

## 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.

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|----------------------------|--|
| <b>Residential Uses</b>    | <a href="#">Section 4.2</a>                              |
| Permitted by Right         | Accessory Dwelling Unit                                  |
| Permitted with Limitations | Condominium attached or detached, Single Family Detached |

|                              |   |
|------------------------------|---|
| <b>Civic Uses</b>            | <a href="#">Section 4.2</a>   |
| 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  |

|                        |                                 |
|------------------------|---------------------------------|
| <b>Commercial Uses</b> | <a href="#">Section 4.2</a>     |
| Permitted by Right     | Golf Course and/or Country Club |

|  |                             |
|--|-----------------------------|
| <b>Transportation &amp; Utility Uses</b> | <a href="#">Section 4.2</a> |
| Permitted with Limitations               | Utilities                   |

| <b>Dimensional Standards</b>              | <b>Feet</b>                                 |
|---|---|
| Minimum Lot Width                         | 10-50 ac: 60 ft<br>50+ ac:<br>50 ft         |
| Minimum Lot Size                          | 10-50 ac: 7500 sqft<br>50+ ac:<br>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](#).  
[planning@pflugervilletx.gov](mailto:planning@pflugervilletx.gov) | (512) 990-6300