

TF Two-Family Residential



Residential Uses	Sec. 5.02.010
Permitted by Right	Single-family (Detached, Attached), Two-family, Group Home (6 residents or less),
Permitted with Limitations	Home-Based Business
Special Use Permit Required	Accessory Dwelling Unit, Halfway House, Hospice Facility

Civic Uses	Sec. 5.03.010
Permitted with Limitations	School (Elementary), Day Care (Family Home), Golf Course, Nature Preserve or Community Garden, Neighborhood Amenity, Activity, or Recreation Center, Public Park (neighborhood), Religious Assembly Facilities (inc. with Columbaria)
Special Use Permit Required	School (Middle), Day Care (Group), Activity Center (Youth or Senior), Emergency Services Station

Commercial Uses	Sec. 5.04.010
Special Use Permit Required	Bed and Breakfast (inc. with Events)

Transportation & Utility Uses	Sec. 5.05.010
Permitted by Right	Utility Services (Minor)
Permitted with Limitations	Utility Services (Intermediate), Wireless Transmission Facility ($\leq 40'$ tall)

Temporary Uses	Sec. 5.08.010
Permitted with Limitations	Concrete Products, Construction Field Office, Construction Staging (off-site), Parking lot, Portable Classrooms, Residential Sales Office/Model Homes, Seasonal Product Sales

Dimensional Standards: Sec. 6.02.060	
Minimum Lot Width	70 ft
Minimum Lot Size	7000 sq. ft
Minimum Corner Lot Width	80 ft
Front setback	20 ft
Side Setback	6 ft
Side/Rear Street Setback	15 ft
Unloaded Street Setback	20 ft
Rear Setback	10 ft
Street Facing Garage Setback	25 ft
Maximum Building Height	35 ft
Maximum Impervious Cover – Sec. 11.02	45%
Dimensional Interpretations and Exceptions – Sec. 7.02.030	-
Bufferyard: UDC Sec. 8.04.06	-
Landscaping: UDC Sec. 8.01	-
Tree Preservation and Protection – Sec. 8.02	-

The full UDC document can be found online at udc.georgetown.org. More information on all uses and any applicable limitations can be found in UDC Chapter 5. Definitions of all uses can be found in UDC Chapter 16. planning@georgetown.org | (512) 930-3575

MF-1 Low-Density Multi-Family



Residential Uses	Sec. 5.02.010
Permitted by Right	Multifamily (Attached, Detached) dwelling units, Group Home (7 to 15 residents), Rooming or Boarding House
Permitted with Limitations	Home-Based Business
Special Use Permit Required	Group Home (16 residents or more), Hospice Facility, Assisted Living, Nursing or Convalescent Home, Orphanage, Student Housing, Halfway House

Civic Uses	Sec. 5.03.010
Permitted with Limitations	School (Elementary), Day Care (Family House, Group, Commercial), Religious Assembly Facilities (Inc. with Columbaria), Nature Preserve or Community Garden, Neighborhood Amenity, Activity, or Recreation Center, Golf Course
Special Use Permit Required	School (Middle), Activity Center (Youth or Senior), Emergency Services Station

Commercial Uses	Sec. 5.04.010
Special Use Permit Required	Bed and Breakfast (Inc. with Events)

Transportation & Utility Uses	Sec. 5.05.010
Permitted by Right	Utility Services (Minor)
Permitted with Limitations	Utility Services (Intermediate), Wireless Transmission Facility (40' or less)

Temporary Uses	Sec. 5.08.010
Permitted with Limitations	Seasonal Product Sales, Farmer's Market, Business Offices, Transient Mobile or Outdoor Food Vendor, Concrete Products, Construction Field Office, Construction Staging (off-site), Parking lot, Portable Classrooms

Dimensional Standards: Sec. 6.02.080	
Minimum Lot Width	50 ft
Minimum Lot Size	12,000 sq.ft
Dwellings Per Acre (max)	14
Front setback	20 ft
Side Setback	10 ft
Side Setback to an existing RS home in the ETJ that is platted and planned for residential use on the FLU Map	20 ft
Side/Rear Street Setback	15 ft
Unloaded Street Setback	20 ft
Rear Setback	10 ft
Maximum Building Height	35 ft
Maximum Impervious Cover – Sec. 11.02	50%
Bufferyard: UDC Sec. 8.04.06	-
a) Medium level adjacent to Residential Zones – 15 ft wide planting area; One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet	
Landscaping: UDC Sec. 8.01	-
Tree Preservation and Protection – Sec. 8.02	-

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Two-Family (TF)

Permitted by Right

Single-Family (Attached and Detached)
Two-Family
Group Home (6 residents or less)
Utility Services, Minor

Permitted with Limitations

Home-Based Business
Elementary School
Day Care, Family Home
Religious Assembly Facilities (with or without Columbaria)
Nature Preserve or Community Garden
Neighborhood Amenity, Activity, or Recreation Center
Public Park, Neighborhood
Golf Course
Utility Services, Intermediate
Wireless Transmission Facility $\leq 40'$

Permitted with a SUP

Hospice Facility
Halfway House
Middle School
Day Care, Group
Activity Center, Youth or Senior
Emergency Services Station
Bed & Breakfast (with or without Events)

Low Density Multi-Family (MF-1)

Permitted by Right

Multifamily, Attached and Detached
Group Home (7-15 residents)
Rooming or Boarding House

Utility Services, Minor

Permitted with Limitations

Home-Based Business
Elementary School
Day Care, Family Home, Group and Commercial

Religious Assembly Facilities (with or without Columbaria)

Nature Preserve or Community Garden
Neighborhood Amenity, Activity or Recreation Center
Public Park, Neighborhood
Golf Course
Utility Services, Intermediate
Wireless Transmission Facility ≤40'

Permitted with a SUP

Group Home (16 residents or more)
Assisted Living
Nursing or Convalescent Home

Hospice Facility

Orphanage
Student Housing
Halfway House
Middle School
Activity Center, Youth or Senior
Emergency Services Station
Bed & Breakfast (with and without Events)