

DIVISION 2. R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 30-402.1. Permitted principal uses.

The following uses of buildings and premises shall be permitted in the R-1 district:

- (1) Single-family detached dwellings;
- (2) Libraries, museums, schools, parks and recreational facilities owned or operated by any governmental agency, and other uses required for the performance of governmental functions and primarily intended to serve residents of adjoining neighborhoods, provided that a plan of development shall be required as set forth in article X of this chapter for any such use that is not subject to location, character and extent approval by the city planning commission in accordance with section 17.07 of the City Charter;
- (3) Churches and other places of worship, which may include the serving of food as a charitable or fellowship use within the church or place of worship, provided that a plan of development shall be required as set forth in article X of this chapter for any church or other place of worship;
- (4) Propagation and cultivation of crops, flowers, trees and shrubs which are not offered for sale on the premises;
- (5) Public and private noncommercial forests, wildlife preserves and conservation areas;
- (6) Private noncommercial parks, recreational facilities, country clubs, swimming pools, athletic fields, community center buildings and uses incidental thereto, operated by associations or organizations not organized for profit, the exclusive use of which is limited to members of such associations or organizations and their guests, provided that the following conditions are met:
 - a. Principal points of vehicular access to the premises shall be located on arterial or collector streets as designated in the city's master plan, except that this provision shall not apply to premises exclusively serving the residents of an adjoining neighborhood;
 - b. Portions of the premises devoted to outdoor activities shall be effectively screened from view from abutting properties in R and RO districts by evergreen vegetative or structural screens not less than six feet in height;
 - c. No building shall be located within 50 feet of an adjoining lot in an R and RO district;
 - d. Swimming pools and adjoining deck areas shall be completely enclosed with a fence or wall not less than four feet in height, and no swimming pool or adjoining deck area shall be located within 50 feet of an adjoining lot in an R or RO district;
 - e. A plan of development shall be required as set forth in article X of this chapter.
- (7) Private elementary and secondary schools having curricula substantially the same as that offered in public schools, provided that a plan of development shall be required as set forth in article X of this chapter;
- (8) Rights-of-way, easements and appurtenances necessary for the provision and maintenance of public utilities and public transportation, including streets, rail lines, power lines, cables, poles, pipes, meters, transformers and similar devices, but not including railroad yards, freight or passenger depots, loading platforms, generating plants, transformer stations, electric substations, wastewater treatment plants, water treatment plants, utility storage yards and similar uses;

(9) Antennas and support structures for communications systems operated by or for the city;

(10) Wireless communications facilities and microwave relay facilities, including support structures, on property owned by the city, subject to the requirements for location, character and extent approval by the city planning commission in accordance with the requirements of section 17.07 of the City Charter.

(Code 1993, § 32-402.1; Ord. No. 2004-180-167, § 1, 6-28-2004)

Sec. 30-402.2. Permitted accessory uses and structures.

Accessory uses and structures, including the following, which are customarily incidental and clearly subordinate to permitted principal uses, shall be permitted in the R-1 district (see section 30-680):

- (1) Private garages, garden, tool and storage buildings, boathouses, piers and docks;
- (2) Home occupations;
- (3) Day nurseries when located within churches, or other places of worship, community centers or school buildings, provided:
 - a. A minimum outdoor play area of 100 square feet for each child enrolled shall be furnished on the premises, but not within a required front yard;
 - b. The play area shall be enclosed with a continuous opaque structural fence or wall not less than four feet in height, and such fence or wall shall not be located within a required front yard;
 - c. No play equipment or structure shall be located within a front yard or a required side yard;
- (4) Parking areas;
- (5) **Reserved** [NOTE: Accessory lodging units removed.] (**No. 2012-74-84, § 1, 6-11-2012**)
- (6) Swimming pools, tennis courts and similar recreational facilities;
- (7) Temporary structures, trailers and storage of equipment and materials incidental to construction activities taking place on the premises, provided that such shall be removed upon completion or abandonment of construction. In the case of public improvements construction taking place within a public right-of-way, such construction related activities shall be permitted on property abutting the construction site when approved by the director of public works and when operated and maintained in accordance with standards established by said director;
- (8) Raising or keeping of domestic animals for noncommercial purposes on lots occupied by single-family dwellings, provided that all pens, runs, out-buildings and other facilities for the housing or enclosure of such animals shall be located not less than 200 feet from all property lines. The restrictions set forth in this subsection shall not apply to the keeping of dogs, cats or other household pets or to the keeping of not more than four female chickens in residential districts. In addition, with regard to the keeping of not more than four female chickens, (i) no fenced area, pen or structure for the keeping of such chickens shall be located closer than 15 feet to any dwelling on an adjacent lot, (ii) no fenced area or pen for the keeping of such chickens shall be located within any required front yard or street side yard and (iii) no structure for the keeping of such chickens shall be located within any required yard (see Chapter 10 of this Code); (**Ord. No. 2013-47-47, § 1, 4-8-2013**)
- (9) Temporary housing of not more than 30 homeless individuals within churches or other places of worship, subject to meeting applicable building code and fire code requirements, for up to a total of seven days and only within the time period beginning on October 1 of any year and ending on April 1 of the following year;
- (10) Adult day care facilities when located within churches, other places of worship or community centers;

