

Retail (R)

This district is established to provide locations for various types of general retail trade, business and service uses for services to one or more neighborhoods. The commercial areas developed within an R district should utilize to the maximum extent possible the existing landscaping on site to buffer from adjacent residential uses and be limited to two stories in height. The R district should be located generally at the intersection of major thoroughfares and convenient to a residential trade area, with signage compatible with surrounding land use. In the R district, open storage as defined herein is not permitted.

Residential Uses	Section 4.2
Permitted by Right	Assisted Living, Live Work Unit, Nursing Home/Skilled Nursing (Convalescent), Single Family Attached (3 or more) Townhome
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,

Commercial Uses	
Permitted by Right	Automotive Body Repair Shop (Collision Repair), 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,
Permitted with Limitations	Commercial Animal Establishments, Car Wash, Commercial Indoor Recreation and Entertainment, Gas Station, Restaurant,

Transportation & Utility Uses	Section 4.2
Permitted with Limitations	Utilities
Specific Use Permit Required	Wireless Telecommunication Facilities

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	25 ft
Streetscape Yard	15 ft
Maximum Building Height	35 ft
Maximum Impervious Cover	80%
Bufferyard – UDC Sec 11.10	15 ft

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](#).
planning@pflugervilletx.gov | (512) 990-6300