

General Business 1 (GB1)

This district is designed to accommodate a full range of retail and office uses with a city-wide and even regional trade area. These types of commercial uses are conducted wholly within an enclosed building. The uses in this district have operating characteristics and traffic service requirements compatible with typical office, retail, shopping, and high density residential environments.

Residential Uses	Section 4.2
Permitted by Right	Assisted Living, Live Work Unit, Nursing Home/Skilled Nursing (Convalescent)
Permitted with Limitations	Condominium, Multi-Family

Civic Uses	Section 4.2
Permitted by Right	Cemetery/Mausoleum, Civic Center, Government Facilities, Museum/Art Gallery, Park/Playground, Place of Worship, School: Private, Public, and Parochial, Theatre, Convention Center, Mortuary/Funeral Home, Trade School,
Specific Use Permit Required	College, University, or Private Boarding School

Commercial Uses	
Permitted by Right	Automotive Parking Lot/Garage, Brewpub/Wine Bar, Catering Establishment, Clinic, Daycare facility, minor dry cleaning, financial institution, Minor Equipment and Machinery sales and rental, Golf Course and/or Country Club, Health/Fitness Center, Hospital, Laundromat, Licensed Massage Therapy, Office: Administrative, Medical, or Professional, Personal Services: barbershop, beauty shop, dressmaker, fortune teller, licensed massage therapy shop, nail salon, portrait studio, shoe shop, tailor, or other similar shops offering custom service, Reception Hall, Retail Sales and Services, Athletic Facilities, Auction Sales, Automotive Repair and Service, Automotive Sales and Rental, Bar/Tavern, Brewery/Distillery/Winery/Regional, Business Center, Commercial Indoor Recreation and Entertainment, Commissary, Event Center, Golf Driving Range, Household Appliance Service & Repair, Liquor Store (off-site consumption), Lounge, Pawn Shop, Minor Print Shop, Over 50,000 sqft single tenant retail sales and service
Permitted with Limitations	Commercial Animal Establishments, Car Wash, Gas Station, Restaurant, Bail bond, Commercial Outdoor Recreation and Entertainment, Drive In/Thru, Alternative Financial Services Institution, Hotel/Hotel Residence, Mobile Food Park, Nursery Indoor/Outdoor Sales
Specific Use Permit Required	Body Art Studio

Transportation & Utility Uses	Section 4.2
Permitted by Right	Transit Facility (Park & Ride)
Permitted with Limitations	Utilities
Specific Use Permit Required	Wireless Telecommunication Facilities

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	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	30 ft
Rear Setback	20 ft
Rear Setback abutting SF property	30 ft
Streetscape Yard	15 ft
Maximum Building Height	50 ft
Maximum Impervious Cover	80%
Bufferyard – UDC Sec 11.10	15 ft

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