

SUBCHAPTER 20. DEFINITIONS.

(A) In this subchapter, the words “shall” and “must” are deemed as mandatory or directory, in accordance with the intent and context of its use, and the word “may” is deemed as permissive.

(B) Terms not defined herein will be construed in accordance with customary usage.

(C) List of defined terms:

ABANDONMENT	The discontinued use of a site for a period of six (6) months or longer, whether with or without the intent to do so. The six-month period does not include the period of time necessary to conclude any litigation related to such calamity or to the repair thereof.
ACCESS POINT	A point of ingress and egress via a public right-of-way to a lot or subdivision.
ACCESSORY BUILDING	Refer to Building, Accessory.
ACCESSORY DWELLING UNIT	Refer to Dwelling Unit, Accessory.
ACCESSORY USE	Refer to Use, Accessory.
ADJACENT USE	Refer to Use, Adjacent.
ADMINISTRATOR	The Planning Director of the City of Pflugerville and/or his or her designee.
ALLEY	A private or public way which affords access to the property thereon.
AMENITY CENTER	A recreational facility, including, but not limited to, clubhouse, swimming pool(s), playground, and open space, operated for the exclusive use of private residents or neighborhood groups and their guests, and not the general public.
ANIMAL SHELTER	A public or private facility which temporarily keeps dogs, cats or other domesticated animals that are stray, lost or unwanted for the purpose of giving or selling the animals to the general public.
APARTMENT HOME	Refer to Dwelling – Multi-Family.

APPLICATION	The filing of a document with the City meeting the requirements outlined in the Unified Development Code as applicable and accepted as complete by the Administrator.
APPRAISED VALUE	The Appraised Value of a property is the value as determined by the most recent tax appraisal by the tax assessor-collector for the applicable jurisdiction.
APRON OR DRIVEWAY APRON	The part of a Driveway that is situated within a street right-of-way.
ART GALLERY	Refer to Museum / Art Gallery.
ARTICULATION	A horizontal or vertical projection or recession of a building or Structure.
ARTICULATION, HORIZONTAL	A wall projection or recession of a building or structure.
ARTICULATION, VERTICAL	A vertical variation of the roofline that may be achieved through the use of a gabled, hipped, gambrel, or parapet roof forms.
ASSISTED LIVING	A quasi-residential facility where room, board, and personal care services are provided within a structure containing multiple living quarters for persons who are unrelated to the proprietor of the establishment. Facilities include common dining and recreational areas. Personal care services include assistance with routine daily activities such as dressing, movement, meals, bathing, or other personal needs or maintenance, or administration of medication, as defined by the Personal Care Facility Licensing Act, V.T.C.A., Health and Safety Code § 247, as amended.
ATHLETIC FACILITIES	Privately owned indoor and outdoor facilities devoted to health, fitness, recreation or organized sports. May include facilities such as, but not limited to, soccer, gymnastics and exercise equipment.
ATHLETIC FIELD	Open space devoted to outdoor sports, including but not limited to, basketball, tennis, football, baseball, and soccer. These may include accessory structures for restrooms, concessions, dressing, offices, and ticket sale booths.
AUCTION SALES	A business enterprise engaged in the sale of new or used goods sold to the highest bidder where the operations are wholly enclosed within a building. The definition does not include the sale or trade of animals or other livestock.

AUTOMOTIVE BODY REPAIR SHOP	An establishment where vehicles are repainted, exterior vehicle body panels are repaired or replaced, window glass is repaired and replaced, and frame, bodies, or fenders are straightened or repaired.
AUTOMOTIVE PARKING LOT/GARAGE, COMMERCIAL	A business enterprise offering the temporary parking or storage of motor vehicles not to exceed seven (7) consecutive days in an enclosed or unenclosed area. A fee may be charged to users of the parking area.
AUTOMOTIVE PARTS SALES, INDOOR	Retail sales of automobile related parts and accessories.
AUTOMOTIVE REPAIR AND SERVICE	An establishment used for any or all of the following: the dispensing of sales of fuels, lubricants, and automobile accessories; automobile detailing; the sales and installation of automobile radios; performing state vehicle inspections; and the repair or replacement of engines, air conditioning systems, transmissions or other vehicle systems. Vehicles, which are inoperative or are being repaired, may not remain outside for a period greater than 48 hours. This definition does not include wrecker or towing services with on-site vehicle storage, or automotive body repair shops.
AUTOMOTIVE SALES AND RENTAL	A facility which displays for sale new vehicles or previously owned vehicles which are in condition to be driven on or off the lot. The facility may also provide a full line of services such as repair, tune-up, paint and body repair, and auto or truck parts sales as accessory uses.
AUTOMOTIVE SALES AND RENTAL, RECREATIONAL	Sales and/or leasing of new and/or used recreational vehicles or boats, including, as an accessory use, repair work of recreational vehicles and boats.
AUTOMOTIVE SALVAGE YARD	An establishment engaged in the outdoor storage, sale, exchange, dismantling or other processing of used or waste materials intended for re-use or recycling, including but not limited to, used vehicular parts, scrap metals, mechanical parts, tires or other similar parts. This definition does not include a recycling center or wrecker and towing services.
AUTOMOTIVE USE AREA	That part of a Lot utilized by motor vehicles for stopping or parking, including but not limited to parking areas (whether striped for spaces or not), loading areas, and drive-through lanes.
BANK	Refer to Financial Institution.

BAR/TAVERN	An establishment with more than fifty (50%) percent of total gross revenue from the sale of any alcoholic beverages.
BED AND BREAKFAST	A Home Occupation in which a house, or portion thereof, is allocated for short-term lodging rooms and meals are provided. A Bed and Breakfast shall not include restaurants, banquet facilities or similar services. This definition is subject to the Accessory Use standards in Subchapter 4.
BICYCLE LANE	A portion of the roadway which has been designated by signs, striping, and pavement markings for the sole use of bicyclists.
BICYCLE SHOP	An establishment that sells bicycles, bicycle parts, and accessories including, but not limited to, tools, helmets, clothing, shoes. Facilities may also be used to offer basic repair services for bicycles, bicycle parts and equipment.
BIORETENTION/RAIN GARDEN	Landscaping features adapted to treat stormwater runoff which is directed into shallow vegetative depressions that allow filtration before the water enters the storm drain system. These may be located in parking lot islands or within small pockets in residential land uses and may be under-drained or self-contained.
BLOCK	A unit of land enclosed by through-streets or by a combination of through-streets, railroad rights-of-way, watercourses or any other barrier to the continuity of development. In cases where the platting is incomplete or disconnected, the Planning Director shall determine the outline of the block.
BLOCK LENGTH	The distance measured between the centerline of two through streets. Alleys and cul-de-sacs as commonly known or otherwise defined herein shall not be considered through streets.
BODY ART STUDIO	An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following: placing of designs, letters, figures, symbols, or other marks upon or under the skin or any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin; or the creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration. For the purposes of this Chapter, this definition does not include ear piercing.

BOARD, BOARD OF ADJUSTMENT	The Board of Adjustment (BOA) of the City of Pflugerville, as created by this UDC, appointed by the City Council, and authorized by Section 211.008 of the Texas Local Government Code. The composition, powers and duties of the Board of Adjustment are set forth in Subchapter 2.
BREWERY, MICRO	A facility that produces less than 15,000 barrels (17,600 hectoliters) of beer per year with 75% or more of its beer sold off-site. Microbreweries sell to the public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer to retailer to consumer); and, directly to the consumer through carry outs and/or on-site tap-room or restaurant sales.
BREWERY, REGIONAL	A facility that produces between 15,000 and 6,000,000 barrels of beer annually.
BREW PUB	A restaurant-brewery that sells 25% or more of its beer on site. The beer is brewed primarily for sale in the restaurant and bar. The beer is often dispensed directly from the brewery's storage tanks. Where allowed by law, brewpubs often sell beer "to go" and/or distribute to offsite accounts. Note: BA re-categorizes a company as a microbrewery if its off-site (distributed) beer sales exceed 75%.
BUFFER/BUFFERING	The use of berms, plant material, fences, walls, or any combination thereof placed within a required yard for the purpose of screening certain areas from other areas.
BUFFERYARD	An area of open space and landscaping that serves as a visual separation between a residential land use and a more intense land use.
BUILD	To erect, convert, enlarge, reconstruct, or alter a building or Structure.
BUILDABLE AREA	The area available for building on a Lot after deletion of areas not available for building, such as any floodplain, easement, setbacks or yard.
BUILDING	A structure designed, built or occupied as a shelter or roofed enclosure for persons, animals or property.
BUILDING, ACCESSORY	Refer to Structure, Accessory.
BUILDING HEIGHT	Refer to Height, Building.

