



Business without a Building  
Mobile Business  
Outdoor Business  
Stand Alone Business  
Temporary Business  
Transient Business

At this time the Manitou Springs Zoning Code requires that all businesses be conducted in buildings:

**18.06.010(Q)** Land uses shall not 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.

There is a process whereby you may apply for special permission to conduct the kind of business mentioned above – you can apply to the Planning Department for a **Conditional Use permit**. This process involves an application procedure, a hearing before the Planning Commission (they meet on the 2<sup>nd</sup> Wednesday of each month @ 7:00 pm) and a hearing before City Council (they meet on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of each month, also @ 7:00 pm).

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**Please contact the Planning Department @ 606 Manitou Avenue or email [kkilroy@comsgov.com](mailto:kkilroy@comsgov.com) for the Conditional Use application materials.**  
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**Municipal Code 5.04.040** It is unlawful to conduct a business without first obtaining a business license from the City's Director of Budget and Finance. Said license must be kept current at all times during which the business is operated and it must be prominently displayed in the premises where the business is conducted.

**Municipal Code 12.32.010** It is unlawful for any person, individual or corporation within the city to intentionally, knowingly or recklessly obstruct a highway, street, sidewalk, waterway, railway, building entrance, elevator, aisle, stairway or hallway to which the public or a substantial group of the public has access; or any other place used for the passage of persons, vehicles or conveyances, whether the obstruction arises from his or her acts alone or from his or her acts and the acts of others.