

Suburban Corridor District Level 3 (CL3)

This district is intended to establish a form that features low density, suburban development primarily consisting of a mix of residential uses featuring single family homes with limited commercial uses along major thoroughfares. The scale of development is limited with substantial on-site open space and vegetation. Uses within the Suburban district may be mixed with an emphasis on creating walkable neighborhoods near neighborhood centers, civic spaces and public facilities.

Residential Uses	
Permitted by Right	Assisted Living, Duplex, Skilled Nursing/Nursing Home (Convalescent), Single Family Attached (3 or more) Townhome, Single Family, Detached
Permitted with Limitations	Condominium
Specific Use Permit Required	Multi-Family
Civic Uses	
Permitted by Right	Civic Center, Government Facilities, Museum/Art Gallery, Park/Playground, Place of Worship, School: Private or Parochial
Specific Use Permit Required	

Commercial Uses	
Permitted by Right	Clinic, Day Care Facility, Minor Dry Cleaning, Financial Institution, Massage Therapy, Office: Administrative, Medical, or Professional, Personal Services, Minor Print Shop, Restaurant, Retail Sales, and Services
Permitted with Limitations	Catering Establishment, Commercial Animal Establishments, Commercial Recreation & Entertainment, Indoor, Health/Fitness Center
Specific Use Permit Required	

Transportation & Utility Uses	
Permitted by Right	
Permitted with Limitations	Utilities
Specific Use Permit Required	

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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Dimensional Standards	
Minimum Lot Width	Varies
Minimum Lot Size	Varies
Front/Street Setback	15 ft
Minimum Side Street Setback (corner lots)	15 ft
Minimum Interior Side Setback	0-5 ft
Side setback abutting SF property	Varies
Rear Setback	Varies
Rear Setback abutting SF property	20/30 ft
Streetscape Yard	0-30 ft
Maximum Building Height	35 ft
Maximum Impervious Cover	Varies
Bufferyard – UDC Sec 11.10	Varies
Minimum Density	6 units/acre
Maximum Density	10 units/acre
Density Bonus (Max density if structured parking is provided)	None
Minimum Dwelling unit area	Varies
Multi-Family Dwelling Unit Mix	Min 40% 1 bed /studio; Max 10% 3+ Bed

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