BUILDING OFFICIAL	The Person responsible for enforcement of the City building code and some Development related codes and ordinances or a duly authorized designee.
BUILDING PERMIT	A permit issued by the Building Official that allows a Person to build a Structure.
BUILD-TO LINE	An alignment that establishes a certain distance from the property line to a line along which the building shall be built.
BUS DEPOT	Refer to Transit Facility.
BUSINESS SERVICES	Activities primarily associated with providing services not elsewhere classified, to business enterprises on a fee contract basis, including but not limited to advertising, printing and mailing services; janitorial, office or business equipment rental, leasing, or repair; or the provision of services used by office, professional, and services establishments.
CALIPER	The diameter of a tree trunk at a given height. Nursery stock shall be measured six (6) inches above the root ball for trees up to and including four-inch caliper size, and twelve (12) inches above the root ball for larger tree sizes, as defined by The American Nursery & Landscape (ANSI Z60.1-2004).
CAMPGROUND OR RECREATIONAL VEHICLE PARK	Establishments that operate sites that accommodate campers and their equipment, including tents, tent trailers, travel trailers, and recreational vehicles in a temporary, seasonal manner. They may also provide overnight recreational camps, such as children's camps, family vacation camps, hunting and fishing camps, and outdoor adventures such as trail riding, water activities and hiking. These establishments may provide facilities and services such as cabins, washrooms, food services and recreational activities.
CANOPY, TREE	The horizontal extension of a tree's branches in all directions from its trunk.
CAPITAL IMPROVEMENT PROGRAM (CIP)	The list of recommended capital improvements to be constructed during the forthcoming five-year period.
CARPORT	A roofed structure that is open on two or more sides and designed to provide shelter for an automobile.

CAR WASH	A facility for washing and cleaning passenger vehicles, recreational vehicles, or other light duty equipment. Facilities may be self-service in nature, or may contain automated systems that washes, dries, and cleans automobiles, either while the vehicle is stationary or on a conveyor system. May be the Primary Use for a site or an Accessory Use.
CATERING ESTABLISHMENT	An establishment which prepares and stores food on-site in order to transport the food to an off-site location to be served to customers or set up in a buffet for customer self-service.
CEMETERY / MAUSOLEUM	Land used or intended to be used for the burial of the dead, both human and animal, and dedicated for cemetery purposes including a columbarium, crematorium, mausoleum, and funeral establishment, or any combination thereof.
CERTIFICATE OF OCCUPANCY (CO)	The official certificate issued by the City through the enforcing official which indicates conformance with, or approved conditional waiver from, UDC requirements and standards. Authorizes legal use of the premises for which it is issued.
CHAPTER	The Unified Development Code of the City of Pflugerville as Codified in <u>Chapter 157</u> of the City of Pflugerville Code of Ordinances.
CHURCH	Refer to Place of Worship.
CITY	The City of Pflugerville, Travis County, Texas.
CITY CHARTER	The Home Rule Charter of the City of Pflugerville, Texas, as amended.
CITY CODE	The Code of Ordinances of the City of Pflugerville, Texas.
CITY ENGINEER	The Person appointed by the Administrator to perform general engineering functions for the City, or the duly authorized representative of such Person.
CITY FORESTER	A person designated to oversee the urban forestry program; all aspects of public tree planting, and public tree care; the Public Tree Care Ordinance; relevant portions of Subchapter 11, and relevant processes of tree preservation and landscaping throughout the development process.
CITY PLANNING DIRECTOR	The Person appointed by the Administrator to perform general planning functions for the City, or the duly authorized representative of such Person.

CITY SECRETARY	The Person appointed by the City Manager to serve as City Secretary for the City of Pflugerville, or the City Secretary's duly authorized representative.
CIVIC CENTER	A building, or a portion of a building, together with the grounds and related facilities, primarily used by an association of persons for periodic meetings to promote special purpose activities such as education, literature, science, government, social services, or civic improvements, and includes lodges, fraternal organizations and social clubs.
CLINIC	A group of offices for one (1) or more physicians, surgeons, or dentists to treat or examine outpatients who do not remain overnight. May provide emergency services such as outpatient surgeries.
CODE	This <u>Chapter 157</u> , the Unified Development Code of the City of Pflugerville.
COMMERCIAL AMUSEMENT	Any enterprise whose main purpose is to provide the general public with amusing or entertaining activities, where tickets are sold or fees collected at the gates of the activity. Activities include, but are not limited to, zoos, carnivals, expositions, fairs, exhibitions, athletic contests, rodeos, tent shows, Ferris wheels, children's rides, roller coasters, traveling shows and similar enterprises that operate on a temporary basis. Sexually-oriented businesses and bars/taverns are excluded from this definition.
COMMERCIAL RECREATION AND ENTERTAINMENT, INDOOR	An establishment where commercial recreational and entertainment uses occur entirely within an enclosed building. Examples of such uses include, but are not limited to, roller rinks, bowling alleys, pool halls, arcades, miniature golf courses and other similar enterprises. Sexually-oriented businesses and bars/taverns are excluded from this definition.
COMMERCIAL RECREATION AND ENTERTAINMENT, OUTDOOR	Facilities offering entertainment or the playing of games to the general public for a fee or charge wherein any portion of the activities takes place outside of a building or structure. Entertainment activities may include, but are not limited to, archery ranges, children's rides, miniature golf courses, waterparks and other similar uses. Sexually-oriented businesses and bars/taverns are excluded from this definition.
COMMISSARY	An establishment where food, food containers or food supplies are stored, kept, handled, prepared, or packaged for use, primarily by mobile food vendors and establishments.
COMMISSION	The Planning and Zoning Commission of the City of Pflugerville.

COMMON DEVELOPMENT	Property developed in such a way that multiple businesses or tenants on-site are connected via private drive aisles and often share parking areas. These sites usually have few entrances from public roads, while access is provided to each business through on-site drive aisles or streets.
COMMON OPEN SPACE	The open space in a planned unit development set aside, designated, or reserved for the use and enjoyment of the owners and occupants of the designated property or, if dedicated to the City, also for the use and enjoyment of the general public.
COMPLETE APPLICATION	An Application for any of the processes established in the Unified Development Code which includes all materials as specified in their respective sections.
COMPREHENSIVE PLAN	The policy document, and all its components, adopted by the City Council, or any amendment thereto, that addresses land use, growth, development, or similar issues in and for the City of Pflugerville and its Extraterritorial Jurisdiction.
CONDOMINIUM	A dwelling unit with an arrangement under which a tenant in an apartment building or a complex of multiple dwelling units holds the full title to a unit and has joint ownership in the common grounds.
CONSERVATION AREA	Those areas designated as permanent open space in the Comprehensive Plan and may not be developed.
CONSTRUCTION	The commencement and continuous work or activity pursuant to a Site Disturbance Permit, Site Development Permit or Building Permit that includes the permanent placement and fastening of materials to the land or Structure for which the permit has been issued. This definition includes activities such as demolition, excavation or removal of an existing structure in preparation for new construction, and the installation of drainage facilities. This definition shall include only work begun under a valid building permit.
CONSTRUCTION PLAN	Drawings and technical specifications, including bid documents and contract conditions, where applicable, that provide a graphic and written description of the character and scope of the work to be performed in construction of a development.
CONTRACTOR'S SHOP	A building, part of a building, or land area for the construction or storage (inside or out) of materials, tools, products, and vehicle fleets.

CONVALESCENT HOME	Refer to Nursing Home.
CONVENIENCE STORE	A retail establishment that sells primarily food products, household items, newspapers and magazines, candy, and beverages, and a limited amount of freshly prepared foods such as sandwiches and salads for off-premise consumption.
CONVENTION CENTER	A facility that provides space for conventions, meetings, exhibitions, shows, gatherings, presentations, or celebrations, including related incidental facilities for office and administrative use, food and beverage preparation and service, and on-site and off-site parking facilities.
COUNTY	Either Travis County or Williamson County, Texas as applicable.
COUNTRY CLUB	An area containing recreational facilities such as a golf course, swimming pool, tennis court, and clubhouse which is available to a specific recorded membership. May include adjunct facilities such as a dining room or bar for its members.
CREMATORIUM	An establishment containing a furnace for cremating human remains in preparation of burial or storage. May be incidental to a funeral home.
CRITICAL ROOT ZONE (CRZ)	A circular region measured outward from the tree trunk representing the essential area of the roots that must be maintained or protected for the tree's survival. The Critical Root Zone is one foot of radial distance for every inch of tree Diameter at Breast Height (DBH).
CROWN	All portions of a tree, excluding the trunk and roots.
DATA CENTER	A facility housing a collection of computer servers and associated components, such as telecommunication, storage and backup systems that supply information to a single or multiple end users off-site. Facilities typically require large amounts of electricity, strict temperature control and security, and will generally have few employees present on-site.
DAY	A calendar day, unless specifically defined otherwise in the Code.
DAY CARE FACILITY	A facility arranged and conducted for the organized instruction and recreation of children, including outdoor activities on a daytime basis; a kindergarten or nursery school.

