

H. Abandonment of Use.

1. Whenever a property in the MP District ceases to be used as a manufactured home park or when its existing use is discontinued or abandoned for a period of 12 consecutive months, the Planning Commission may initiate action to rezone said property back to its former or another zoning district classification.

**Sec. 27-416 EN Established Neighborhood District.**

A. Intent.

The intent of the EN Established Neighborhood District is to accommodate compatible mixed-use development of residential, commercial and light industrial uses in existing neighborhoods. This district is intended to promote harmony between certain residential, commercial and light industrial uses that currently exist in established older neighborhoods within the City. This district promotes investment in distressed properties and allows for the restoration and reconstruction of buildings to maintain property values and encourage affordable workforce housing. The EN District is *not* intended for individual or scattered sites or for simply bringing nonconforming uses into conformance with these regulations.

In the EN District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the use types permitted in the EN District by right, permitted pursuant to meeting design standards, permitted by conditional use permit or by special use permit, according to Sec. 27-406 of these regulations, and all uses shall be subject to the development and performance standards set forth in these regulations.

B. Height and Lot Requirements.

The height and lot requirements shall be as follows:

Uses/Structures	Min. Lot Area (Sq. Ft)	Minimum Frontage (feet)	Minimum Lot Depth (feet)	Minimum Setbacks			Max. Height (feet)	Max. Lot Coverage (%)
				Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
<b>Principal uses</b>	5,000	35	100	(1)	15	5 (3)	35	50
<b>Accessory uses</b>	-	-	-	(2)	5	5	35	-

- (1) Refer to the Front Yard Setback Table below. Front yard setbacks are based upon the zoning of the lot and the classification of the street or road adjacent to the lot.
- (2) Accessory uses are not permitted in the front yard.
- (3) No side yard setback shall be required along the common party wall of a two family dwelling or a single family attached dwelling.

Front Yard Setback Table						
Rural Street (feet)	State Highway (feet)	Arterial Street (feet)	Collector Street		Residential Street (feet)	30 <sup>th</sup> Avenue Corridor (feet)
			Non-Residential (feet)	Residential (feet)		
30 <sup>1</sup>	30	25	25	25	25	25

<sup>1</sup> The minimum setback shall be 25 feet from the property line.

**C. Miscellaneous Provisions.**

1. 2. When adjacent to residentially zoned or used property, an industrial use in the EN District shall not have parking or drives in the front yard setback nor within 15 feet of said residential district or use. Furthermore, permanent screening shall be provided as appropriate in order to minimize impacts on residential property, as per Sec. 27-908 of these regulations.
3. Exterior lighting fixtures, other than publicly installed street lights, shall be located and installed to reflect light away from abutting residential properties.
4. All new structures constructed for non-residential uses shall be of a type and design that is generally compatible in appearance with the character of any nearby residential structures.

**Sec. 27-417 P/I Public and Institutional District.**

**A. Intent.**

The intent of the P/I Public and Institutional District is to provide for public, quasi-public, institutional, social, philanthropic organizations and similar uses in one or more buildings or a campus. This district may accommodate the individual needs of organization members, students, public employees and long term care residents. Special design provisions may be made for parking, playgrounds, outdoor plazas and event areas.

In the P/I District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the use types permitted in the P/I District by right, permitted pursuant to meeting design standards, permitted by conditional use permit or by special use permit, according to Sec. 27-406 of these regulations, and all uses shall be subject to the development and performance standards set forth in these regulations.

**B. Height and Lot Requirements.**

The height and lot requirements shall be as follows:

Use/Structures	Min. Lot Area (Sq. Ft)	Minimum Frontage (feet)	Minimum Lot Depth (feet)	Minimum Setbacks			Max. Height (feet)	Max. Lot Coverage (%)
				Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
<b>Other principal uses</b>	10,000	50	100	(1)	15	5	35	25
<b>Accessory uses</b>	-	-	-	(2)	5	5	35	10

- (1) Refer to the Front Yard Setback Table below. Front yard setbacks are based upon the zoning of the lot and the classification of the street or road adjacent to the lot.
- (2) Accessory uses are not permitted in the front yard setback.
- (3) No side yard setback shall be required along the common party wall.