(11) Wireless communications facilities, microwave relay facilities, and radio broadcast antennas, on alternative support structures, provided that a plan of development shall be required in accordance with the requirements of article X of this chapter and in accordance with the additional requirements of sections 30-692.1-30-692.6.

(Code 1993, § 32-402.2; Ord. No. 2004-180-167, § 1, 6-28-2004; Ord. No. 2013-47-47, § 1, 4-8-2013)

Sec. 30-402.4. Lot area and width.

Single-family dwellings in the R-1 single-family residential district shall be located on lots of not less than 20,000 square feet in area with a width of not less than 100 feet (see article VI, division 3, of this chapter).

Sec. 30-402.5. Yards.

Yard regulations in the R-1 single-family residential district shall be as follows:

- (1) *Front yard.* There shall be a front yard with a depth of not less than 35 feet (see article VI, division 4, of this chapter).
- (2) *Side yards.* There shall be side yards of not less than ten feet in width (see article VI, division 4, of this chapter).
- (3) *Rear yard.* There shall be a rear yard with a depth of not less than ten feet (see article VI, division 4, of this chapter).

Sec. 30-402.6. Lot coverage.

Maximum lot coverage in the R-1 single-family residential district shall not exceed 20 percent of the area of the lot.

Sec. 30-402.7. Height.

No building or structure in the R-1 single-family residential district shall exceed 35 feet in height (see article VI, division 6, of this chapter).

DIVISION 3. R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 30-404.1. Permitted principal uses.

Any principal use permitted in the R-1 district as set forth in section 30-402.1 shall be permitted in the R-2 single-family residential district.

Sec. 30-404.2. Permitted accessory uses and structures.

Any accessory use or structure permitted in the R-1 district as set forth in section 30-402.2 shall be permitted in the R-2 single-family residential district.

Sec. 30-404.4. Lot area and width.

Single-family dwellings in the R-2 single-family residential district shall be located on lots of not less than 15,000 square feet in area with a width of not less than 90 feet (see article VI, division 3, of this chapter).

Sec. 30-404.5. Yards.

Yard regulations in the R-2 single-family residential district shall be as follows:

- (1) *Front yard.* There shall be a front yard with a depth of not less than 30 feet (see article VI, division 4, of this chapter).
- (2) *Side yards.* There shall be side yards not less than nine feet in width (see article VI, division 4, of this chapter).
- (3) *Rear yard.* There shall be a rear yard with a depth of not less than nine feet (see article VI, division 4, of this chapter).

Sec. 30-404.6. Lot coverage.

Maximum lot coverage in the R-2 single-family residential district shall not exceed 25 percent of the area of the lot.

Sec. 30-404.7. Height.

No building or structure in the R-2 single-family residential district shall exceed 35 feet in height (see article VI, division 6, of this chapter).

DIVISION 4. R-3 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 30-406.1. Permitted principal uses.

Any principal use permitted in the R-1 district as set forth in section 30-402.1 shall be permitted in the R-3 single-family residential district.

Sec. 30-406.2. Permitted accessory uses and structures.

Any accessory use or structure permitted in the R-1 district as set forth in section 30-402.2 shall be permitted in the R-3 single-family residential district.

Sec. 30-406.4. Lot area and width.

Single-family dwellings in the R-3 single-family residential district shall be located on lots of not less than 10,000 square feet in area with a width of not less than 75 feet (see article VI, division 3, of this chapter).

Sec. 30-406.5. Yards.

