SECTION 26.2 LAND USE CHART
CITY OF WHITE OAK, TEXAS
Revised January 11, 2009

Legend for Interpreting Use Charts
● Designates Use Permitted in District indicated
S Designates Use may be permitted by Special Use Permit Only in District indicated
☐ Designates Use Prohibited in District indicated

SEE APPENDIX A-3 FOR DEFINITIONS

PRIMARY RESIDENTIAL USES	Agriculture	Single-Family Residential					Multi-Family District		Manufactured Home	Local Retail	Retail/ Highway Commercial	Light Industrial
	AG	SF-12	SF-8	SF-5.5	SF-PH	2F	MF-1	MF-2	MH	LR	R/HC	LI
Assisted Living							●	●		●	●	
Bed and Breakfast Inn or Facility	●	S	S	S	S	S	S	S		S	S	
Boarding or Rooming House								●				
Community Home	●	●	●	●	●	●	●	●				
Industrialized Home	●	●	●	●	●				●			
Manufactured Home or HUD-Code Manufactured Home									●			
Manufactured/ Mobile Home Park									S			
Mobile Home Subdivision									●			
Multiple Family Dwelling (Apartment)								●				
Multiple Family Dwelling (Triplex/Quadriplex)							●	●				
Patio Home (Zero Lot Line Dwelling)					●	●	●	●				
Private Street Subdivisions												
Single Family Dwelling Attached (Townhouse)	●			●	●	●	●	●		●	●	
Single Family Dwelling Detached	●	●	●	●	●	●	●	●	●	●	S	S
Two-Family Dwelling Duplex	S					●	●	●		●	●	

ACCESSORY & INCIDENTAL USES	Agriculture	Single-Family Residential					Multi-Family District		Manufactured Home	Local Retail	Retail/ Highway Commercial	Light Industrial
	AG	SF-12	SF-8	SF-5.5	SF-PH	2F	MF-1	MF-2	MH	LR	R/HC	LI
Accessory building – Non-Residential (Business or Industry)										●	●	●
Accessory building – (Residential)	●	●	●	●	●	●	●	●	●			
Caretaker or Guard's Residence	●						●	●	●		S	S
Accessory building – Mother-in-law Quarters	S	S	S	S	S	S	S	S				
Garage/Accessory Dwelling	●											
Home Occupation	●	●	●	●	●		●	●	●			
Off-Street Parking Incidental to Main Use	●	●	●	●	●	●	●	●	●	●	●	●
Swimming Instructions as Home Occupation	S	S	S	S	S	S	S	S	S			
Swimming Pool (Private)	●	●	●	●	●	●	●	●	●	●	●	●
Temporary Field Office or Construction Yard or Office	SUBJECT TO TEMPORARY PERMIT ISSUED BY BUILDING OFFICIAL											
Tennis Court (Lighted)	S	S	S	S	S	S	●	●	S	●	●	●
Tennis Court (No lights – Private)	●	●	●	●	●	●	●	●	●	●	●	●

UTILITY, SERVICE & OTHER USES	Agriculture	Single-Family Residential					Multi-Family District		Manufactured Home	Local Retail	Retail/ Highway Commercial	Light Industrial
	AG	SF-12	SF-8	SF-5.5	SF-PH	2F	MF-1	MF-2	MH	LR	R/HC	LI
Animal Pound (Public)	●											●
Antenna (Non-Commercial)	●	●	●	●	●	●	●	●	●	●	●	●
Antenna (Commercial)	See Section 30.1											
Electrical Energy Generating Plat												
Electrical Substation (High voltage bulk power)												
Electrical Transmission Line (High voltage)												
Farm, Ranch, Garden, Crops or Orchard	●	●	●	●	●	●	●	●	●	●	●	●
Fire, Police or Municipal Buildings	●	●	●	●	●	●	●	●	●	●	●	●
Franchised Private Utility (Not Listed)												
Gas Line & Regulation Station												
Local Utility Line	●	●	●	●	●	●	●	●	●	●	●	●
Public Agency Building, Shop, Yard or Facility											●	●
Studio for Radio or Television											●	●
Sewage Pumping Station (Public)	●	●	●	●	●	●	●	●	●	●	●	●
Telephone Business Office										●	●	●
Telephone Exchange, Switching or Relay or Transmitting Station	●	●	●	●	●	●	●	●	●	●	●	●
Utility Shops or Storage Yards or Buildings												●
Water Reservoir Well or Pumping Station	●	S	S	S	S	S	S	S	S	●	●	●
Water Stand Pipe or Elevated Water Storage (Private)	●	S	S	S	S	S	S	S	S	●	●	●
Water Treatment Plant (Private)	●	S	S	S	S	S	S	S	S	●	●	●
Municipal Facility or Use	●	●	●	●	●	●	●	●	●	●	●	●

