

Urban Corridor District Level 4 (CL4)

This district is intended to create vibrant and walkable neighborhoods and employment centers along the SH 130 and SH 45 corridors. The scale of structures in the Urban district is greater than found in the Suburban district and density sufficient to support a range of housing types. Commercial retail services play an increased role relative to the Suburban district but remain supportive of surrounding neighborhoods and employment centers.

Residential Uses	
Permitted by Right	Assisted Living, Condominium, Live Work Unit, Skilled Nursing/Nursing Home (Convalescent)
Permitted with Limitations	Single Family Attached (3 or more) Townhome
Specific Use Permit Required	Multi-Family
Civic Uses	
Permitted by Right	Section 4.2 Civic Center, Government Facilities, Museum/Art Gallery, Park/Playground, Place of Worship, School: Private, Public, and Parochial, College, University, or Private Boarding School, Convention Center
Specific Use Permit Required	

Commercial Uses	
Permitted by Right	Automotive Parking Lot/Garage, Bar/Tavern, Brewpub/Wine Bar, Micro Brewery/Distillery/Winery, Catering Establishment, Clinic, Indoor Commercial Recreation & Entertainment, Day Care Facility, Major and Minor Dry Cleaning, Event Center, Financial Institution, Health/Fitness Center, Liquor Store, Massage Therapy, Museum/Art Gallery, Office: Administrative, Medical, or Professional, Personal Services, Major or Minor Print Shop, Restaurant, Retail Sales and Services, Retail Sales (single tenant over 50,000 SF), Neighborhood Theatre, Regional Theatre
Permitted with Limitations	Commercial Animal Establishments, Drive-in/Thru, Gas Station, Hotel/Hotel Residence,
Specific Use Permit Required	Automotive Body Repair Shop (Collision Repair), Automotive Repair and Service, Outdoor Commercial Recreation & Entertainment, Distribution/Logistics Center, Hospital, Light Industrial Uses, Mini-warehouse/public storage, Mobile Food Park, Office/Showroom, Office/Warehouse, Research and Development Center

Transportation & Utility Uses	
Permitted by Right	Section 4.2 Transit Terminal (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	10 ft
Rear Setback abutting SF property	30 ft
Streetscape Yard	30 ft
Maximum Building Height	60 ft
Maximum Impervious Cover	85%
Bufferyard – UDC Sec 11.10	30 ft

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