Yard regulations in the R-3 single-family residential district shall be as follows:

(1) *Front yard.* There shall be a front yard with a depth of not less than 25 feet (see article VI, division 4, of this chapter).

(2) *Side yards.* There shall be side yards of not less than 7 1/2 feet in width (see article VI, division 4, of this chapter).

(3) *Rear yard.* There shall be a rear yard with a depth of not less than 7 1/2 feet (see article VI, division 4, of this chapter).

Sec. 30-406.6. Lot coverage.

Maximum lot coverage in the R-3 single-family residential district shall not exceed 25 percent of the area of the lot.

Sec. 30-406.7. Height.

No building or structure in the R-3 single-family residential district shall exceed 35 feet in height (see article VI, division 6, of this chapter).

DIVISION 5. R-4 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 30-408.1. Permitted principal uses.

Any principal use in the R-1 district as set forth in section 30-402.1 shall be permitted in the R-4 single-family residential district.

Sec. 30-408.2. Permitted accessory uses and structures.

Any accessory use or structure permitted in the R-1 district as set forth in section 30-402.2 shall be permitted in the R-4 single-family residential district.

Sec. 30-408.4. Lot area and width.

Single-family dwellings in the R-4 single-family residential district shall be located on lots of not less than 7,500 square feet in area with a width of not less than 60 feet (see article VI, division 3, of this chapter).

Sec. 30-408.5. Yards.

Yard regulations in the R-4 single-family residential district shall be as follows:

- (1) *Front yard.* There shall be a front yard with a depth of not less than 25 feet (see article VI, division 4, of this chapter).
- (2) *Side yards.* There shall be side yards of not less than six feet in width (see article VI, division 4, of this chapter).
- (3) *Rear yard.* There shall be a rear yard with a depth of not less than six feet (see article VI, division 4, of this chapter).

Sec. 30-408.6. Lot coverage.

Maximum lot coverage in the R-4 single-family residential district shall not exceed 30 percent of the area of the lot.

Sec. 30-408.7. Height.

No building or structure in the R-4 single-family residential district shall exceed 35 feet in height (see article VI, division 6, of this chapter).

DIVISION 6. R-5 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 30-410.1. Permitted principal uses.

Any principal use permitted in the R-1 district as set forth in section 30-402.1 shall be permitted in the R-5 single-family residential district.

Sec. 30-410.2. Permitted accessory uses and structures.

Any accessory use or structure permitted in the R-1 district as set forth in section 30-402.2 shall be permitted in the R-5 single-family residential district.

Sec. 30-410.4. Lot area and width.

Single-family dwellings in the R-5 single-family residential district shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet (see article VI, division 3, of this chapter).

Sec. 30-410.5. Yards.

Yard regulations in the R-5 single-family residential district shall be as follows:

- (1) *Front yard.* There shall be a front yard with a depth of not less than 25 feet (see article VI, division 4, of this chapter).
- (2) *Side yards.* There shall be side yards of not less than five feet in width (see article VI, division 4, of this chapter).
- (3) *Rear yard.* There shall be a rear yard with a depth of not less than five feet (see article VI, division 4, of this chapter).

Sec. 30-410.6. Lot coverage.

Maximum lot coverage in the R-5 single-family residential district shall not exceed 35 percent of the area of the lot.

Sec. 30-410.7. Height.

No building or structure in the R-5 single-family residential district shall exceed 35 feet in height (see article VI, division 6, of this chapter).

DIVISION 6.1. R-5A SINGLE- AND TWO-FAMILY RESIDENTIAL DISTRICT

Sec. 30-411.1. Intent of district.

Pursuant to the general purposes of this chapter, the intent of the R-5A single- and two-family residential district is to preserve and enhance the established character of older residential neighborhoods located in various parts of the city and characterized by a mixture of detached single- and two-family dwellings situated on modest sized lots. The R-5A district regulations and the supplemental regulations of this chapter are intended to encourage continued improvement and economic use of existing residential buildings and their accessory structures, while enabling development of remaining vacant lots in a manner compatible with existing development.

Sec. 30-411.2. Permitted principal uses.

The following uses of buildings and premises shall be permitted in the R-5A single- and two-family residential district:

- (1) Any principal use permitted in the R-1 district as set forth in section 30-402.1.
- (2) Two-family detached dwellings.

Sec. 30-411.3. Permitted accessory uses and structures.

