

Sec. 50-441. - Purpose.

This residential district is intended to provide and encourage the development of housing peculiar to the needs of persons who desire to live within walking distance to shopping, dining, and entertaining facilities situated in the City Center. This district also provides for the limited commercial use of existing residential structures in a manner that maintains the visual character and architectural scale of existing development within the district, and will minimize the visual and functional conflicts between the district's residential uses and nonresidential uses which abut it.

(Code 1994, ch. 55, § 5.41-31)

Sec. 50-442. - Uses permitted.

Uses permitted in the RM-32 district are as follows:

- (1) Permitted principal uses subject to approval as provided for by section 50-35, pertaining to building permits.
 - a. Single-family dwellings.
 - b. Two-family dwellings.
 - c. Multiple dwellings containing four or fewer dwelling units with four or fewer bedrooms per dwelling unit, except hotels and motels.
- (2) Permitted principal uses subject to site plan approval as provided for by section 50-36 of this chapter.
 - a. Multiple-family dwellings, except hotels and motels, containing five or more dwelling units and containing four or fewer bedrooms per dwelling unit.
 - b. Extended care/nursing facility.
- (3) Permitted principal uses subject to an approved special use permit as provided for by article II, division 3 of this chapter.
 - a. Art galleries, libraries, museums, not operated for profit.
 - b. Institutional headquarters for nonprofit organizations.
 - c. Recreational buildings and community centers not operated for profit.
 - d. Professional clinics, professional, and quasi-professional offices, including, but not limited to, the following: lawyers, architects, engineers, real estate and insurance brokers, physicians, and dentists.
 - e. Buildings owned and occupied by public utilities.
 - f. Class B, multiple-family dwellings.
- (4) Permitted accessory uses.
 - a. Class A home occupations.
 - b. Garages:
 - 1F: Four spaces maximum.
 - 2F: Four spaces maximum.
 - c. Public garages. Public garages shall be permitted when for storage purposes only, with no repair facilities and when said garage is located not less than 40 feet from the front lot line, 15 feet from the side lot line, 20 feet from the rear lot line, 30 feet from any other street line on which such lot borders, and 20 feet from any residential building to the same lot as the garage, provided that, no public garage shall have an entrance or exit for motor vehicles within 300 feet of an entrance or exit of a public or parochial school, public playground, public library, church, hospital, or other public or semipublic institution.
 - d. Other. Other such accessory uses and buildings when located on the same lot as a permissible use, provided that, such accessory use of building shall not be used or occupied for any business, occupation, profession, trade, or dwelling purposes.
 - e. The keeping of not more than two roomers by a family or owner residing in a single-family dwelling.
 - f. The keeping of not more than one roomer by a family or owner residing in each unit of a two-family dwelling. The maximum occupancy shall not exceed three unrelated persons per unit nor six unrelated persons per dwelling structure.