DAY CARE FACILITY,
HOME-BASED

A home occupation which is arranged and conducted for the organized instruction and recreation of less than six (6) children at a time for less than twenty-four (24) hours a day. This use is subject to registration with the Texas Department of Protective and Regulatory Services.

DAY CARE FACILITY,
INCIDENTAL

DAY CARE FACILITY, INCIDENTAL. A place designed solely for the care of children belonging to employees of the primary use. The facility shall be completely contained within the primary use and shall not constitute more than fifteen percent of the main use. The operating hours of the center shall be the same as the primary use and shall not include overnight lodging, medical treatment, counseling, or rehabilitative services. This use is subject to registration with the State prior to a Certificate of Occupancy being issued for the facility.

DENSITY

The net number of dwelling units per acre.

DEVELOPER

The legal owner or owners of a lot or any land included in a proposed development, or the holder of an option or contract to purchase, or any person having the authority to submit an application for approval of a subdivision under these regulations (refer to Subdivider).

DEVELOPMENT

Includes, but is not limited to, any of the following activities:

- a) The commencement of mining, excavation, or dredging;
- b) The clearing or removal of natural ground cover and/or Trees in connection with site preparation for Construction, whether imminent or planned for the future;
- c) The deposit of fill, refuse, or solid or liquid waste;
- d) The alteration or Improvement of a bed, bank, or floodplain of a Waterway; or
- e) The Construction or relocation of a building or Structure on a Lot.
- f) "To develop" is to create a Development.

DEVELOPMENT AREA

The boundary of the area indicated in a Site Plan that is the ultimate boundary of the developed site.

DEVELOPMENT SITE

That area of a Lot for which there is an application pending or a grant made of a Site Development Permit.

DIAMETER AT BREAST HEIGHT (DBH)	A standard of measure of a tree trunk measured at a height of four and one-half (4.5) feet above the natural grade, or the DBH measurement according to the latest edition of the Guide for Plant Appraisal as published by the Council of Tree and Landscape Appraisers, when the tree trunk branches out at a point lower than four and one-half (4.5) feet.
DISTILLERY, MICRO	A facility that produces less than 52,500 cases (4,725 hectoliters) of liquor or other spirits per year with 75% or more of its liquor sold off-site. Micro-distilleries sell to the public by one or more of the following methods: the traditional three-tier system (distiller to wholesaler to retailer to consumer); the two-tier system (distiller to retailer to consumer); and, directly to the consumer through on-site and/or carry out sales.
DISTILLERY, REGIONAL	A facility that produces more than 52,500 cases (4,725 hectoliters) of liquor or other spirits annually.
DISTRIBUTION / LOGISTICS CENTER	Refer to Warehouse/Distribution/Logistics Center.
DISTRICT	A zoning district that is located inside the City limits of the City of Pflugerville.
DOWNTOWN OVERLAY DISTRICT	The area identified by <u>Chapter 155(B)</u> of the Code of Ordinances of the City of Pflugerville. The district is established to promote the long-term economic growth of Old Downtown Pflugerville.
DRIPLINE	The periphery of the area underneath a Tree that would be encompassed if perpendicular lines were dropped from the farthest edges of the crown of the Tree.
DRIVE AISLE	A circulation route for vehicular traffic through a parking lot, site or property. May be in connection with a driveway.
DRIVE AISLE, MAJOR	A primary circulation route for vehicular traffic to an Access Point and may be in connection with a driveway.
DRIVE-THRU FACILITIES	Facilities that by design, physical facilities, services, or by packaging procedures encourages or permits customers to receive services or obtain goods while remaining in their motor vehicles.
DRIVEWAY	The portion of a defined access located from a public street right-of-way designed for the ingress or egress of vehicles into Vehicular Use Area of a site.

DRY CLEANING, MAJOR	An industrial facility where fabrics are cleaned with substantially non-aqueous solvents on a commercial or wholesale basis.
DRY CLEANING, MINOR	A custom cleaning shop or pick-up station not exceeding 6,000 square feet of floor area, including, but not limited to, dry cleaning plants having no more 1,500 square feet of floor area for dry cleaning equipment.
DUPLEX	Refer to Dwelling, Two-Family.
DWELLING/DWELLING UNIT	A building or a portion of a building designed and used exclusively for residential purposes accommodating one family, including those residences with a legally operating home occupation.
DWELLING, LIVE-WORK UNIT	A dwelling unit, part of which may be used as a business establishment if the dwelling unit is used as the principal residence of the business operator. Typically, the business operation is limited to the first story with the residence to occupy the second and third stories.
DWELLING, MANUFACTURED HOME	A residential structure constructed on or after June 15, 1976, in compliance with the rules and definitions of the United States Department of Housing and Urban Development, that is transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems.
DWELLING, MOBILE HOME	A residential structure that was constructed before June 15, 1976, transportable in one or more sections, which is built on a permanent chassis designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems.
DWELLING, MULTI-FAMILY	A residential structure providing complete, independent living facilities for three or more families or households independently of each other including permanent provisions for living, sleeping, cooking, eating, and sanitation.
DWELLING, SINGLE FAMILY, ATTACHED	A dwelling unit which is joined to another dwelling on one or more sides by a party wall or abutting separate wall and which is designed for occupancy by not more than one family and is located on a single lot owned and fee simple. A single family attached dwelling shall be limited to a single common wall.

DWELLING, SINGLE
FAMILY, DETACHED

A dwelling unit designed and constructed for occupancy by not more than one family, located on a lot or separate building tract, and having no physical connection to a building located on the same or any other lot or tract.

DWELLING, TWO-FAMILY

A residential structure providing complete, independent living facilities for two separate families, including permanent provisions for living, sleeping, cooking, eating, and sanitation.

DWELLING UNIT,
ACCESSORY

A residential dwelling unit that is no more than half the gross floor area of the first floor of the principal structure, is integrated in appearance with the principal structure, and is located within the principal structure setbacks. Shall only be permitted when the owner of the primary Dwelling Unit resides in the primary Dwelling Unit.

EARTH BERM

An elevated landscaped strip of ground used as a visual screen at a maximum slope of 3:1.

ENGINEER OF RECORD

The professional licensed by the State of Texas to practice engineering who certified the applicable plan or Plat.

EQUIPMENT AND
MACHINERY SALES AND
RENTAL, MAJOR

A building or open area used for the sale, rental, or indoor and outdoor storage of heavy equipment and machinery including, but not limited to, forklifts, bulldozers, cranes, skid steers and other similar equipment.

EQUIPMENT AND
MACHINERY SALES AND
RENTAL, MINOR

A building or structure used for the inside display, sale, rental, or storage of light machinery, including, but not limited to, bicycles, lawn mowers, tools, and other small machinery.

EVENT CENTER

A public or privately owned structure or area used for the purposes of public performances, sporting events, private receptions or parties, or similar attractions that may generate heavy traffic. Entertainment facilities may include concert halls, stadiums, sports arenas, racetracks, rodeo arenas, coliseums, and convention centers. Accessory uses may include food preparation facilities, concessions, offices, museums, parks, athletic training or practice facilities, stores, restaurants, heliports, structured parking facilities, and patron transportation facilities.

EXTRACTION, OIL AND
NATURAL GAS

Land used primarily for the on-site extraction of surface or subsurface oil, natural gas or other similar naturally occurring materials which are processed and then sold or used for commercial purposes. This term does not include the excavation or grading necessary for the development of a lot or tract.

EXTRATERRITORIAL JURISDICTION (ETJ)	The area defined by The Texas Local Government Code, Chapter 42, as applied to the City.
FAÇADE	The exterior wall of a structure.
FACADE, PRIMARY	Any facade directly facing a public right-of-way, street, customer parking area or pedestrian walkway.
FAMILY	One or more persons related by blood, marriage, or adoption, or a group not to exceed four (4) persons not all related by blood or marriage, adoption or guardianship, occupying a dwelling unit and living as a single housekeeping unit.
FARM, RANCH, GARDEN, OR ORCHARD	An area which is used for the growing of usual farm products, vegetables, fruits, trees, and grain and for the raising thereon of the usual farm poultry and farm animals, such as horses, cattle, sheep, and including the necessary accessory uses for raising, treating, and storing products raised on the premises, but not including the commercial feeding of offal and garbage to swine and other animals, and not including any type of agriculture or husbandry specifically prohibited by ordinance or law.
FINANCIAL INSTITUTION	An establishment for the custody, loan, exchange or issue of money, the extension of credit and/or facilitating the transmission of funds, including automated teller machines such as a bank or credit union. This definition does not include pawnshops, check cashing businesses, payday advance businesses, money transfer businesses or other similar services.
FINANCIAL SERVICES INSTITUTION, ALTERNATIVE	An establishment offering financial services that are unlike those of a traditional Financial Institution or bank, such as check cashing, payday advances, money transfers and car title loans.
FIRE MARSHAL	The Fire Marshal used by the City as set forth in the Code of Ordinances of the City of Pflugerville.
FLOOD OR FLOODING	A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters or the unusual and rapid accumulation or runoff of surface waters from any source.
FLOODPLAIN OR FLOOD-PRONE AREA	Any land area susceptible to being inundated by water from any source (see definition Flood or Flooding).

