

## ARTICLE IV

### SECTION 2.1.5 R-1HK HEART OF KNOXVILLE NEIGHBORHOOD DISTRICT

- A. **General Description.** This district is intended to regulate new housing, major additions and related neighborhood-serving land uses in Knoxville's pre-1950 neighborhoods. Such areas are largely characterized by sidewalk-lined, grid streets that feature lots which are generally narrow and often served by alleys. The district establishes dimensional regulations and design principles that are based on the development pattern reflected upon the City of Knoxville Ward Map record of subdivisions in the period prior to World War II.

The purposes of the district are:

1. To promote neighborhood stability and facilitate housing development;
2. To strengthen desirable physical features and design characteristics, and a neighborhood's identity, charm and flavor;
3. To enhance pedestrian-oriented streets;
4. To prevent blight, caused by incompatible and insensitive development;
5. To promote and retain affordable housing; and
6. To encourage the harmonious, orderly and efficient growth and redevelopment in older Knoxville neighborhoods.

- B. **Permitted Principal and Accessory Uses and Structures.**

1. The following residential uses and structures are permitted in accordance with Section J (Administration):
  - a. Houses, but not including house trailers and mobile homes.
  - b. Duplexes, either located on a lot with two street frontages where each primary entrance will face a different street (regardless of the presence of an alley), or located on an interior lot with parking access from an alley.
2. The following non-residential uses and structures are permitted:
  - a. Utilities and public facilities, including, but not limited to, electric substations and other electric system facilities, water and wastewater facilities, storm water facilities, and transportation-related easements, alleys and rights-of-way.
  - b. Accessory uses and structures, subject to the provision of Article V, Section 4, and provided that where alleys are available for vehicular access, new garages and accessory dwelling units shall be accessed via the alley.
  - c. Signs, subject to the provisions of Article V, Section 10.

- C. **Uses and Structures Permitted on Review.**

1. The following residential types may be permitted on review by the Planning Commission in accordance with provisions contained in Article VII, Section 5.

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- a. Attached houses, having vehicular access from an alley and meeting the development regulations found in Article IV, Section 3.11, TND-1, (Traditional Neighborhood Development) district. Attached houses may be considered within six hundred (600) feet of the edge of a neighborhood development center as identified in an adopted sector plan, along the first block of a side street that connects to a major arterial or on a street that faces a public or private open space, such as a square or park.
  - b. Courtyard development, subject to the standards of Subsection H.
  - c. Duplexes, other than those outlined in subsection B.1.b, including the conversion of an existing house into a duplex. House conversions shall be only considered when the structure is at least two-stories high, has a minimum of two thousand five hundred (2,500) square feet and has vehicular access for parking from an alley.
  - d. Multi-dwelling structures, subject to the standards of Subsection I, not to exceed 12 units per acre, that are located within six hundred (600) feet of the edge of a neighborhood development center as identified in an adopted sector plan and have frontage on a collector or arterial street, as identified on the adopted Major Road Plan for the City of Knoxville and Knox County.
  - e. Accessory dwelling units, on lots having a minimum of seven thousand (7,000) square feet, subject to the standards of Subsection G, provided that an accessory dwelling unit shall not be built on a lot with an existing duplex or a lot being proposed for a duplex, courtyard development, attached house or multi-dwelling units.
  - f. Dwelling units that are converted from non-residential structures.
  - g. An enclosed porch on the front façade.
  - h. The removal of a porch on the front façade.
  - i. A roof pitch less than five over twelve (5/12).
  - j. Exterior materials on a structure other than brick, stone, clapboards or clapboard-like materials, wood shingles or wood-like shingles.
  - k. Any use permitted, or permitted-on-review, on a lot where the majority of the land exceeds a twenty-five (25) percent slope. In such cases the lot size may be greater than the maximum area regulations outlined in subsection D.
2. The following non-residential uses may be permitted on review by the Planning Commission in accordance with provisions contained in Article VII, Section 5.
- a. Churches or similar places of worship and their accessory structures.
  - b. Elementary, middle or high schools, public or private.
  - c. Fire stations.

- d. Parks, playgrounds and playfields, and neighborhood and municipal buildings in keeping with the character and requirements of the district.
- e. Libraries and museums.
- f. Home occupations as regulated in Article V, Section 12.

