

## Single Family Estate (SF-E)

The district is intended to address larger lot, single family development with lots generally greater than one half (½) acre in size. New single family estate neighborhoods can be established using this district; however, the location should be carefully considered to reduce sprawl and ensure compliance with utility infrastructure master plans.

<b>Residential Uses</b>	<a href="#">Section 4.2</a>
Permitted by Right	Accessory Dwelling Unit, 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	90 ft
Minimum Lot Size	1/2 acre
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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