FLOOR AREA RATIO (FAR)	The measure of the density of non-residential land uses on a specific parcel, calculated as the total building square-footage divided by the net buildable land area square-footage of the parcel on which the building(s) is/are to be constructed. For example, on a site with 10,000 net square feet of land area, an FAR of 1.0 will allow a maximum of 10,000 gross square feet (sq. ft.) to be built, an FAR of 1.5 would allow 15,000 sq. ft., an FAR of 2.0 would allow for 20,000 sq. ft., and an FAR of 0.5 would allow 5,000 sq.
FULL CUT-OFF LIGHT FIXTURE	A lighting fixture where no light is emitted above the horizontal plane of the light source.
FUNERAL HOME / MORTUARY	A building used for the preparation of the deceased for burial, display and other rituals connected therewith before burial or cremation. This definition includes a funeral chapel and may include a crematory as an accessory use, but excludes mausoleums.
GAS STATION	A retail outlet for the dispensing of vehicular fuels to the general public. Facilities may include a Convenience Store and/or a Car Wash.
GOLF COURSE	A tract of land designed for playing the game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a Country Club or other clubhouse, a driving range, putting greens, and shelters as accessory uses. This term excludes stand-alone driving ranges or miniature golf facilities.
GOLF DRIVING RANGE	An outdoor area equipped with distance markers, clubs, balls, and tees for practicing long distance golf drives.
GOVERNMENT FACILITIES	A group of uses focused on the provision of a public service. These facilities are often public in nature and serve a wide range of needs and patrons.
GRADE, FINISHED	The final altered elevation of land, soil, base or pavement during construction or after completion of construction.
GRADE, NATURAL	The elevation and contours of land as they naturally exist without any cut, fill or other similar alterations.
GRAY WATER	Untreated wastewater that has not come into contact with toilet waste and may include discharged water from wash basins, bathtubs, showers, clothes washers and laundry trays.

GRAY WATER SYSTEMS Wastewater that is recycled especially for reuse in accordance with the adopted International Plumbing Code and applicable State requirements.

GREEN ROOF SYSTEMS A roof of a building that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

GROUP HOME To qualify as a group home, an entity must provide the following services to persons with disabilities who reside in the home: 1) food and shelter, 2) personal guidance, 3) care, 4) habitation services, 5) supervision.

Must be a community based residential home operated by the Texas Department of Mental Health and Mental Retardation. The home must have not more than six (6) persons with disabilities and two supervisors residing in the home at the same time. The limitation on the number of persons with disabilities applies regardless of the legal relationship of those persons to one another. The home may not be established within one-half (1/2) mile of an existing group home.

For purpose of this definition, "person with a disability" means a person whose ability to care for himself, perform manual tasks, learn, work, walk, see, hear, speak, or breathe is substantially limited because the persons has: an orthopedic, visual, speech, or hearing impairment; Alzheimer's disease; pre-senile dementia; cerebral palsy; epilepsy; muscular dystrophy; multiple sclerosis; cancer; heart disease; diabetes; mental retardation; autism; or emotional illness.

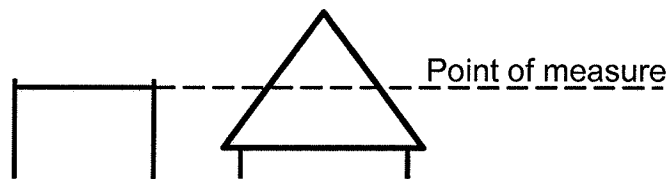
GROSS FLOOR AREA (GFA) Except as may be otherwise indicated in these regulations, Gross Floor Area shall be construed as the sum of the gross horizontal areas of the several floors of a building, measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, and including outside decks and/or patios Uses for commercial purposes.

GYMNASTICS/DANCE STUDIO A facility that offers its primary floor area for the practice of gymnastics or dance. Such a facility may include workout or exercise equipment, gymnasiums and snack bar-refreshment services, subject to all other provisions of this chapter governing such services.

HAZARDOUS WASTE Waste identified or listed as a hazardous waste by the administrator of the United States Environmental Protection Agency (EPA) under the federal Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976, as amended, or so classified by any federal or state statute, rule, order or regulation.

HEALTH/FITNESS CENTER A facility that is open to the general public and offers its primary floor area for the playing of organized sports, such as basketball, soccer, gymnastics or dance, for fees, whether in structured league arrangements or in "free play" setting. Such a facility may include spas, workout or exercise equipment, gymnasiums or restaurant and snack bar-refreshment services, subject to all other provisions of this chapter governing such services.

HEIGHT, BUILDING The vertical distance from the average finished grade at the building to the average height of the highest roof structure, as measure at the top plate or at the point of average height for pitched roofs. Refer to illustration below.



HERITAGE TREE Any tree measuring twenty-five inches (25") or larger at DBH. The following species are excluded from the Heritage tree classification: Chinaberry, Hackberry, Ashe juniper (Cedar), Chinese tallow, Willow, Ligustrum, Mimosa, and Cottonwood or any other tree that is determined by the Administrator to be diseased or dying due to natural causes.

HOME OCCUPATION An occupation, profession, activity or use that is clearly incidental and secondary to use of a residential dwelling unit which does not alter the exterior of the property, is conducted wholly or in part with a primary structure or accessory structure by a member of the household who resides on the premises and fully complies with the provisions of this Chapter.

HOSPITAL An institution, licensed by the state department of health, providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions, and including as an integral part of the institution, related facilities such as laboratories, outpatient facilities, or training facilities. The institution may include ancillary uses such as a cafeteria or restaurant, medically related heliports, nursing homes, extended care clinics, physical therapy, employee exercise facilities, employee housing, temporary patient or patient family housing, and shops for medical equipment, pharmaceutical supplies, and gifts, child care centers and medical offices.

HOTEL	A facility offering transient lodging accommodations on a daily rate to the general public with units accessed via internal hallways and which can provide additional services, such as meeting rooms, restaurants and recreational facilities.
HOTEL, RESIDENCE	A multi-unit facility offering extended stay lodging consisting of efficiency units or suites with complete kitchen facilities suitable for long-term occupancy. Access to the units is required via internal hallways. Meeting rooms, club house, restaurants and other recreational facilities intended for the use of the residents and their guests are permitted. This definition does not include a boarding house.
HOUSEHOLD SERVICE AND REPAIR	An establishment primarily engaged in the provision of repair services to individuals and households rather than firms. Typical uses include appliance repair, locksmiths, watch or jewelry repair, or musical instrument repair. This use excludes automotive and large equipment servicing or repair.
IMPERVIOUS COVER	A surface which will not allow rainfall to pass into the ground, including impermeable concrete, asphalt paving, compacted base material, and brick pavers on a compacted base.
IMPROVEMENT	Structure and all appurtenances of every type, whether temporary or permanent, including but not limited to buildings, outbuildings, sheds, patios, swimming pools, garages, storage buildings, gazebos, signs, fences, gates, walls, decks, landscaping, landscape improvements, poles, mailboxes, and antennae.
INDUSTRIAL USE, HEAVY	A use engaged in the basic processing and manufacturing of materials or products or parts, predominantly from extracted raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.
INDUSTRIAL USE, LIGHT	A use engaged in the manufacture of finished products or parts predominantly from previously prepared materials, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing.
INDUSTRIAL WASTE	Waste resulting from any process of industry, manufacturing, trade, or business from the development of any natural resource, or any mixture of the waste with water or normal wastewater, or distinct from normal wastewater.

JOINT-USE DRIVEWAY	A common drive shared by 2 or more lots for purposes of providing vehicular access to each lot.
KENNEL	A commercial establishment where household pets, or other domesticated animals, are housed, bred, boarded, trained or kept on a temporary basis. Typical uses would be a kennel, animal hotel and/or lodging or animal training centers. This definition does not include animal shelters or pet stores.
LANDFILL	A controlled area of land upon which solid waste is disposed of and buried in accordance with standards, rules, or orders established by an administrative agency of the State of Texas. Types of waste that are excluded in this definition include hazardous, industrial and demolition waste.
LANDSCAPED AREA	An area which has been enhanced by the use of Plant Material, planters, natural and water forms. The use of smooth concrete or asphalt is not permitted within the required landscape area.
LANDSCAPE ISLAND	A landscape area completely surrounded by a parking area and/or a vehicular use area.
LANDSCAPE MEDIAN	A linear landscape area between two (2) rows of parking, between two (2) drive aisles or between a row of parking and a drive aisle.
LANDSCAPE PENINSULA	A landscape area surrounded on two (2) or three (3) sides by a parking area and/or vehicular use area.
LAUNDROMAT	A facility where patrons wash and/or dry clothing and other fabrics in self-serve machines operated by the patron.
LEGAL DESCRIPTION	The identification of a lot, tract, or parcel of land by means of a deed reference, a metes and bounds description and, when applicable, a Plat reference.
LIBRARY	An institution for the collection, display, and distribution of books, objects of art or science, and which is sponsored by a public or quasi-public agency, and which facilities are open to the general public.
LINER BUILDING	A building that wraps around a parking Lot or parking Structure in order to mask it from the street.
LIQUOR STORE	An establishment for the retail sale of alcoholic beverages for off-premises consumption.

