

Single Family Suburban Residential (SF-S)

The district is intended to include land which is being used, or intended to be used for low density, single family suburban housing types. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and services.

Residential Uses	Section 4.2
Permitted by Right	Accessory Dwelling Unit, 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	70 ft
Minimum Lot Size	9000 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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