

Single Family Residential (SF-R)

The district may be used to master plan a large, low density residential subdivision with an opportunity for a mixture of lot sizes based on overall acreage. In certain cases, the district may also be used where an infill of single-family suburban housing types may be appropriate.

Residential Uses	Section 4.2
Permitted by Right	Accessory Dwelling Unit
Permitted with Limitations	Condominium attached or detached, Single Family Detached

Civic Uses	Section 4.2
Permitted by Right	Government Facilities, Park or Playground, Place of Worship, School: Public
Permitted with Limitations	Amenity Center, Cemetery/Mausoleum
Specific Use Permit Required	School: Private or Parochial

Commercial Uses	Section 4.2
Permitted by Right	Golf Course and/or Country Club

Transportation & Utility Uses	Section 4.2
Permitted with Limitations	Utilities

Dimensional Standards	Feet
Minimum Lot Width	10-50 ac: 60 ft 50+ ac: 50 ft
Minimum Lot Size	10-50 ac: 7500 sqft 50+ ac: 6250 sqft
Front/Street Setback	25 ft
Minimum Side Street Setback (corner lots)	15 ft
Side setback abutting SF property	7.5 ft
Rear Setback	20 ft
Rear Setback abutting SF property	20 ft
Maximum Building Height	35 ft
Maximum Impervious Cover	70%

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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Single Family Mixed Use Residential (SF-MU)

The district is intended to address small lot, single family detached, and single family attached (townhome) housing opportunities at a low to medium density. This district may be used in areas of 20 acres or less with direct access to major thoroughfares. Non-residential uses may be considered if cohesively designed as a mixed-use neighborhood.

Residential Uses	Section 4.2
Permitted by Right	Condominium attached or detached, Single Family Attached (3 or more units) Townhome, Single Family Detached
Permitted with Limitations	Accessory Dwelling Unit, Live Work Unit

Civic Uses	Section 4.2
Permitted by Right	Government Facilities, Park or Playground, Place of Worship, School: Public
Permitted with Limitations	Amenity Center, Cemetery/Mausoleum, Museum/Art Gallery
Specific Use Permit Required	School: Private or Parochial

Commercial Uses	Section 4.2
Permitted by Right	Golf Course and/or Country Club
Permitted with Limitations	Brewpub/Wine Bar, Daycare Facility, Dry Cleaning Minor, Financial Institution, Health/Fitness Center, Massage Therapy Licensed, Personal Services, Restaurant, Retail Sales and Services
Specific Use Permit Required	Golf Course and/or Country Club

Transportation & Utility Uses	Section 4.2
Permitted with Limitations	Utilities

Agriculture Uses	Section 4.2
Permit by Right	Farm, Ranch, Garden, Orchard, or Vineyard

Dimensional Standards	SF Detached	SF Attached and non-residential	Condo Attached & detached
Minimum Lot Width	40 ft	25 ft	NA
Minimum Lot Size	5000 sqft	2500 sqft	NA
Front/Street Setback	15 ft	15 ft	15 ft
Minimum Side Street Setback (corner lots)	15 ft	15 ft	15 ft
Side setback abutting SF property	7.5 ft	10 ft res, 25 ft non-res	7.5 ft detach, 10 ft attach
Rear Setback	20 ft	20 ft	20 ft
Rear Setback abutting SF property	20 ft	20 ft res, 30 ft non-res	20 ft
Maximum Building Height	35 ft	35 ft	35 ft
Maximum Impervious Cover	70%	80%	70%
Bufferyard – UDC Sec 11.10		10 ft	10 ft

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Parks Facilities & Open Space (PF)

The Parks Facilities and Open Space (PF) district is established to preserve and enhance public and private open spaces and to develop and implement parks and recreational opportunities throughout the city that is responsive the variety of recreational needs of all residents of the community.

