

ORDINANCE

AN ORDINANCE AMENDING SECTION 18.60.010 OF THE MUNICIPAL CODE OF THE CITY OF MANITOU SPRINGS, COLORADO, REGARDING THE DEFINITION OF “LOT COVERAGE” AND “SITE PLAN” AND AMENDING SECTION 18.16.010.B PROVIDING REQUIREMENTS FOR SITE PLANS

WHEREAS, the Manitou Springs Planning Department has recommended updates and clarification to the Zoning Code relating to the definition of lot coverage and establishing requirements for acceptable site plans; and

WHEREAS, the City Council, after reviewing the recommendations of the Planning Department and Planning Commission, has determined it is in the public interest to enact the proposed amendments to provide for greater public understanding and to further the intent of the regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO, THAT:

Section 1: Section 18.60.010 of the Manitou Springs Municipal Codes shall be revised by the addition of the following definition:

“Lot Coverage” means the percentage of a lot which is covered by development that prevents or impedes the passage or absorption of stormwater, including but not limited to, the footprint of any principal and accessory buildings or structures measured at grade, exterior building stairs, decks, covered porches, stoops, overhangs, garages, carports, gazebos, sheds, outbuildings, and bays or portions of a building that project beyond the foundation and enclosed floor area. Eaves 3 feet and less, cornices, belt courses, sills, canopies or other similar architectural features, sidewalks, landscape steps, retaining walls, fences, uncovered patios, and private or public streets are not included in calculating lot coverage. Driveways, and parking areas on commercially-zoned or used property and multi-family residential uses over four units shall be included in calculating lot coverage. Driveways, and parking areas on residentially-zoned or used property shall not be included in calculating lot coverage.

“Site plan” means a plan, to scale, showing uses and structures proposed for a parcel of land, submitted in compliance with the requirements of this Code.

“Buffer area” shall mean a strip of land or appropriate method to separate land uses which may be incompatible from one another.

Section 2: Section 18.16.010.B of the Manitou Springs Municipal Code shall repealed and reenacted as follows:

B. As applicable, site plans for commercial and residential development shall include the following criteria and information:

1. Property Zoned or Used for Commercial Purposes
 - a. Prepared by, or based on a survey prepared by, a qualified, professional with appropriate signature and seal affixed;
 - b. Address of Property and the words "Site Plan";
 - c. Drawn at a scale to clearly show the entire property and site characteristics; include notation of scale and bar scale

- d. Date of preparation and north arrow (designated as true north);
- e. Legal description of the property;
- f. All external and internal property lines, dimensions, and known monuments;
- g. Zoning district the property is within;
- h. Notation if the property is within the Historic Preservation District;
- i. Any special district, such as Urban Renewal, Business Improvement, Metropolitan Parking, etc., and city boundaries, as applicable;
- j. Location and exterior horizontal dimensions of building footprints for existing or proposed structures and/or uses with reference to property lines;
- k. Notation of height of all existing or proposed structures;
- l. Existing and proposed lot coverage;
- m. Indicate the total square footage of new *impervious surface* area and existing *impervious surface* area;
- n. Location, dimensions and names of on-site and adjacent streets, trails, public rights-of-way and sidewalks;
- o. Location, dimensions and intent of existing and proposed easements;
- p. Adjacent existing and proposed uses;
- q. Location and extent of all encroachments on or from the subject property in relation to adjacent public or private properties;
- r. Location of any buildings or structures three feet or less to the subject property ownership boundaries;
- s. Location, number, dimensions, and grades of all parking areas, driveways, driving lanes, loading areas and the parking formula used;
- t. Calculation of the permitted number of dwelling units per the zone district;
- u. Number of proposed dwelling units and bedrooms per unit;
- v. Location and extent of fences and buffer areas, if applicable.
- w. Locations of existing and proposed utilities, including: water, sewer, drainage, electricity, gas, telephone, and cable television infrastructure;
- x. On-site topography at two-foot contour intervals referenced to U.S. Geological Survey datum (a Colorado Springs Utilities FIMS map or use of the FIMS data is not acceptable for this purpose);
- y. Location and extent of areas in excess of thirty percent slope;
- z. General direction of off-site topography;
- aa. Location and extent of streams, watercourses, and floodplains or other hazards;
- bb. Landscaped areas;
- cc. Location of existing and proposed signs;
- dd. Areas for solid waste disposal containers and typical enclosure detail;
- ee. Location and extent of all traffic control devices and signs;
- ff. Location and extent of exterior lighting fixtures and a typical detail diagram;
- gg. If original site plan is sized over 11"x 17", a reduced copy at this size;
- hh. Indicate any lands or areas to be retained as open space and/or future expansion; and
- ii. Additional reasonable site plan or supplemental materials information requested by the planning department or required by a planning process or application.