Accessory uses and structures, including the following, which are customarily incidental and clearly subordinate to permitted principal uses shall be permitted in the R-5A single- and two-family residential district (see article VI, division 9, of this chapter):

- (1) Any accessory use or structure permitted in the R-1 district as set forth in section 30-402.2.
- (2) One dwelling unit located in an accessory building, containing two or more stories, which is existing at the effective date of the ordinance from which this subsection is derived and which is located on the same lot as a single-family dwelling, provided that:
 - a. The single-family dwelling shall not contain any accessory lodging units;
 - b. There shall be no enlargement of the accessory building, except for ingress or egress improvements required by the Virginia Uniform Statewide Building Code;
 - c. The lot shall meet the lot area requirement for a two-family dwelling;
 - d. One off-street parking space shall be provided for the additional dwelling unit; and
 - e. Access to the accessory building shall be provided in accordance with requirements of the department of public works and department of fire and emergency services.

Sec. 30-411.5. Lot area and lot width.

Lot area and lot width regulations in the R-5A single- and two-family residential district shall be as follows (see article VI, division 3, of this chapter):

- (1) *Single-family detached dwellings.* Single-family detached dwellings shall be located on lots of not less than 5,000 square feet in area with a width of not less than 50 feet.
- (2) *Two-family detached dwellings.* Two-family detached dwellings shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet.

Sec. 30-411.6. Yards.

Yard regulations in the R-5A single- and two-family residential district shall be as follows:

- (1) *Front yard.* There shall be a front yard with a depth of not less than 25 feet (see article VI, division 4, of this chapter).
- (2) *Side yards.* There shall be side yards of not less than five feet in width (see article VI, division 4, of this chapter).
- (3) *Rear yard.* There shall be a rear yard with a depth of not less than five feet (see article VI, division 4, of this chapter).

Sec. 30-411.7. Lot coverage.

Lot coverage in the R-5A single- and two-family residential district shall not exceed 40 percent of the area of the lot.

Sec. 30-411.8. Height.

No building or structure in the R-5A single- and two-family residential district shall exceed 35 feet in height (see article VI, division 6, of this chapter and section 30-680.1).

DIVISION 7. R-6 SINGLE-FAMILY ATTACHED RESIDENTIAL DISTRICT

Sec. 30-412.1. Permitted principal uses.

The following uses of buildings and premises shall be permitted in the R-6 district:

- (1) Any principal use permitted in the R-1 district as set forth in section 30-402.1;
- (2) Single-family attached dwellings and uses and structures customarily incidental to attached dwelling developments, provided that:
 - a. Appropriate agreements and covenants approved by the city attorney provide for the perpetuation and maintenance of all areas to be held in common ownership by property owners within such developments;
 - b. Architectural variations shall be provided among units within any series of more than four units;
 - c. A plan of development shall be required as set forth in article X of this chapter for any development with three or more newly constructed single-family attached dwellings;
- (3) Two-family detached dwellings;
- (4) Two-family attached dwellings lawfully existing prior to the effective date of this section.

(Code 1993, § 32-412.1; Ord. No. 2004-180-167, § 1, 6-28-2004; Ord. No. 2007-338-2008-11, § 1, 1-14-2008)

Sec. 30-412.2. Permitted accessory uses and structures.

Accessory uses and structures, including the following, which are customarily incidental and clearly subordinate to permitted principal uses shall be permitted in the R-6 single-family attached residential district (see article VI, division 9, of this chapter):

- (1) Any accessory use or structure permitted in the R-1 district as set forth in section 30-402.2.
- (2) One dwelling unit located in an accessory building, containing two or more stories, which is existing at the effective date of the ordinance from which this subsection is derived and which is located on the same lot as a single-family dwelling, provided that:
 - a. The single-family dwelling shall not contain any accessory lodging units;
 - b. There shall be no enlargement of the accessory building, except for ingress or egress improvements required by the Virginia Uniform Statewide Building Code;
 - c. The lot shall meet the lot area requirement for a two-family dwelling;
 - d. One off-street parking space shall be provided for the additional dwelling unit; and
 - e. Access to the accessory building shall be provided in accordance with requirements of the department of public works and department of fire and emergency services.

Sec. 30-412.4. Lot area and width; density; unit width.

Lot area and width regulations in the R-6 single-family attached residential district shall be as follows:

(1) *Single-family detached dwellings.* Single-family detached dwellings shall be located on lots of not less than 5,000 square feet in area with a width of not less than 50 feet (see article VI, division 3, of this chapter).