LOADING DOCK	A semi-enclosed portion of a building used for the receiving, parking, loading and unloading of trucks or other vehicles that deliver or transfer products and goods. Typically located behind the building and screened from public view.
LOADING, OFF-STREET	An off-street space on the same Lot with a building or group of buildings for temporary parking of a commercial vehicle while loading and unloading merchandise or materials.
LOT	A parcel of land described and recorded as a lot in the records of Travis County or Williamson County, Texas; or, in the event any lot or lots or land acreage is recorded as subdivided or cut up into smaller or different parcels of land, or, in the event any parcel of such lot or lots or land acreage is used for the purpose of placing on any such parcel a principal building and its accessory buildings, each such parcel of land will become a separate lot for the purpose of this chapter, and the boundaries of each lot will be determined and defined so as to contain sufficient area to include the principal building and its accessory buildings to be erected thereon and the open spaces required under the chapter.
LOT, CORNER	A lot located at the intersection of two (2) or more streets.
LOT COVERAGE	The percent of a lot which is covered by a roof, floor, or other structure, which is not open to the sky, and which prevents the infiltration of water into the soil.
LOT, DEPTH	The distance between the midpoint of the front lot line and the midpoint of the rear lot line.
LOT, DOUBLE FRONTAGE	A lot having frontage on two (2) streets which do not intersect. On a Double Frontage Lot, both street lot lines shall be deemed Front Lot Lines.
LOT, INTERIOR	A lot surrounded by adjacent lots on at least two (2) sides, and is not a corner lot.
LOT, THROUGH	Refer to Lot, Double Frontage.
LOT, WIDTH	The average distance between the side lot lines of a lot, measured at right angles to the front lot line established at the right-of-way.
LOT LINE, FRONT	The boundary of a lot that abuts a public street right-of-way. On lots which abut more than one street, the front lot line is the boundary which abuts the street having the least dimension, except in the case of a double frontage lot.

LOT LINE, REAR	The boundary of a lot which is the most distant from and is, or is most nearly parallel to the front lot line.
LOT LINE, SIDE	The boundary of a lot which is neither a front lot line nor a rear lot line.
LOUNGE	A facility which offers patrons a relaxing environment where food, tobacco and alcohol may be consumed and purchased. A Lounge differs from a Bar/Tavern or Restaurant as a Lounge shall not receive more than 50% of its total sales from food and alcohol sales.
LOW IMPACT DEVELOPMENT (LID)	An alternative comprehensive approach to stormwater management that emphasizes conservation and use of on-site natural features to protect water quality. This approach implements engineered small-scale hydrologic controls to replicate the pre-development hydrologic regime of watersheds through infiltrating, filtering, storing, evaporating, and detaining runoff close to its source.
MACHINE SHOP	A facility or workshop where metal, or a similar material, is cut, shaped, or otherwise altered by machining tools in order to produce or repair equipment, tools, or other objects.
MANUFACTURING	Facilities used for the mechanical, biological, or chemical transformation of materials or substances into new products, including the assembling of components, the manufacture of products, and the blending of materials such as lubricating oils, plastics, or resins. This definition includes finished products as well as semi-finished products or materials that are intended to go through additional processes.
MASONRY	Consists of clay brick, natural and manufactured stone, granite, marble, architectural concrete block, stucco, tilt wall concrete panels and other similar materials. This definition does not include EIFS or other similar materials.
MASSAGE THERAPY, LICENSED	A facility that offers the manipulation of soft tissue by hand or through a mechanical or electrical apparatus for the purpose of body massage, therapy or treatment, and that is licensed under Chapter 455 of the Texas Occupations Code.
MAUSOLEUM	Refer to "Cemetery / Mausoleum."
MEASUREMENT	Distances between driveways, streets and trees measured on center from the respective feature.

MICROWAVE AND
SATELLITE RECEIVING
STATION, COMMERCIAL

Those technical facilities associated with the commercial receipt and distribution of microwave or satellite transmissions, including, but not limited to, those facilities related to a commercial cable television operation. This definition does not include an office from which the operation of a business can be conducted.

MINI-WAREHOUSE /
PUBLIC STORAGE

An establishment offering small, individual storage units for rent or lease and are restricted solely to the storage of items such as motor vehicles, trailers, boats, bulky household goods and various personal property. There is no conduct of sales, business or any other activity within the individual storage units.

MINING

Land used for the on-site extraction of surface or subsurface rock, stone, gravel, sand, minerals or other naturally occurring materials for economic use. This term does not include the excavation or grading necessary for the development of a lot or tract.

MOBILE HOME PARK

A tract of land designed or being used to accommodate one (1) or more transient portable dwelling units designed to be moved on wheels from location to location by automobile, truck, or similar prime mover.

MORTUARY

Refer to "Funeral Home / Mortuary."

MOTEL

A facility offering transient lodging accommodations on a daily rate to the general public accessed via external drive-up access and which can provide additional services, such as meeting rooms, restaurant, and recreational facilities.

MUSEUM / ART GALLERY

An institution for the collection, preservation and display of books and objects of art or science, and which is sponsored by a public or quasi-public agency, and which facilities are open to the general public.

NONCONFORMING LOT

A nonconforming lot is a lot of record that does not meet the minimum area or dimensional requirements of the zoning district in which the lot is located. Those nonconforming lots lawfully existing on the effective date or applicability of this Code or subsequent amendments thereto shall be considered legal nonconforming lots.

NONCONFORMING SITE

A site lawfully occupied at the time of the effective date of this chapter or amendments thereto, or which was subsequently annexed to the City, and which does not conform to the development regulations associated with site including, but not limited to site access and circulation, parking requirements for

the specific land use, landscaping, and lighting.

**NONCONFORMING
STRUCTURE**

A building or structure lawfully occupied at the time of the effective date of this chapter or amendments thereto, or which was subsequently annexed to the City, and which does not conform to the zoning regulations of the district in which it is situated.

NONCONFORMING USE

A use of land that is not permitted within the zoning district assigned to the property upon which the use is located. In addition, a use located in a zoning district in which it could lawfully locate with the approval of a Specific Use Permit but lacking such a permit or a use allowed with land use conditions per Subchapter 4 that does not conform to such conditions shall also be considered nonconforming. Those nonconforming uses lawfully existing and located on the property on the effective date or applicability of this Code or subsequent amendments thereto shall be considered legal nonconforming uses.

**NURSERY,
INDOOR/OUTDOOR SALES**

Land and/or facilities, such as greenhouses, that are used to raise flowers, shrubs, trees, grass, and other plants for sale.

NURSING HOME

Any home, place, institution or facility which provides licensed and professional short-term or chronic care, or both, for a period in excess of 24 consecutive hours for four (4) or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity, are unable to properly care for themselves. This definition does not include Assisted Living facilities.

OFFICE, PROFESSIONAL

The use of a site for the provision of administrative, executive, management. This use includes administrative offices and services including real estate, insurance, property management, personal and/or family counseling, investment, title companies, personnel, travel, and secretarial.

OFFICE, GOVERNMENT

The use of a site for the provision of government services, included administrative and management services. This use includes, but is not limited to, offices pertaining to government services such as secretarial, economic development, financial, legal, public works and utilities.