2. Property Zoned or Used for Residential Purposes

- a. Prepared by, or based on a survey prepared by, a qualified, professional with appropriate signature and seal affixed;
- b. Address of Property and the words "Site Plan";
- c. Drawn at a scale to clearly show the entire property and site characteristics; include notation of scale and bar scale
- d. Date of preparation and north arrow (designated as true north);
- e. Legal description of the property
- f. All external and internal property lines, dimensions, and known monuments;
- g. Zoning district the property is within
- h. Notation if the property is within the Historic Preservation District;
- i. Any special district and city boundaries, as applicable;
- j. Location and exterior horizontal dimensions of building footprints for existing or proposed structures and/or uses with reference to property lines;
- k. Notation of height of all existing or proposed structures;
- l. Existing and proposed lot coverage;
- m. Indicate the total square footage of new impervious surface area and existing impervious surface area.
- n. Location, dimensions and names of on-site and adjacent streets, trails, public rights-of-way and sidewalks;
- o. Location, dimensions and intent of existing and proposed easements;
- p. Adjacent existing and proposed uses;
- q. Location and extent of all encroachments on or from the subject property in relation to adjacent public or private properties;
- r. Location of any buildings or structures three feet or less to the subject property ownership boundaries;
- s. Location, number, dimensions, and grades of all parking areas, driveways, driving lanes, loading areas and the parking formula used;
- t. Calculation of the permitted number of dwelling units per the zone district
- u. Number of proposed dwelling units and bedrooms per unit.
- v. Location and extent of fences and buffer areas, if applicable.
- w. Locations of existing and proposed utilities, including: water, sewer, drainage, electricity, gas, telephone, and cable television infrastructure;
- x. On-site topography at two-foot contour intervals referenced to U.S. Geological Survey datum; a Colorado Springs Utilities FIMS map or use of the FIMS data is not acceptable for this purpose
- y. Location and extent of areas in excess of thirty percent slope;
- z. General direction of off-site topography;
- aa. Location and extent of streams, watercourses, and floodplains or other hazards;
- bb. Landscaped areas;
- cc. Location of existing and proposed signs (multi-family only);
- dd. Areas for solid waste disposal containers and typical enclosure detail (multi-family only);
- ee. If original site plan is sized over 11"x 17", a reduced copy at this size; and
- ff. Additional reasonable site plan or supplemental materials information requested by the planning department or required by a planning process or application.

3. Improvement Location Certificate

An Improvement Location Certificate, also known as an ILC, may be accepted as a site plan only for the permitting of fences and permitting of repairs or reconstruction of existing building features shown at the time of preparation of the ILC, such as replacement of an existing deck. No expansion or change in location from what is shown on the ILC shall be allowed without the provision of a compliant site plan per the applicable sections of this Code.

Section 3: Section 18.72.030 of the Manitou Springs Municipal Code shall be repealed and reenacted follows:

Site plans shall conform to the requirements of this Chapter and shall comply with Section 18.60.010(B) of this Code, as applicable.

Section 4: If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 5: This ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Passed on first reading and ordered published this 21st day of November, 2017.

/s/ Donna Kast
City Clerk, Donna Kast

A Public Hearing on this ordinance will be held at the December 5, 2017, City Council meeting. The meeting will be held at 6:00 P.M. at City Hall, 606 Manitou Avenue, Manitou Springs, Colorado.

Ordinance Published: November 22, 2017 (in full)
City's Official Website and City Hall

Passed on second reading and approved by Council this 5th day of December, 2017.

/s/ Nicole Nicoletta
Mayor, Nicole Nicoletta

Attest: /s/ Donna Kast
City Clerk, Donna Kast

Ordinance Published: December 7, 2017 (in full)
City's Official Website and City Hall