(2) *Single-family attached dwellings.* Density, lot area and unit width for single-family attached dwellings shall be as follows:

a. *Density.* The average density within a development site shall not exceed ten dwelling units per acre (see the definition of the term “dwelling, multifamily” in section 30-1220).

b. *Lot area.* Single-family attached dwellings shall be located on lots of not less than 2,200 square feet in area, provided that such area may be reduced when an area equivalent to such reduction is provided in common ownership elsewhere on the development site and is accessible to residents of the lots so reduced in area and is available for their use. Each lot reduced to less than 2,200 square feet in area shall be provided with a private yard adjoining the dwelling unit and containing not less than 500 square feet of usable open space.

c. *Unit width.* No individual attached dwelling unit shall be less than 16 feet in width, provided that the average width of all units attached within a series shall be not less than 20 feet.

(3) *Two-family attached and detached dwellings.* Two-family attached and detached dwellings shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet (see article VI, division 3, of this chapter).

Sec. 30-412.5. Yards.

Yard regulations in the R-6 single-family attached residential district shall be as follows:

(1) *Uses other than attached dwellings.* Yards for uses other than attached dwellings shall be as follows:

a. *Front yard.* There shall be a front yard with a depth of not less than 15 feet (see article VI, division 4, of this chapter).

b. *Side yards.* There shall be side yards of not less than five feet in width (see article VI, division 4, of this chapter).

c. *Rear yard.* There shall be a rear yard with a depth of not less than five feet (see article VI, division 4, of this chapter and section 30-680.1).

(2) *Single-family and two-family attached dwellings and buildings accessory thereto.* Yards for single-family and two-family attached dwellings and buildings accessory thereto shall be as follows:

a. *Front yard.* There shall be a front yard with a depth of not less than 15 feet adjacent to public streets, private streets, parking areas and common spaces (see article VI, division 4, of this chapter).

b. *Side yard.* There shall be side yards of not less than three feet in width except where buildings are attached. There shall be a side yard of not less than ten feet in width at each end of a series of attached units (see section 30-620.1(d) and article VI, division 4, of this chapter).

c. *Rear yard.* There shall be a rear yard with a depth of not less than five feet (see article VI, division 4, of this chapter and section 30-680.1).

(Code 1993, § 32-412.5; Ord. No. 2007-338-2008-11, § 1, 1-14-2008)

Sec. 30-412.6. Lot coverage.

Lot coverage in the R-6 single-family attached residential district shall not exceed 55 percent of the area of the lot.

Sec. 30-412.7. Driveways from streets.

No driveway intersecting a street shall be permitted on a lot devoted to dwelling use when alley access is available to serve such lot. In the case of a corner lot, no such driveway shall be permitted intersecting a street which constitutes the principal street frontage of a lot when other street frontage or alley access is available to serve the lot. Permitted driveways within front yards of single-family and two-family dwellings shall not exceed nine feet in width.

(Code 1993, § 32-412.7; Ord. No. 2010-18-30, § 1, 2-22-2010)

[Editor's Note: Ord. No. 2004-180-167, § 2, adopted June 28, 2004, repealed § 30-412.7, which pertained to number of attached dwellings in series and derived from Code 1993, § 32-412.7.]

Sec. 30-412.8. Height.

No building or structure in the R-6 single-family attached residential district shall exceed 35 feet in height (see article VI, division 6, of this chapter and section 30-680.1).

DIVISION 7.1. R-7 SINGLE- AND TWO-FAMILY URBAN RESIDENTIAL DISTRICT

Sec. 30-413.1. Intent of district.

Pursuant to the general purposes of this chapter, the intent of the R-7 single- and two-family urban residential district is to preserve and enhance the established character of older urban residential neighborhoods in the inner areas of the city. The district regulations are designed to reflect the urban nature of such neighborhoods as characterized by a mixture of detached and attached single- and two-family dwellings situated on small lots with narrow yards and modest setbacks. The district regulations, together with the supplemental regulations of this chapter, are intended to encourage continued improvement and efficient use of existing residential buildings and their accessory structures, while ensuring that infill development will be compatible with the established character.

Sec. 30-413.2. Permitted principal uses.

