounding area. All uses shall be conducted in enclosed buildings except where specifically allowed, and no building or land shall be used for anything other than the permitted use.
- R. All development within the Historic District shall abide by the requirements of the Design Guidelines, unless exempt from the provisions of the Historic Preservation regulation per **Section 17.04.120** of the Manitou Springs Municipal Code.
- S. Adequate floodplain avoidance and/or mitigation (sensitively designed) is required and shall be reviewed by the Regional Floodplain Engineer.
- T. Adequate facilities, such as IFC-compliant roads and CDOT-compliant access (as applicable); centralized public utilities, and emergency services shall be available to serve the development. Development should occur in a phased and contiguous manner to save on the costly, premature extension of basic infrastructure.

18.08 SPECIFIC ZONE DESIGNATIONS

Zoning allows for the orderly growth of communities through the designation of areas for each type of development such as residential and commercial. All types of activity are essential to the economy of an area, and yet it is not desirable for the enterprises which produce odors, noise, dust or smoke to be located in the midst of a heavily populated residential districts. Zoning allows adequate areas for all activities while maintaining property values through the designation of specific sections of the community for each general type of use. Growth should occur in a phased and contiguous manner to save on the costly, premature extension of infrastructure or services, such as school bus, emergency services, road construction/maintenance, or public utilities.

For the purpose of this ordinance, all land within the present or future City limits of Manitou Springs is declared to be in one of the zone districts described below. These districts are as described in the City's Comprehensive Plan and are intended to regulate the type of development to occur within the City limits.