Civic Uses	Section 4.2
Permitted by Right	Government Facilities, Park or Playground, Place of Worship,
Permitted with Limitations	Private Amenity Center (Primary Use), Cemetery/Mausoleum
Specific Use Permit Required	

Commercial Uses	
Permitted by Right	Golf Course and/or Country Club, Golf Driving Range
Permitted with Limitations	
Specific Use Permit Required	Private Campground or Recreational Vehicle Park, Outdoor Commercial Recreation & Entertainment, Mobile Food Park, Outdoor Amphitheater, Reception Hall, Commercial Stable

Transportation & Utility Uses	Section 4.2
Permitted with Limitations	Utilities
Specific Use Permit Required	Wireless Telecommunication Facilities

Agriculture Uses	Section
Permitted by Right	Private Community Garden
Specific Use Permit Required	Private Orchard, Vineyard

Dimensional Standards	
Minimum Lot Width	200 ft
Minimum Lot Size	NA
Front/Street Setback	25 ft
Minimum Side Street Setback (corner lots)	25 ft
Minimum Interior Side Setback	20 ft
Side setback abutting SF property	20 ft
Rear Setback	20 ft
Rear Setback abutting SF property	20 ft
Streetscape Yard	25 ft
Maximum Building Height	25 ft

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General Business 1 (GB1)

This district is designed to accommodate a full range of retail and office uses with a city-wide and even regional trade area. These types of commercial uses are conducted wholly within an enclosed building. The uses in this district have operating characteristics and traffic service requirements compatible with typical office, retail, shopping, and high density residential environments.

Residential Uses	Section 4.2
Permitted by Right	Assisted Living, Live Work Unit, Nursing Home/Skilled Nursing (Convalescent)
Permitted with Limitations	Condominium, Multi-Family

Civic Uses	Section 4.2
Permitted by Right	Cemetery/Mausoleum, Civic Center, Government Facilities, Museum/Art Gallery, Park/Playground, Place of Worship, School: Private, Public, and Parochial, Theatre, Convention Center, Mortuary/Funeral Home, Trade School,
Specific Use Permit Required	College, University, or Private Boarding School

Commercial Uses	
Permitted by Right	Automotive Parking Lot/Garage, Brewpub/Wine Bar, Catering Establishment, Clinic, Daycare facility, minor dry cleaning, financial institution, Minor Equipment and Machinery sales and rental, Golf Course and/or Country Club, Health/Fitness Center, Hospital, Laundromat, Licensed Massage Therapy, Office: Administrative, Medical, or Professional, Personal Services: barbershop, beauty shop, dressmaker, fortune teller, licensed massage therapy shop, nail salon, portrait studio, shoe shop, tailor, or other similar shops offering custom service, Reception Hall, Retail Sales and Services, Athletic Facilities, Auction Sales, Automotive Repair and Service, Automotive Sales and Rental, Bar/Tavern, Brewery/Distillery/Winery/Regional, Business Center, Commercial Indoor Recreation and Entertainment, Commissary, Event Center, Golf Driving Range, Household Appliance Service & Repair, Liquor Store (off-site consumption), Lounge, Pawn Shop, Minor Print Shop, Over 50,000 sqft single tenant retail sales and service
Permitted with Limitations	Commercial Animal Establishments, Car Wash, Gas Station, Restaurant, Bail bond, Commercial Outdoor Recreation and Entertainment, Drive In/Thru, Alternative Financial Services Institution, Hotel/Hotel Residence, Mobile Food Park, Nursery Indoor/Outdoor Sales
Specific Use Permit Required	Body Art Studio

Transportation & Utility Uses	Section 4.2
Permitted by Right	Transit Facility (Park & Ride)
Permitted with Limitations	Utilities
Specific Use Permit Required	Wireless Telecommunication Facilities

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Dimensional Standards	
Minimum Lot Width	200 ft
Minimum Lot Size	NA
Front/Street Setback	15 ft
Minimum Side Street Setback (corner lots)	15 ft
Minimum Interior Side Setback	10 ft
Side setback abutting SF property	30 ft
Rear Setback	20 ft
Rear Setback abutting SF property	30 ft
Streetscape Yard	15 ft
Maximum Building Height	50 ft
Maximum Impervious Cover	80%
Bufferyard – UDC Sec 11.10	15 ft

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