OFFICE, MEDICAL	A facility for examining and treating patients with medical conditions on an outpatient basis, including ambulatory care or similar medical services that generally require a stay of less than 24 hours.
OFFICE, SHOWROOM	A building that primarily consists of sales offices and sample display areas for products and/or services delivered or performed off-premises. Catalog and telephone sales facilities are appropriate. Incidental retail sales of products associated with the primary products and/or services are permitted. Warehousing facilities shall not exceed 50% of the total floor area. This definition does not include contractor's shop and storage yard.
OFFICE, WAREHOUSE	A building primarily devoted to storage, warehousing, and distribution of goods, merchandise, supplies, and equipment. Accessory uses may include retail and wholesale sales areas, sales offices, and display areas for products sold and distributed from the storage and warehousing areas.
OPEN AREA	That part of a lot, including courts or yards, which is open and unobstructed from the ground to the sky.
OPEN SPACE	An area or tract of undeveloped land which is intended to remain generally in its natural state, except for those uses allowed under the provisions of this Chapter.
OPEN STORAGE FACILITY	Facilities that maintain outdoor storage of any equipment, machinery, commodities, raw or semi-finished materials, or building materials not accessory to a residential use.
OPERATION	Any physical action resulting in a change in the location, form, or physical properties of a material, or any chemical action resulting in a change in the chemical composition or chemical or physical properties of a material. The following are given as examples without limitation of the generality of the foregoing: heat transfer, calcination, double decomposition fermentation, pyrolysis, electrolysis, combustion material handling, evaporation mixing, absorption, filtration, fluidization, screening, crushing, grinding, demolishing, shoveling, bagging, etc.
OUTDOOR DISPLAY AND SALES	The outdoor display or sale of finished products actively available for sale for less than 24 hours a day. This definition does not include products in shipping boxes, crates, on pallets, or other shipping containers, which shall be considered Outdoor Storage.

OUTDOOR HOME ACCESSORIES	Outdoor home accessories are products or goods that may be typically be found outside of a single family dwelling unit. This includes pergolas, sheds, pots, sprinklers, gnomes, playscapes, grills and other related items. For the purpose of this definition, at no time shall a pool or spa, either above or below ground, be considered an outdoor home accessory.
OUTDOOR STORAGE	The outdoor storage of products or goods that have a large size, mass, or volume that occur on site for more than 24 hours such as, but not limited to, heavy equipment, freight or commercial motor vehicles, trailers, construction materials, and raw, processed or packaged materials including any products on pallets, in shipping containers or in crates.
OUTPARCEL	A parcel of land generally located on the perimeter of a larger parcel of commercial land and often subordinate to the larger parcel for access, parking and drainage purposes otherwise known as a pad site.
OVERHEAD DOOR	A large door that extends above eight (8) feet in height and is typically used for giving vehicles access to a building, for loading and unloading freight or materials or for personal access to storage or self-storage areas in a building.
OVERLAY DISTRICT	An area that is zoned for particular uses in addition to the regular uses specified in this Code and may have additional development regulations associated with the district.
OWNER	The Person who has legal title to a particular property or a lessee, agent, employee, or other Person acting on behalf of, and with the authorization of, such title holder.
PARK, PRIVATE	An open recreation facility which is owned and maintained by a private entity such as a Home Owners Association and to which use of the facility is restricted to residents of that subdivision.
PARK, PUBLIC	An open recreation facility owned and operated by the City, a Municipal Utility District, a Water Control and Improvement District, or the County, and which is available to the general public for use.
PARK AND RIDE	Refer to Transit Facility.
PARKLAND	Land located in a Subdivision dedicated for the use of the public as a park or recreational purposes.
PARKING, GARAGE/STRUCTURED	An above grade, ramp access, open-air structure specifically designed to accommodate vehicle parking.

PARKING LOT	An open area or garage used for the temporary parking of motor vehicles when such use is not accessory to any other use.
PARKING ROW, INTERNAL	A parking row adjacent to other parking rows on at least two (2) sides.
PARKING ROW, PERIPHERAL	A parking row adjacent to a public right-of-way or major drive aisle.
PARKING SPACE	A part of a Vehicular Use Area designed to be used for parking of a motor vehicle.
PAWN SHOP	An establishment where articles are traded in exchange for money plus a right to redeem such articles within a given amount of time upon repayment of such money with interest. The establishment may also be involved in the retail sale of primarily used items, provided that the sale of such items complies with local, State and Federal regulations.
PAYDAY LENDING.	Refer to Financial Services Institution, Alternative.
PEDESTRIAN AND BICYCLE FACILITIES	Those facilities, including but not limited to rights-of-way, sidewalks, paths and trails, designed for use by both pedestrians and bicyclists as proposed in the City's Master Plans.
PERSON	Any person, firm, association, organization, partnership, business, trust, corporation, or company.
PERSONAL SERVICES	An establishment which offers specialized goods and services purchased frequently by the consumer, such as a barbershop, beauty shop, dressmaker, fortune teller, licensed massage therapy shop, nail salon, portrait studio, shoe shop, tailor, or other similar shops offering custom service. A Body Art Studio is specifically excluded from this definition.
PET STORE	Pet store means a retail establishment selling live animals generally kept as household pets, i.e. dogs, cats, birds or fish and associated goods for the maintenance of such animals.
PLACE OF WORSHIP	A building or group of buildings maintained for the practice of worship and religious training of religions, and includes the on-site housing of ministers, rabbis, priests, nuns, and similar staff personnel.
PLANNING AND ZONING COMMISSION	The Planning and Zoning Commission of the City of Pflugerville as created by City Charter, with functions and duties identified

in this Chapter.

PLANT MATERIAL	Grass, Trees, Shrubs, flowers, vines, and other ground cover.
PLAT	A map as a formal document representing a tract of land, showing the boundaries and location of individual properties along with any streets, alleys, squares, parks or parts of a tract intended to be dedication to public use.
PLAT, ADMINISTRATIVE	A plat that may be issued by the Administrator under this Chapter.
PLAT, AMENDING	A change to a recorded plat to correct minor errors or make minor adjustments.
PLAT, FINAL	A plat for all or a phased portion of a subdivision that is presented to the Planning and Zoning Commission for approval and acceptance of dedications.
PLAT, MINOR	A plat for all or a phased portion of a subdivision that does not require the submission of a Preliminary Plan.
PLAT, RECORDED	A Final Plat that has been duly approved by the City of Pflugerville per the Subdivision Code and filed in the Official Plat Records of the County.
PLAT, VACATION	A recorded plat which is vacated through the procedures described in this Chapter.
PLAYGROUND	A facility, typically located within a public or private park, which provides equipment for children to play on or around. Typically includes amenities such as climbing structures, swing sets, slides, and others.
PORTABLE BUILDING SALES	A site on which factory-manufactured portable buildings, such as manufactured homes, are displayed and offered for sale or order to the general public.
PRE-APPLICATION CONFERENCE	A required meeting between a subdivider, owner, and City staff to discuss a proposed subdivision or development prior to the submittal of an application. A pre-application conference may be waived at the discretion of the Planning Director.
PRELIMINARY PLAN	A plan which identifies the proposed layout of the subdivision that is presented to the Planning and Zoning Commission for consideration and approval.

PRELIMINARY PLAN,
VALID

A Preliminary Plan that was approved by the City of Pflugerville and has not expired or been withdrawn, superseded or replaced.

PRINT SHOP, MAJOR

An establishment used for bulk printing, binding, cutting or copying of materials including books, magazines, newspapers, posters, photos, signs or drawings by means of a printing press, lithography, offset printed, blue printing, photographic reproduction techniques, or other similar methods, for either distribution or sale.

PRINT SHOP, MINOR

An establishment which primarily reproduces, in printed form, individual orders from a business, profession, service, industry or government organization. Offset, letterpress, and duplicating equipment are used, but no rotary presses or linotype equipment are used. Related services might include faxing, digitizing, graphic reproducing, and report assembling.

PROTECTED TREE

Any tree, including a multi-trunk tree, measuring eight inches (8") or larger at DBH. The following species are excluded from protected status: Chinaberry, Hackberry, Ashe juniper (Cedar), Chinese tallow, Willow, Ligustrum, Cottonwood, Mimosa or any other tree that is determined by the Administrator to be diseased or dying due to natural causes. Tree lines, regardless of tree species, which serve as a visual buffer between existing single family and a more intense use.

PUBLIC HEARING

A meeting of a public body, for which notice is given to the public and members of the public are allowed to address the public body regarding the issue being discussed within reasonable time limits for each speaker or an overall time limit.

PUBLIC IMPROVEMENTS

The components of a water, wastewater, transportation, or drainage system, whether owned and maintained by a governmental entity, a private corporation, partnership, or proprietorship, that are designed to serve the general public.

PUBLIC PLAZA

A citywide plaza for concentrated public use and gatherings.

RADIO / TELEVISION
TOWERS

Structures supporting antennae for transmitting or receiving any portion of the radio spectrum below eight hundred (800) megahertz, excluding noncommercial antennae installations for home use of radio or television.

RECREATION CENTER,
PUBLIC

An area containing a building or complex of buildings housing community recreation facilities owned, operated, or leased for operation by a public entity.