The following uses of buildings and premises shall be permitted in the R-7 district:

- (1) Any principal use permitted in the R-1 district as set forth in section 30-402.1;
- (2) Single-family attached dwellings, provided that:
 - a. Appropriate agreements and covenants approved by the city attorney provide for the perpetuation and maintenance of all areas to be held in common ownership by property owners within such developments;
 - b. Not more than four dwelling units shall be attached laterally in a series, provided that this provision shall not be applicable in the case of dwelling units existing on the effective date of the ordinance;
 - c. A plan of development shall be required as set forth in article X of this chapter for any development with three or more newly constructed single-family attached dwellings;
- (3) Two-family detached dwellings;
- (4) Two-family attached dwellings lawfully existing prior to the effective date of this section.

(Code 1993, § 32-413.2; Ord. No. 2004-180-167, § 1, 6-28-2004; Ord. No. 2007-338-2008-11, § 1, 1-14-2008)

Sec. 30-413.3. Permitted accessory uses and structures.

Accessory uses and structures, including the following, which are customarily incidental and clearly subordinate to permitted principal uses shall be permitted in the R-7 single- and two-family urban residential district (see article VI, division 9, of this chapter):

(1) Any accessory use or structure permitted in the R-1 district as set forth in section 30-402.2.

(2) One dwelling unit located in an accessory building, containing two or more stories, which is existing at the effective date of the ordinance from which this subsection is derived and which is located on the same lot as a single-family dwelling, provided that:

- a. The single-family dwelling shall not contain any accessory lodging units;
- b. There shall be no enlargement of the accessory building, except for ingress or egress improvements required by the Virginia Uniform Statewide Building Code;
- c. The lot shall meet the lot area requirement for a two-family dwelling;
- d. One off-street parking space shall be provided for the additional dwelling unit; and
- e. Access to the accessory building shall be provided in accordance with requirements of the department of public works and department of fire and emergency services.

Sec. 30-413.5. Lot area and lot width.

Lot area and lot width regulations in the R-7 single- and two-family urban residential district shall be as follows (see article VI, division 3, of this chapter):

(1) *Single-family detached dwellings.* Single-family detached dwellings shall be located on lots of not less than 3,600 square feet in area with a width of not less than 30 feet.

(2) *Single-family attached dwellings.* Single-family attached dwellings shall be located on lots of not less than 2,200 square feet in area. Lot width shall be not less than 18 feet, except that the width of any lot at the end of a series of attached units shall be not less than 21 feet.

(3) *Two-family detached dwellings.* Two-family detached dwellings shall be located on lots of not less than 4,400 square feet in area with a width of not less than 42 feet.

(4) *Two-family attached dwellings.* Two-family attached dwellings shall be located on lots of not less than 4,400 square feet in area with a width of not less than 36 feet.

Sec. 30-413.6. Yards.

Yard regulations in the R-7 single- and two-family urban residential district shall be as follows:

(1) *Front yard.* There shall be a front yard with a depth of not less than 15 feet (see article VI, division 4, of this chapter).

(2) *Side yards.* Side yards shall be provided as follows:

a. *Dwelling uses and buildings accessory thereto.* There shall be side yards of not less than three feet in width except where buildings are attached (see article VI, division 4, of this chapter).

b. *All other uses and buildings.* There shall be side yards of not less than five feet in width (see article VI, division 4, of this chapter).

(3) *Rear yard.* There shall be a rear yard with a depth of not less than five feet (see article VI, division 4, of this chapter and section 30-680.1).

Sec. 30-413.7. Lot coverage.

Lot coverage in an R-7 single- and two-family urban residential district shall not exceed 55 percent of the area of the lot.

Sec. 30-413.8. Driveways from streets.

No driveway intersecting a street shall be permitted on a lot devoted to dwelling use when alley access is available to serve such lot. In the case of a corner lot, no such driveway shall be permitted intersecting a street which constitutes the principal street frontage of a lot when other street frontage or alley access is available to serve the lot. Permitted driveways within front yards of single-family and two-family dwellings shall not exceed nine feet in width.

(Code 1993, § 32-413.8; Ord. No. 2010-18-30, § 2, 2-22-2010)

[**Editor's Note:** Ord. No. 2004-180-167, § 2, adopted June 28, 2004, repealed § 30-413.8, which pertained to additional provisions for attached dwellings and derived from Code 1993, § 32-413.8.]

Sec. 30-413.9. Height.

No building or structure in an R-7 single- and two-family urban residential district shall exceed 35 feet in height (see article VI, division 6, of this chapter and section 30-680.1).