



LAND USE & BUILT ENVIRONMENT

EXISTING LAND USE

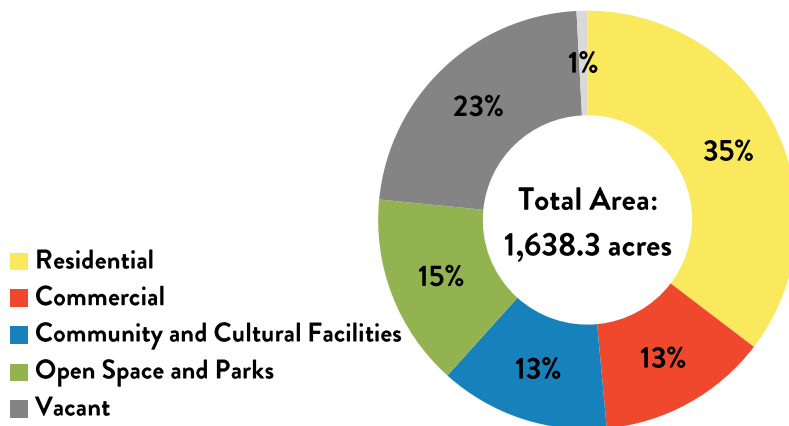
Total Area: 3.14 square miles

Area Developed: 1.49 square miles (47% of total area)

Annexations: The municipal boundary of Manitou Springs has increased by just over 1 acre since 2000.



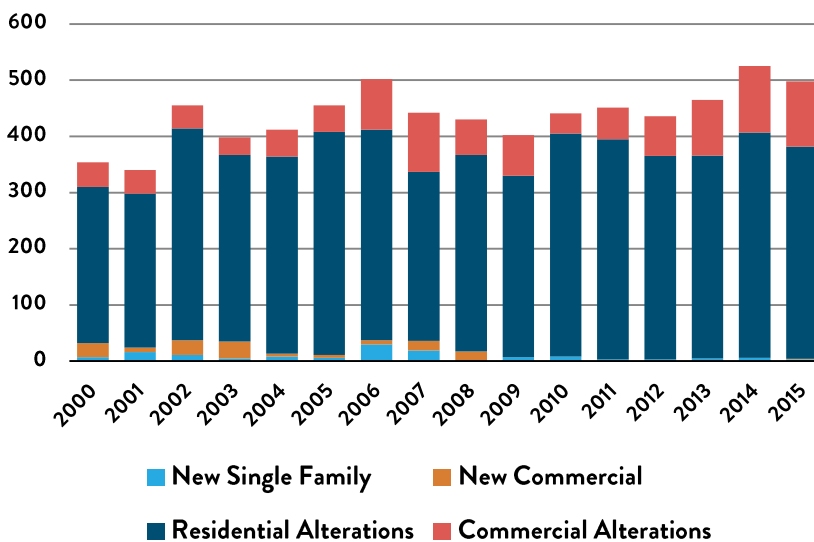
EXISTING LAND USE



Source: City of Manitou Springs

GROWTH & DEVELOPMENT

BUILDING PERMITS, 2000-2015



Source: Pikes Peak Regional Building Dept.

TRENDS & KEY ISSUES

Residential Uses

The results of a city-wide inventory conducted by staff in summer 2015 found that nearly 1/3 of the City's land area is devoted to residential uses, the largest of any use in Manitou Springs.

Tourism-Related Uses

Tourism-related uses on large sites, such as the Cliff Dwellings and Cog Railway, comprise much of the City's commercial acreage.

Building Permits

Alterations, additions, and/or remodels of existing structures has been the major source of changes in the City's built environment since 2000, and accounted for 98% of all building permits issued in 2014. This trend is likely to continue as sites for new construction (both for residential and non-residential development) in Manitou Springs become more scarce.

SOURCES

- City of Manitou Springs
- Pikes Peak Regional Building Dept.

TRENDS & KEY ISSUES

Future Growth Opportunities

There is approximately 282 acres of vacant land in the City; however, much of this land is constrained by topography, floodplain, or access limitations. In the City's core, future growth will likely occur through a combination of infill development on vacant lots, the adaptive reuse of existing buildings, and redevelopment of underutilized properties.

Pikes Peak Regional Building Department

The City's building code is implemented and enforced by the Pikes Peak Regional Building Department. However, a Certificate of Occupancy (CO) is issued for new construction only, not for alterations or a change of use. Therefore, many remodeled structures do not trigger an inspection. PPRBD will conduct inspections of existing structures for building code violations only at the request of the City.

SUPPORTING MAPS

- Existing Land Use
- Current Zoning

ADOPTED CODES & REGULATIONS

Zoning: The City of Manitou Springs Zoning Code (Title 18 of the Municipal Code) contains ten zoning districts, each with a specific set of requirements and development regulations. The zoning code is enforced by the City's Planning Department.

Building: Title 15 of the Municipal Code adopts the 2011 Pikes Peak Regional Building Code by reference. The building code is enforced by the Pikes Peak Regional Building Department.

Fire: Title 15 of the Municipal Code adopts the 2003 International Fire Code and Standards by reference.

SPECIAL LAND USE DISTRICTS & DESIGNATIONS

Historic District: Manitou Springs' Historic District covers approximately 456 acres. New development, alterations, renovations and other projects within this area must be reviewed by the City's Historic Preservation Commission and meet the *Historic District Design Guidelines*.

Urban Renewal Area (URA): The purpose of the URA is to address blight conditions and promote redevelopment along Manitou Avenue, east of the Highway 24 interchange. The Urban Renewal Plan developed by the City's URA Board envisions the area as a mixed-use district, integrating a range of commercial and residential uses.

ROLES & RESPONSIBILITIES

City of Manitou Springs: The Manitou Springs Planning Department is responsible for reviewing site plans and subdivision plans, and enforcing the Zoning Code, Subdivision Code, Sign Code, and Historic Preservation regulations.

Manitou Springs Planning Commission: The Planning Commission is a 7-member panel that approves variances and minor subdivisions applications and provides recommendations to City Council on conditional use permits, subdivisions, and major developments. In addition, state laws authorize the Planning Commission to oversee the development of a comprehensive master plan for the City.

Pikes Peak Regional Building Department (PPRBD): Building permits for new construction, major remodels, and most home improvement projects in Manitou Springs are issued by the Pikes Peak Regional Building Department, which is responsible for regulating construction, quality of materials, use and occupancy of all buildings and structures in zoned areas of El Paso County.

For more information please refer to Plan Manitou, the City's Master Plan process: www.planmanitou.com
Or the Planning Department: [719-685-4398](tel:719-685-4398)

RELATED PLANS & STUDIES

- [*Manitou Springs Forward: A Vision and Planning Guide - 2012*](#)
- [*Manitou Springs East Corridor Urban Renewal Plan – 2006*](#)
- [*Historic District Design Guidelines - 2009*](#)