RECYCLING CENTER	A facility designed for the collection and temporary storage of recyclable items for transport to a reprocessing plant or reclamation center. Definition does not include a junkyard or Automotive Salvage Yard.
RECYCLING PLANT	A facility in which recoverable resources such as paper, newspapers, magazines, books, glass, metal cans and other products are recycled, reprocessed and treated to return such products to a condition in which they may again be used for production. Definition does not include a junkyard or Automotive Salvage Yard.
REHABILITATION CARE FACILITY	A dwelling unit which provides residence and care to not more than nine persons regardless of legal relationship who have demonstrated a tendency towards alcoholism, drug abuse, mental illness, or antisocial or criminal conduct living together with not more than two supervisory personnel as a single housekeeping unit.
REHABILITATION CARE INSTITUTION	A facility which provides residence and care to ten or more persons, regardless of legal relationship, who have demonstrated a tendency toward alcoholism, drug abuse, mental illness, or antisocial or criminal conduct together with supervisory personnel.
REPLAT	The resubdivision of all or any part of an existing subdivision, which does not require the vacation of the entire preceding plat, but not including an amending plat.
RESEARCH AND DEVELOPMENT CENTER	A use engaged in research and development, testing, assembly, repair, and manufacturing in the following industries: bio-technology, pharmaceuticals, medical instrumentation or supplies, communications and information technology, electronics and instrumentation, and computer hardware and software. Office, warehousing, wholesaling, and distribution of the finished products produced at the site are allowed as part of this use. Such uses shall not violate any odor, dust, smoke, gas, noise radiation, vibration, or similar pollution standard.
RESIDENTIAL	For purposes of this chapter, residential means single family, duplex and multi-family dwellings.
RESIDENTIAL UNIT	Either one Dwelling Unit or one Lot that is designed to accommodate one family at a time for residential occupancy, including facilities for sleeping, eating, cooking, and sanitation. One dwelling unit located on one or more Lots is considered one Residential Unit.

RESUBDIVISION	Any change to a previously approved or recorded subdivision plat (refer to Replat).
RESTAURANT	An establishment which serves food to the general public with designated dining areas, which receives more than 50% of total gross revenue from the sale of food, and which is not designated nor used for the service of food to automobiles on the premises.
RETAIL SALES AND SERVICES	Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.
REZONING	An action of the City Council, by ordinance, which changes the zoning district in which a particular tract of land is located.
RIGHT-OF-WAY (ROW)	A strip of land acquired by Right-of-Way Reservation, dedication or condemnation and intended for use as a public way. The ROW normally incorporates the roadway, curbs, parking strips, sidewalks, lighting and drainage facilities, other utilities, and may include special features (required by topography) such as grade separation, landscape areas, viaducts or bridges.
RIGHT-OF-WAY RESERVATION	Decision by a private owner to withhold specific real estate from further development pending acquisition by a public entity.
RIGHT-OF-WAY WIDTH	The shortest distance between the property lines abutting both sides of a street right-of-way.
ROOFLINE	The Roofline shall be the lower edge of the eave or gable on a pitched roof or the uppermost height of a parapet wall.
ROUNDBABOUT	A traffic control device that provides for the safe and efficient movement of traffic through an intersection.
SCHOOL, BOARDING	Facilities offering education services that meet state requirements for primary, secondary, or higher education and provide dormitories, dining facilities, and other accessory uses for the boarding of students.
SCHOOL, BUSINESS or TRADE	A school offering instruction and training in a service or art such as a secretarial school, barber college, beauty school, commercial art school, or dance or music school.

SCHOOL, COLLEGE or UNIVERSITY	An educational institution of higher learning, offering general and specialized courses that are certified by the State Board of Higher Education, or by a recognized accrediting agency, and that lead to a degree. Facilities may include student dorms or housing, sports facilities, theaters, and maintenance facilities.
SCHOOL, PUBLIC	Facilities that are used to provide instruction or education by primary schools or secondary schools that are in a public school district or are institutions of higher education that receive public funding. Does not include trade or business schools.
SCHOOL, PRIVATE, or PAROCHIAL	An educational institution having a curriculum equivalent to public schools and meets the same license and certification requirements of public schools. A private or parochial school shall not include specialty schools, such as dancing, music, beauty, mechanical, trade swimming, or commercial schools.
SELF-SERVE KIOSK, OUTDOOR	Equipment or machinery used by the general public to extract money or other goods. Typical uses include ATM machines, movie rental machines or prize machines.
SERVICE STATION, FUEL	Any building or premises used for the dispensing, sale, or offering for sale at retail of any automobile fuel or oil. If the dispensing, sale, or offering for sale is secondary to another use, the premises will be classified as to the primary use.
SETBACK	A distance which represents the minimum distance a structure must be located from the property line, and establishes the minimum required front, side, or rear yard space of a lot.
SEXUALLY ORIENTED BUSINESS	An establishment providing, featuring or offering employees or entertainment personnel who appear on the premises while in a state of nudity or simulated nudity and provide live performances or entertainment for customers; or provides, features or offers non-live, sexually-explicit entertainment, materials, or items for sale or rental to customers; or provides materials or items that are intended to provide sexual stimulation or sexual gratification to its customers. For further definitions and regulations, see <u>Chapter 112: Sexually Oriented Businesses</u> .
SHOOTING RANGE, INDOOR	A public or private facility where a pistol, rifle, silhouette, or other similar range is used for discharging firearms for a sporting event, practice, instruction in the use of the firearms or the testing of firearms.
SHRUB	Any self-supporting woody evergreen or deciduous perennial usually less than 12 feet in height without a central stem.

SIDEWALK	A paved area, generally parallel to, and usually separated from, the street, and used as a pedestrian walkway.
SIGHT DISTANCE	The length of street measured along the centerline, which is continuously visible from any point three (3) feet above the centerline.
SIGHT TRIANGLE	The triangular area formed by an invisible diagonal line at the corner of either two intersecting street right-of-way lines, the edge of street lines, the edge of a driveway or combination of two thereof within which no obstruction may be placed which would block the sight lines for vehicular traffic.
SITE DEVELOPMENT PERMIT	A permit issued under Subchapter 3 of this Chapter.
SLOPE	The number of feet of vertical elevation change per one hundred (100) feet of horizontal distance. Also referred to as "percent grade."
SMALL ENGINE REPAIR SHOP	A business that repairs, adjusts, tunes or modifies gasoline engines of a small horsepower motor commonly used to power grass trimmers, lawn mowers, chain saws and similar equipment. This repair service may also conduct work on electric motors commonly used in power tools, lawn maintenance equipment, and small household appliances. This term does not include work all-terrain vehicles, jet skis, or similar vehicles and does not include storage or repair work conducted outside of a building.
SPECIFIC USE PERMIT (SUP)	A permit issued under Subchapter 3 of this Chapter.
SQUARE FOOT DIMENSIONS	The area contained within a square when measured one foot (1') wide by one-foot (1') long.
STABLE, COMMERCIAL	A stable and related open pasture where horses are quartered for owners on a fee basis.
STREET	A public thoroughfare which affords a primary means of access to abutting property, including all land within the right-of-way thereof.
STREET, THROUGH	A street which has two distinct points of ingress and egress from two generally opposing cardinal directions and which only terminates into another through street. An alley and cul-de-sac as commonly known or otherwise defined herein shall not be considered through streets.

STREET JOG	The separation of two Streets on opposite sides of an intersecting Street as provided in the Engineering Design Guidelines.
STREETYARD	An improvement to a public right-of-way, including a sidewalk, tree, light fixture, sign, and furniture, usually intended to enhance the pedestrian experience.
STRUCTURE	Buildings as well as other things constructed or erected on the ground, attached to something having location on the ground, or requiring Construction or erection on the ground.
STRUCTURE, ACCESSORY	A structure or building which is subordinate and secondary to a principal structure, is located on the same lot, contributes to the comfort, convenience, and necessity of the occupants of the principal structure, and may be construed as temporary or permanent.
STRUCTURE, PRINCIPAL	The primary or main building on a Lot which is occupied by the primary use.
STOP WORK ORDER	An order issued by the City of Pflugerville to the owner to cease and desist with work being performed on a site.
STUCCO	Exterior cement plaster, applied in accordance with the requirements of the International Building Code, as amended and adopted by the City.
SUBDIVIDER	The owner, applicant, developer, or a duly authorized agent of the owner of record of the land intended for subdivision.
SUBDIVISION	The division of any lot, tract, or parcel of land with the City's corporate limits or its Extraterritorial Jurisdiction into two or more parts for the purpose of development, or for the purpose of laying out any lots or sites, or for the purpose of laying out any lots, Streets, Alleys, access easements, drainage easements, public utility easements, Parks, or other land intended for public use or for the use of any purchaser, owner, occupant or tenant of a lot or site fronting thereon or adjacent thereto, or of the use and benefit of any Person being served thereby or having the use or benefit thereof. Subdivision includes a Replat and the development of a condo regime or manufactured housing park. Subdivision does not include a division of land specifically excluded from the definition under applicable state laws.

