

Multi Family 10 (MF-10)



Residential Uses	Section 4.2
Permitted by Right	Assisted Living, Condominium, Multi-Family, Nursing Home/Skilled Nursing (Convalescent), Single Family Attached (3 or more units) Townhome
Permitted with Limitations	Single Family Detached

Civic Uses	Section 4.2
Permitted by Right	Government Facilities, Park or Playground, Place of Worship, School: Public, Private Amenity Center (Primary Use)
Specific Use Permit Required	School: Private or Parochial

Transportation & Utility Uses	Section 4.2
Permitted with Limitations	Utilities

Temporary Use	Section 4.7
Permit by Right	Garage Sales
Permitted with Limitations	Temporary outdoor sales of Seasonal Products, Nonprofit Seasonal Fundraisers, Temporary uses, buildings, facilities and equipment incidental to construction, Temporary Portable Storage Units, Temporary Residential Sales Offices and Model Homes, Mobile Food Vendors for a max period of 72 hours but no more than 12 hours per day, On-Site Special Events
Temporary Use Permit Required	Mobile Food Vendors past the conditions, Tents and Canopies, Farmers Markets, Other Temporary Uses and Structures listed in 4.7.2K

Dimensional Standards	MF, Assisted Living, Mixed Use	SF Attached	Condo detached & Attached
Minimum Lot Width	NA		NA
Minimum Lot Size	NA		NA
Front/Street Setback	15 ft		15 ft
Minimum Side Street Setback (corner lots)	15 ft		15 ft
Minimum Interior Side Setback	10 ft		
Side setback abutting SF property	30 ft		
Rear Setback	15 ft		20 ft
Rear Setback abutting SF property	30 ft		20 ft
Maximum Building Height	38 ft	38 ft	38 ft
Maximum Impervious Cover			60%
Dimensional interpretations and Exceptions			
Bufferyard – UDC Sec 11.10			
Landscaping – UDC Sec 11.3 C			
Tree Preservation and Protection Sec 11.12			

Note: Any buildings exceeding 20’ in height abutting SF-E, SF-S, SF-R zoning or an existing conforming single family detached unit shall have 5 feet go additional setback per 1 foot of additional building height as measured from the side and rear 30 ft building setback. This provision is applicable even if the property line is not in common.

The Full UDC can be found at <http://online.encodeplus.com/regs/pflugerville/doc-viewer.aspx#secid--1>. More information on all uses and any applicable limitations can be found in [UDC Chapter 4](#). Definitions of all uses can be found in [UDC Chapter 20](#).
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