D. ***Dimensional Regulations and Siting Principles.*** The lots of records as depicted on the City of Knoxville Ward Map are recognized as one basis of compliance for lot dimensions for the platting of lots for detached house development in this district; otherwise, re-platting must be undertaken to comply with the following area regulations. In the "Heart of Knoxville," front yard space was traditionally consistent from one house to another. That consistency must be maintained with new construction or modifications to existing dwellings. The following lot, area and yard requirements shall apply to houses and other residential uses within the R-1 HK District:

***Illustrations***  
*p.5 (existing guidelines)*

1. ***Front yard and building line.*** The required front yard depth, as established by the building line, shall be measured from the lot line adjoining the right-of-way to the closest habitable portion of the house or duplex, excluding a porch or stoop. The following yard dimensions and shall apply to create the building line:
  - a. For houses, duplexes and multi-dwelling structures front yards shall be established in relation to a building line that is within five (5) feet of the average front yard of existing houses on each side of the subject property. If the lot adjacent to the subject property is vacant or there is a street on one side a value of twenty-five (25) feet shall be used in the calculation. In no case shall the depth of a front yard be greater than thirty-five (35) feet.
  - b. Accessory uses or structures shall not be placed in the front yard.
  - c. A covered, but not enclosed, porch may extend up to eight (8) feet into a front yard.
  - d. For all other uses front yards shall be determined through the use-on-review process.

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2. *Side yard, interior.* The minimum side yard that is adjacent to another lot shall be as follows:
  - a. Where usable alleys exist, houses, duplexes and accessory uses or structures shall have a minimum interior side yard of five (5) feet.
  - b. Where no usable alleys exist, houses, duplexes and multi-dwelling structures shall have a minimum interior side yard on one side of the house to accommodate a driveway that conforms to the provisions of Article V, Section 7. The minimum interior side yard opposite a driveway shall be five (5) feet.
  - c. Accessory uses and structures shall have a minimum interior side yard of five (5) feet.
  - d. For all other uses minimum interior side yards shall be determined through the use-on-review process.
  
3. *Side yard, street.* The minimum side yard that is adjacent to a street shall be as follows:
  - a. For houses, duplexes, multi-dwelling structures, and accessory buildings, the minimum street side yard shall be ten (10) feet; except a street side yard that is also adjacent to a front yard of an abutting property must match the minimum required front yard of the abutting property.
  - b. For all other uses minimum street side yards shall be determined through the use-on-review process.
  
4. *Rear yard.*
  - a. For permitted principal uses and structures, the minimum rear yard shall be twenty-five (25) feet; except for an attached garage served by an alley the minimum rear yard shall be twelve (12) feet.

*Illustration*

- b. For a detached garage served by an alley, the minimum rear yard shall be twelve (12) feet.
  - c. For other accessory buildings, including detached garages not served by an alley, the minimum rear yard shall be five (5) feet.
  - d. For all other uses, rear yards shall be determined through the use-on-review process.
  
5. *Lot width.*

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- a. Minimum and maximum lot width for principal uses and structures are as follows:

Primary Use or Structure	Minimum Lot Width	Maximum Lot Width
Houses, with vehicular access to an alley	37.5 Ft., or as exists on a lot of record as depicted on the City Ward Map	50 Ft.
Houses, with no vehicular access to an alley	50 Ft., or as exists on a lot of record as depicted on the City Ward Map	75 Ft.
Duplexes	50 Ft.	75 Ft.

- b. For uses and structures permitted on review, the planning commission shall determine the required lot width with development plan approval.

6. Lot area:

- a. Minimum and maximum lot area for principal uses and structures are as follows:

Primary Use or Structure	Minimum Lot Area (Sq. Ft.)	Maximum Lot Area (Sq. Ft.)
Houses, with access to an alley	4,000; or as exists on a lot of record as depicted on the City Ward Map.	7,500
Houses, with no access to an alley	7,500, or as exists on a lot of record as depicted on the City Ward Map	9,000; except for lots with slopes greater than 25% on the majority of the lot
Duplexes, with access to an alley	7,500	9,000
Duplexes, with no access to an alley	7,500	11,250; except for lots with slopes greater than 25% on the majority of the lot

- b. For uses and structures permitted on review, the planning commission shall determine the minimum lot area with development plan approval.

