

Neighborhood Services (NS)

This district is established as a limited retail category intended for use by residents of nearby neighborhood areas for the purpose of supplying day-to-day needs and personal services. Establishments should include small, free-standing retail structures, such as convenience stores and neighborhood oriented personal service establishments. Sites zoned “NS” should be located on a thoroughfare and generally utilize a site adjacent to one or more logical neighborhood service areas.

Civic Uses	Section 4.2
Permitted by Right	Civic Center, Government Facilities, Museum/Art Gallery, Park or Playground, Place of Worship, Private or Parochial School,

Commercial Uses	
Permitted by Right	Minor Dry Cleaning, Financial Institution, Licensed Massage therapy, Office: Administrative, Medical, or Professional, Personal Services: barbershop, beauty shop, dressmaker, fortune teller, Nail Salon, Portrait studio, shoe shop, tailor, or other similar shops offering custom service, Retail Services
Permitted with Limitations	Restaurant

Transportation & Utility Uses	Section 4.2
Permitted with Limitations	Utilities

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	25 ft
Rear Setback	20 ft
Rear Setback abutting SF property	20 ft
Streetscape Yard	15 ft
Maximum Building Height	25 ft
Maximum Impervious Cover	75%

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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