SWIMMING POOL, PRIVATE	A swimming pool constructed for the exclusive use of the residents of a one-family, two-family or multi-family subdivision and located, fenced and built in accordance with all applicable standards. A private swimming pool is not operated as a business nor maintained in a manner to be hazardous or obnoxious to adjacent property owners.
SWIMMING POOL, PUBLIC	A swimming pool constructed for use by the general public, including those operated as a business and those constructed and maintained by the City or county.
TATTOO SHOP	Refer to Body Art Shop.
THEATER	An establishment charging admission to the general public for the privilege of observing a live, televised, or motion picture performance indoors.
TOTAL CONSTRUCTION COST	The direct cost to the applicant of all construction contracts for the Subdivision, items of construction, including labor, materials, and equipment necessary to complete all work for final acceptance by the City.
TOWNHOME/TOWNHOUSE	A dwelling unit, generally having two or more floors, which is joined to a similar dwelling unit on one or more sides by a common party wall or abutting separate wall, and which is designed for occupancy by not more than one family. A townhouse may also be known as a row house or single family attached.
TRANSIT FACILITY	Any structure or use that is primarily used, as part of a transportation system, for the purpose of loading, unloading, or transferring passengers or accommodating the movement of passengers from one mode of transportation to another.
TREE	A woody plant usually having one well defined stem or trunk and a more or less definitely formed crown, and usually attaining a mature height of at least twelve (12) feet.
TREE, LARGE	A tree species listed in the Approved Tree List in Subchapter 11 as having a mature height of 40 feet or more.
TREE LINE	Three or more Protected Trees situated with reference to one another as to appear to be in a line or following a fence line.
TREE, MEDIUM	A tree species listed in the Approved Tree List in Subchapter 11 as having a mature height of 25-40 feet.

TREE PROTECTION PLAN	A plan identifying the proposed methods of protecting trees during construction that may include protection details, standards, notes, and construction plans as determined by the administrator in accordance with Section 2.3 of the Tree Technical Manual.
TREE REMOVAL	An act that causes or may be reasonably expected to cause a tree to die, including, but not limited to, damage inflicted upon the root system by: (i) machinery, (ii) storage of materials, (iii) soil compaction, (iv) substantially changing the natural grade above the root system or around the trunk, (v) excessive pruning, or (vi) placing an Impervious Cover over more than 50% of the area within the Dripline.
TREE REPLACEMENT PLAN	A plan showing the proposed type and location of replacement trees on site and shall include an irrigation plan (if applicable) for the proposed replacement trees. The plan may be included within the proposed landscape plan if proposed replacement trees are located on site of proposed Development.
TREE, SMALL	A tree species listed in the Approved Tree List in Subchapter 11 as having a mature height of 8-25 feet.
TREE SURVEY	A drawing of the proposed preliminary plan or site plan showing the size, location, species, tree numbers (tags), Critical Root Zone of all existing Protected Trees and Significant Stands of Trees, any Protected Tree proposed for removal or transplant, a table summarizing all Protected Trees and the total number of caliper inches of Protected Trees, in accordance with generally accepted methods such as those provided in Section 1 of the Tree Technical Manual. Tree Surveys shall be prepared by a certified arborist, registered landscape architect or registered professional land surveyor.
TREE TECHNICAL MANUAL	A manual approved by City Council that includes standards and specifications based on generally accepted arboricultural practices, techniques and procedures which shall serve as guidelines for trees, including but not limited to tree selection, planting, pruning, alteration, soil standards, treatment, protection, and removal..
TRUCK/TRAILER RENTAL	A facility offering commercial trucks, light duty fleet vehicles, and/or trailers for rental purposes to the general public.
TRUCK / BUS / LARGE VEHICLE REPAIR	A facility that provides all types of repair, maintenance and reconditioning of trucks, buses, RVs, and other large vehicles.

TRUCK SALES, HEAVY TRUCKS	A facility offering sales services for commercial trucks, including tractor and trailer units, to the general public. This definition does not include sales of consumer automobiles or trucks, or light duty fleet vehicles such as small trucks and vans.
TRUCK TERMINAL	A building or area in which freight brought by motor truck is assembled and/or stored for shipping in interstate and intrastate commerce by motor truck. A motor freight terminal is a truck terminal.
UNDERGROUD PARKING	Parking located below grade within an occupied building.
UNIFIED DEVELOPMENT CODE	This <u>Chapter 157</u> of the Code of Ordinances of the City of Pflugerville.
USE, ACCESSORY	A use that is clearly incidental and secondary to the primary use and that is under the same ownership as and located upon the same lot as the primary use, and which does not change the character thereof.
USE, ADJACENT	A use that exists immediately next to another use.
USE, PRIMARY	The purpose or activity for which the land or building thereon is designed, arranged, oriented, or for which it is occupied or maintained, and will include any manner of such activity with respect to the standards of a zoning ordinance.
USE, TEMPORARY	A use that is established for a fixed, often short-term, period of time with the intent to discontinue the use upon the expiration of the time.
UTILITIES	A structure or facility used by a public, semi-public, or private utility agency to store, distribute, or provide a utility service such water or sewer piping systems, water or sewer pumping stations, electric power lines, fuel or gas pipelines, telephone lines, roads, cable telephone line, fiber optic cable, storm water systems and drainage ways, and railroads or other utilities. The definition does not include Wireless Telecommunication Facilities.
VACANT	A site for which all uses have been discontinued for six (6) months or longer, both with or without the intent to abandon the use. The six-month period does not include the period of time necessary to conclude any litigation related to such calamity or to the repair thereof.

VEGETATIVE SCREENING STRUCTURE	A welded wire trellising system with the ability to combine distinctive trellis panels in order to create a multi-dimensional structural frame that can support the healthy growth of vines. The wire trellis system may not include chain-link fencing material. Vines may either be deciduous or evergreen, except for screening requirements established by Subchapter 11, in which case all Plant Material shall be evergreen and planted every four (4') feet along the base of the structure.
VICINITY MAP	A drawing located on a Site Plan, Preliminary Plan and Final Plat which illustrates the relationship of the proposed subdivision or site plan to the established street systems, other nearby developments, landmarks or community facilities for the purpose of locating and orienting the area under consideration.
VETERINARIAN CLINIC	A facility where a licensed veterinarian maintains treatment facilities for the boarding and medical or surgical treatment of diseased or injured animals such as dogs, cats or other domesticated animals.
WAREHOUSE / DISTRIBUTION / LOGISTICS CENTER	A building or portion of a building which is a structurally separate and functionally distinct unit, and which is designed and used for the purpose of wholesaling, storage, distribution, and handling of materials and equipment, excluding live animals and plants. Typical uses include household moving services, freight storage, and wholesale distribution.
WATERWAY	Any open channel which carries surface water drainage at a rate of over five (5) cubic feet per second in a twenty-five (25) year frequency storm event.
WAIVER, ARCHITECTURAL	A waiver approved by the Planning and Zoning Commission that allows architectural design standards within the Unified Development Code to be altered, reduced or otherwise changed.
WINE BAR	A bar or restaurant that offers wine as the primary selection of drinks, instead of beer or liquors. Patrons are often allowed to taste the wine before purchasing. The wine may be produced onsite for sale in the bar and restaurant. Where allowed by law, wine bars may sell wine "to go" and/or distribute to offsite accounts.
WINERY, MICRO	Agricultural processing facilities used to produce 10,000 cases of wine or less per year. The processing activities may include, but are not limited to, wholesale sales, crushing, fermenting, blending, aging, storing, bottling, and administrative office functions. Facilities may include space for retail sales, wine tasting, indoor event rooms and a small outdoor picnic area as part of the operations.

WINERY, REGIONAL	Agricultural processing facilities used to produce more than 10,000 cases of wine per year. The processing activities may include, but are not limited to, wholesale sales, crushing, fermenting, blending, aging, storing, bottling, and administrative office functions.
WIRELESS TELECOMMUNICATION FACILITY (WTF)	An unstaffed facility composed of one or more of the following components: antenna, equipment enclosure, security barrier, and/or communication tower. The facility is used for the transmission and reception of radio, microwave, or electromagnetic signals used for commercial communication by a wireless communication service provider.
WRECKER / TOWING SERVICES	An establishment engaged in the temporary outdoor storage of vehicles that have been towed, carried, hauled, or pushed from public or private property for impoundment licensed by the State of Texas; but does not include long-term vehicle storage or salvage yard operations. In the context of Wrecker/Towing Services temporary outdoor storage means storage of a motor vehicle not more than 60 days, unless a longer period is required by the Texas Occupation Code Ch. 2303, Subchapter D, as amended or re-codified, for the disposition of a temporary stored vehicle.
YARD, REAR	The area of a site formed by a line parallel to a rear site lot line, extending across the dimension of a site between the side site boundaries.
YARD, SIDE	The area of a site formed by a line parallel to a side lot line, extending across the dimension of a site between the front and Rear Yards.
YARD, STREET/FRONT	The area of a site formed by a line parallel to a Street Line, extending across the dimension of a site that is adjacent to a street between the side site boundaries.
ZONING DISTRICT MAP OF THE CITY	The official zoning map of the City to be filed with the City Secretary.