7. *Maximum Lot Coverage.* Maximum lot coverage for uses and structures are as follows:

- a. Where alleys exist, houses and duplexes shall have maximum lot coverage of forty (40) percent.
- b. Where no alleys exist, houses and duplexes shall have maximum lot coverage of thirty-five (35) percent.

- c. Accessory uses and structures shall have maximum lot coverage of four hundred (400) square feet or ten (10) percent of the lot area, whichever is greater.
    - d. For uses and structures permitted on review, the planning commission shall determine the maximum lot coverage.
- 8. *Impervious and pervious surface coverage.*
  - a. For permitted uses and structures, the amount of all impervious surfaces, including roofs, driveways and other surfaces that water cannot penetrate, shall not exceed an additional twenty-five (25) percent of the lot coverage, outlined in Subsection D.6. Pervious surfaces shall be covered with gravel or similar material, lawn, ground cover, landscaping or left in an undisturbed condition so as to allow absorption of storm water.
  - c. The pervious surfaces of all other uses shall be determined through the use-on-review process.
- 9. *Building height.*
  - a. For permitted primary uses, the maximum height shall be thirty-five (35) feet.
  - b. For permitted accessory uses, including accessory dwelling units, the maximum height shall be eighteen (18) feet and can include one and one-half story structures.
  - c. For those uses allowed under use-on-review, the maximum height shall be thirty-five (35) feet, except churches whose height shall be approved through the use-on-review process.
- 10. *Exception for Irregular Lots.*

Where a building site is on an irregular lot and is situated such that any front, side or rear property line is not readily determinable, or cannot be literally applied, required yards shall be as determined by the building official in compliance with the following criterion: required setbacks shall not permit the placement of buildings on the site in a manner that will constitute a grant of special privileges inconsistent with the limitations placed on other properties in the vicinity and incompatible with surrounding uses.
- E. ***Design standards for new structures and modifications to the façade.***

The following design standards for new structures and modifications to the façade of existing structures are established to reflect the character of the existing development within the district. Development plans (see Subsection J) must be submitted to demonstrate compliance with the standards. These standards will be used as the basis of planning staff review and approval.

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1. *Foundations for primary structures.*
  - a. All primary structures shall be attached to a permanent foundation, such as, piles, piers, concrete footing or other form designed to give permanent and un-movable stability to the structure.
  - b. The foundation system shall be surrounded by a perimeter wall of solid masonry, concrete or other approved material.
  - c. The front foundation height of new houses and duplexes, as measured at the façade, shall be between two (2) and four (4) feet. On lots with abrupt changes in topography, the applicant may demonstrate, through photographs or other documentation that the proposed, street-facing foundation height will not deviate more than one foot in elevation from the average of the foundation heights of the adjacent houses or duplexes to either side.
  
2. *Orientation of structure to street, including porches, stoops and entrances, and prohibition of front yard decks and patios.*
  - a. The façade of the primary structure shall be parallel to the street or tangent to the curve of the street.
  - b. The primary structure shall have a covered porch entrance or partially covered stoop entrance facing the street which shall be connected to the street or sidewalk by a hard-surfaced walkway.
    - (1) On any block face where front porches are found on no less than three-fourths (75 percent) of the houses in the block, any new residential structure shall be constructed with a covered porch that faces the street and is no less than six (6) feet in depth and no more than ten (10) feet in depth, and covers no less than 30% to of the width of the house.
    - (2) On any block face where no less than three-fourths (75 percent) of the houses have entrances that include front stoops, a front stoop, which must have minimum dimensions of four (4) feet by four (4) feet and must not exceed a depth of six (6) feet nor an overall area of forty-eight (48) square feet, shall be provided on any new residential structure. The addition of porches in such stoop-oriented blocks may be considered through the use-on-review process.

