

MF-3

Multi-Family Residence—Medium Density

Multifamily Residence Medium Density district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multifamily use is desirable.

Site Development Standards

Lot		Massing	
Minimum Lot Size	8,000 sq ft	Maximum Height	40 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	55%	Front yard	25 ft
Maximum Impervious Cover	65%	Street side yard	15 ft
Maximum Floor Area Ratio	.75:1	Interior side yard	5 ft
Maximum Units Per Acre	36	Rear yard	10 ft

Permitted and Conditional Uses

† For detail on marked uses in the Multi-Family Residence—Medium Density district, see the Austin City Code 25-2-562.

Residential

Bed and Breakfast Residential (Group 1) *	Retirement Housing (Small Site) *
Bed and Breakfast Residential (Group 2) *	Retirement Housing (Large Site) (c) *
Condominium Residential *	Short-Term Rentals
Duplex Residential *	Single-Family Residential *
Group Residential (c)	Single-Family Attached Residential *
Multifamily Residential †	Townhouse Residential *
	Two Family Dwellings *

Civic

Club or Lodge (c) *	Day Care Services—Commercial (c)
College and University Facilities (c) *	Day Care Services—General (c)
Communication Service Facilities *	Day Care Services—Limited
Community Events *	Family Home *
Community Recreation—Private (c) *	Group Home Class I—General (c) *
Community Recreation—Public (c) *	Group Home Class I—Limited *
Congregate Living (c)	Group Home Class II (c) *
Convalescent Services (c)	Local Utility Services (c)
Cultural Services (c)	Private Primary Educational Services (c) *

MF-3 (continued)

Civic (continued)

Private Secondary Educational Services (c) *

Public Primary Educational Services *

Public Secondary Educational Services *

Religious Assembly

Residential Treatment (c)

Safety Services (c)

Telecommunication Tower (PC) *

Commercial

Special Use—Historic (c) *

Agricultural

Community Garden

Urban Farm *