### R-10, R-12, R-21, and R-29 Residential Districts

The purpose of the R-10, R-12, R-21 and R-29districts is to make available a variety of *dwelling unit* types to serve a wide range of household needs at medium- and high-*density* levels.

 **Permitted Uses**

1. Boarding, dormitory, monastery
2. Daycare; preschool; for infants & children (6 or fewer)
3. Dwelling, multiple-family
4. Dwelling, single-family
5. Electrical distribution facilities
6. Electrical substation
7. Electrical transmission lines
8. Foster homes licensed by the State
9. Group residential care facility (limited)
10. Manufactured homes
11. Police substations (6 or fewer staff)
12. Public parks, playgrounds & playfields

**Special Use Permits**

The following uses may be conditionally permitted in R-10, R-12, R-21 and R-29*residential* districts subject to a Special Use Permit:

1. Adult day care
2. Clubs & lodges (private)
3. Colleges & universities (residential)
4. Continuing care community
5. Correctional group residential care facility
6. Daycare; preschool; for infants & children (more than 6)
7. Fire stations
8. Grocery stores (neighborhood)
9. Group residential care facility
10. Laundromats (neighborhood)
11. Mobile home; permanent installation
12. Museums
13. Neighborhood & community centers (including youth & senior centers)
14. Nursing, extended care, convalescent, recovery care facilities
15. Personal care facilities for the elderly
16. Police stations
17. Religious assembly (all)
18. Religious educational & charitable institutions (no schools or assembly uses)
19. Schools; elementary & secondary (public & private)
20. Sheltered care facilities
21. Utilities (all, including natural gas regulation station, telephone exchange, water or sewage pumping station, water storage facility)
22. Urban Farm Ground Level greater 10,000 sq. ft.
23. Urban Farm Roof Level, Open Air, 1000 sq. ft. or less

**Accessory Uses**

The following accessory uses are permitted in R-10, R-12, R-21 and R-29districts:

1. Accessory dwelling units
2. Accessory structures, permanent, temporary or portable, not constructed of solid building materials; covers; accessory structures exceeding 30 inches from the ground
3. Barbecue pits, swimming pools (private)
4. Children play areas & equipment
5. Daycare for infants & children (private)
6. Garages (private)
7. Greenhouses (non-commercial)
8. Home occupations
9. Incidental & subordinate uses & structures
10. Residential use ancillary to an approved use
11. Utility sheds, located within the rear yard only
12. Urban Farm Ground Level, 10,000 sq. ft. or less