Picture of Block Face

Picture of Porches and Stoops

- c. Existing porches on the façade may be removed and open porches may be enclosed only with approval of MPC through the use-on-review process. Screens or glass may be considered for the enclosure of an open porch.
  - d. Decks and patios shall not be constructed in the front yard.
3. *Roofs.*
- a. The minimum roof pitch shall be five over twelve (5/12). Other roof pitches may be considered through the use-on-review process.
  - b. On any block face where a majority of houses have a gable running perpendicular to the street (excluding dormers), new houses shall have a roof or porch roof which is also perpendicular to the street. Other roof orientation may be considered through the use-on-review process.
4. *Exterior materials, window and door openings.*
- a. Brick or clapboard-like materials are permissible throughout the district.
  - b. Stone, wood shingle or wood-like shingles may be used as house siding in blocks where it is demonstrated by the applicant through photographs that such materials have been traditionally used on other houses on the block. Other materials may be considered through the use-on-review process.
  - c. Street-facing elevations must contain window and door systems no less than twenty-five (25) percent of the façade wall surface area.
5. *Off-street parking and driveways.* Off-street parking and driveways shall be provided in accordance with Article V, Section 7 of these regulations, except:
- a. Where alleys exist, parking shall be provided from the alley to a garage, carport or parking pad, whose edge is located no less than twelve (12) feet from the alley pavement.
  - b. Where alleys do not exist, and if a parking pad, carport or garage is constructed, it must be no less than twenty (20) feet behind the façade of the house.

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- c. Impervious surfaces for vehicle parking and access facilities in the front yard and street side yard shall be limited to not more than the greater of the following:
    - (1) Twenty-five (25) percent of the yard area; or
    - (2) The impervious surface area leading directly to a carport or enclosed garage; or
    - (3) Four hundred (400) square feet.
  - d. For new construction, the maximum driveway width in the front yard is twelve (12) feet.
  - e. Alternative off-street parking compliance is possible in this district by one of the following:
    - (1) A shared driveway and parking areas for detached houses may be permitted through the use-on-review process. Such a driveway shall have a ten (10) to twelve (12) foot width, a minimum of a two (2) foot landscaped buffer between the pavement and each house, and the minimum parking requirement is achieved.
    - (2) Where on-street parking is permitted adjacent to the lot and an alley does not exist, off-street parking is not required.
6. *Fences and trees in the front yard.*
- a. No fence in the front yard shall be taller than forty-two (42) inches.
  - b. Chain-link fences shall not be used in front yards.
  - c. One (1) tree (selected from the City of Knoxville tree list) per thirty (30) feet of street frontage shall be provided in the front yard. Credit may be granted for a tree no less than six (6) inches dbh.

G. ***R-1HK standards for accessory dwelling units.***

These standards shall apply to applications for use-on-review of proposed accessory dwelling units within the R-1 HK zone district.

1. *Ownership.* The property owner must occupy either the primary dwelling or the accessory dwelling unit (ADU) as their permanent residence.
2. *Applicability of building codes.* The design and size of the ADU shall conform to all applicable building codes. When there are practical difficulties involved in carrying out the provisions of the building codes, the building official may grant modifications for individual cases.
3. *Water, sewer and other utilities.* Building officials shall certify that utilities are adequate for the ADU.
4. *Number of ADU per lot.* Only one (1) ADU may be created per lot in the R-1 HK district, except that lots with an existing duplex or multi-dwelling unit structure may not add any additional ADU.
5. *Location.* The ADU may be within, attached to, or detached from the primary dwelling structure and may be a part of a detached accessory structure. An ADU may be developed within an existing structure or as new development.
6. *Lot coverage and yards.* Any additions to an existing building shall not exceed the allowable lot coverage or impervious area coverage or encroach into required yards.
7. *Size of ADU.* In no case shall an ADU exceed forty (40) percent of the primary dwelling habitable floor area, nor more than eight hundred (800) square feet or less than 300 square feet, nor more than two (2) bedrooms.
8. *Appearance.* The ADU shall be designed so that the appearance of the primary structure remains that of a house. The entrance to the ADU shall be located in such a manner as to be unobtrusive from the same view of the structure which encompasses the entrance to the principal dwelling.
9. *Parking.* One parking space per bedroom, in addition to those required for the primary dwelling, shall be created for the ADU. This space shall be located behind the front of the primary structure and shall not obstruct access to any garage openings of the primary dwelling, whether required or not.

H. ***R-1HK standards for courtyard development.***

These standards shall apply to applications for use-on-review of proposed courtyard development within the R-1 HK zone district. The intent of these standards is to provide opportunities for individual ownership of small residential lots oriented onto a common open space. Lots in courtyard developments shall be arranged subject to the following:

1. *Applicability.* Courtyard developments of detached and attached houses are permitted in all R-1HK zoning district areas and have access from an alley or private drive.
2. *Ownership.* The lot(s) for houses and common open space may be established by one of several methods:
  - a. Separate lots for each house with permanent easement(s) to create the common open space;
  - b. Condominium ownership through which the common open space is established relative to the surrounding houses; or
  - c. Other methods that are approved through the use-on-review process that realize the intent of mutual ownership of the common open space.
2. *Density.* Courtyard developments shall not exceed a density of twelve (12) dwelling units per acre. Each individual courtyard development shall contain no less than four (4) or more than ten (10) dwelling units on lots around a common open space.
3. *Orientation of houses.* Houses shall be oriented to, and have a main entry onto, a common open space. However, houses on lots abutting a street shall front the street; that is, the rear of the house shall not face the street. Houses fronting the street shall have a secondary entrance onto the common open space.
4. *Lot and Bulk Standards.* The following lot and bulk standards shall apply:
  - a. A unified, contiguous common open space shall be provided, with total area of no less than two hundred fifty (250) square feet per dwelling unit.
  - b. The common open space shall be accessible to all houses in the development and shall have building lots abutting on no less than two (2) sides.
  - c. Minimum lot sizes shall be waived.
  - d. Front, rear and side setbacks from the property lines shall be a minimum of five (5) feet.
  - e. In lieu of the requirement for frontage on a public street found at Article V. Section 6.D.9, lots shall provide a minimum of twenty-five (25) feet of frontage on a common open space or public street. Lots abutting a public street shall provide a front yard in context with surrounding development as approved by the planning commission.
  - f. Only one (1) dwelling unit per lot shall be permitted.

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- g. The maximum building coverage, excluding covered porches, shall be 1,000 square feet.
  - h. The maximum height of a structure shall be 35 feet.
  - i. Where a proposed development cannot comply with the standards of this section, the planning commission may approve other standards provided that the intent of this section is met.
5. *Design Features.*  
TO BE DETERMINED. SEE PAGE 15 of the INFILL HOUSING GUIDELINES
6. *Parking Requirements.* The requirements for the provision of parking for courtyard development shall be as follows:
- a. Parking shall be located on the courtyard development property.
  - b. Parking shall meet the requirement for houses established in Article V, Section 7.
  - c. Parking shall be provided on each lot, or in the form of shared parking sites in commonly owned space, or a combination of the two.
  - d. Parking sites shall be no more than six (6) adjoining spaces without an intervening landscape feature and shall not be visible from a public street. Parking shall be screened from adjacent residential uses by landscaping or architectural screening.
  - e. Parking shall not be permitted in an established front yard setback or required common open space.
  - f. Parking may be permitted between, or to the side of structures, only when it is set back a minimum of twenty (20) feet from the leading edge of the front facade of the structure and is accessed by a side or rear alley, or a side or rear private driveway.
  - g. The planning commission may approve other methods for the provision of parking provided the intent of this section is met.

I. ***R-1HK standards for multi-dwelling structures.***

These standards shall apply to applications for use-on-review of proposed multi-dwelling structures within the R-1 HK zone district. The intent of these standards is to provide opportunities for apartment living and affordable housing, while keeping such buildings compatible to the traditional forms of various types of residential design. Development may be allowed subject to the following:

1. *Applicability.* Multi-dwelling structures are permitted through use-on-review in all R-1HK zoning district areas that are located within six hundred (600) feet of the edge of a neighborhood development center as identified in an adopted sector plan, have frontage on a collector or arterial street, as identified on the adopted Major Road Plan for the City of Knoxville and Knox County, and have rear access from an alley or private drive.
2. *Density.* Multi-dwelling structures shall be developed at a density not to exceed twelve (12) dwelling units per acre.
3. *Orientation.* Multi-dwelling structures shall be oriented to the street, and have a main entry or common open space leading to the street.

*Illustration: a courtyard apartment building is one traditional form that meets the intent of building orientation and reduces architectural mass, blending better in the streetscape.*

4. *Lot and Bulk Standards.* The following lot standards shall apply:
  - a. Minimum lot width shall be one hundred (100) feet.
  - b. Common open space in the form of a court yard or park space shall be provided when the size of the development exceeds twelve (12) dwelling units with no less than two hundred fifty (250) square feet open space being established per dwelling unit. The common open space shall be accessible to all units in the development.
  - c. The maximum height of a building shall be thirty-five (35) feet; however, where an apartment building lot abuts a single dwelling unit, attached house, or courtyard development, the commission may restrict the apartment height to a proportion that is more compatible with the adjoining use.
  - d. The elevations of buildings should be divided into sections, but clearly can be recognized as a base, a middle and top. Windows in the middle section shall represent twenty (20) percent of each floor to ceiling area. The roofline should be punctuated by a cornice or a roof pitch that is commonly found in pre-1940 apartment buildings in Knoxville.
  - e. Apartment buildings abutting a public street shall meet the front yard setback and building line requirements in Section D.1.

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- f. Where a proposed development cannot comply with the standards of this section, the planning commission may approve other standards provided that the intent of this section is met.
- 5. Design Features  
TO BE DETERMINED. SEE PAGE 15 of the INFILL HOUSING GUIDELINES
- 6. *Parking Requirements.*
  - a. Parking shall be located on the property of the multi-dwelling structure or development.
  - b. Parking shall meet the requirements for apartment units established in Article V, Section 7.
  - c. Parking shall be screened from adjacent residential uses by landscaping or architectural screening.
  - d. Parking shall not be permitted in an established front yard setback or common open space.
  - e. The planning commission may approve other methods for the provision of parking provided the intent of this section is met.

- J. ***Administration Requirements for Permitted Principal and Accessory Uses and Structures.***
1. *Site plan approval required.* Prior to the issuance of any permit for the construction or placement of a principal structure within the district, a site plan and street-facing elevation shall be reviewed, approved and certified by the Building Official to insure that the district development standards are met. Prior to submittal of applications, MPC staff shall be available to offer advice on foundation height, roof orientation, setbacks, parking access and related concerns, and if requested by the applicant, provide a recommendation report to the applicant within 7 days of receiving the request.
  2. *Minimum site plan requirements.* The site plan shall be drawn to scale and must include the following:
    - a. Lot boundaries, dimensions and calculation of area.
    - b. Topography, if the majority of the lot exceeds a twenty-five (25) percent slope.
    - c. Street boundaries and names.
    - d. Building locations, dimensions and calculations of the building area.
    - e. Roof plan showing roof pitches and location of dormers, hips, valleys, and ridge lines; and roof area for purposes of calculation of lot and impervious area coverage.
    - f. Driveway, sidewalk and courtyard locations, dimensions, materials and calculation of area.
    - g. Any other hard surfaced areas, including dimensions, materials and area calculations.
  3. *Minimum elevation drawing requirements.* The drawings of street facing elevations shall be drawn to scale and must include the following:
    - a. Location and dimensions of window and door openings, and area calculations of those dimensions.
    - b. Dimension and details on window and door trim.
    - c. Covered porch dimensions and area calculations.
    - d. Identification of exterior materials and area calculations of each type.
    - e. Identification of habitable space above a garage, if proposed, and calculations of area.
  4. *Appeals.* The applicant of the proposal may appeal any decisions of the Building Official regarding the certification of the plans to the Board of Zoning Appeals in accordance with Article VII, Section 2.

***Additions to Article II.***

Article II. DEFINITIONS to be added:

1. *Accessory Dwelling Unit* means a separate and complete dwelling unit that is contained on the same lot as a house.
2. *Courtyard development* means a residential development of four to ten dwelling units arranged on small lots on no less than two sides of a common open space with frontage onto a street of sufficient width to allow direct pedestrian access to the street. Vehicular access is via an abutting alley or private drive
3. *Façade* means the exterior walls and portion of a roof of a structure that face a front yard, the street, or a courtyard (in the case of courtyard development).
4. *Front stoop* means an elevated, permanent open or partially covered structure leading to the front door; constructed of concrete or masonry.
5. *Habitable space* means a space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.
6. *Neighborhood Development Center* - Areas, which are identified in the sector plans, for mixed uses including neighborhood-serving commercial and office uses and various residential uses.
7. *Walkway* - the front walk at a building leading from the door to the sidewalk or road.

***Addition to Article V, Section 7.***

**Subsection B. Access and Driveway Requirements**

3. a. Houses, attached houses, and duplexes: except that in the R-1HK district the minimum width may be reduced to eight (8) feet when a provision is made for two parking spaces behind houses, attached houses and duplexes.