RECREATIONAL & ENTERTAINMENT USES	Agriculture	Single-Family Residential					Multi-Family District		Manufactured Home	Local Retail	Retail/ Highway Commercial	Light Industrial
	AG	SF-12	SF-8	SF-5.5	SF-PH	2F	MF-1	MF-2	MH	LR	R/HC	LI
Amusement Arcade												•
Amusement Commercial (Indoor)												•
Amusement Commercial (Outdoor)												
Ball Room Dancing												•
Carnival, Circus or Tent Service (Temporary)	SUBJECT TO TEMPORARY PERMIT ISSUED BY CITY OF WHITE OAK.											
Country Club (Private)	S	S	S	S	S	S	•	•	•	•	•	•
Day Camp for Children	•									•		
Golf Course	S	S	S	S	S	S	•	•	•	•	•	•
Golf Driving Range											•	•
Park or Playground (Private) Non Commercial	•	•	•	•	•	•	•	•	•	•	•	•
Park or Playground (Public)	•	•	•	•	•	•	•	•	•	•	•	•
Playfield or Stadium										•	•	•
Private Clubs											S	S
Rodeo Grounds												
Roller or Ice Rink											•	•
RV Park									S			
Stable (Private)	•	S										•
Stable (Commercial)	•											S
Swimming Pool (Commercial)											•	•

RECREATIONAL & ENTERTAINMENT USES	Agriculture	Single-Family Residential					Multi-Family District		Manufactured Home	Local Retail	Retail/ Highway Commercial	Light Industrial
	AG	SF-12	SF-8	SF-5.5	SF-PH	2F	MF-1	MF-2	MH	LR	R/HC	LI
Swim, Tennis or Handball Club	S	S	S	S	S	S	•	•	•	•	•	•
Theatre (Open Drive-In)										•	•	•
Theater or Playhouse (Indoor)										•	•	•
Zoo (Private)										•	•	•
Zoo (Public)										•	•	•

TRANSPORTATION RELATED USES	Agriculture	Single-Family Residential					Multi-Family District		Manufactured Home	Local Retail	Retail/ Highway Commercial	Light Industrial
	AG	SF-12	SF-8	SF-5.5	SF-PH	2F	MF-1	MF-2	MH	LR	R/HC	LI
Airport or Landing Field											•	•
Bus Station or Terminal												•
Hauling or Storage Company W/Outside Storage												•
Heliport	S									S	S	S
Helistop	S									S	S	S
Motor Freight Company												•
Parking Lot or Structure (Commercial) Auto											•	•
Parking Lot, Trucks and Trailers												•
Tractor Sales											•	•

AUTOMOBILE & RELATED USES	Agriculture	Single-Family Residential					Multi-Family District		Manufactured Home	Local Retail	Retail/ Highway Commercial	Light Industrial
	AG	SF-12	SF-8	SF-5.5	SF-PH	2F	MF-1	MF-2	MH	LR	R/HC	LI
Auto Accessory Installation, Minor										S	●	●
Auto Financing & Leasing (No outdoor lot or display)										●	●	●
Auto Glass, Seat Cover/Upholstery & Muffler Shop										S	●	●
Auto Laundry or Car Wash (Attended)										●	●	●
Auto Laundry or Car Wash (Unattended)										●	●	●
Automotive Gasoline or Motor Fuel Service Station										●	●	●
Auto Painting or Body Rebuilding Shop											●	●
Auto Parts & Accessory Sales (Indoor)										●	●	●
Auto Rental										●	●	●
Auto Repair										S	●	●
Auto Storage or Auto Auction												S
Boat Sales											●	●
Motorcycle Sales & Repair										S	●	●
New Auto Sales (Used Car Sales as Accessory only)										S	●	●
Quick Oil Change Business											●	●
RV/Camper Sales											S	●
Tire Dealership											●	●
Trailer or Truck Rental											S	●

AUTOMOBILE & RELATED USES	Agriculture	Single-Family Residential					Multi-Family District		Manufactured Home	Local Retail	Retail/ Highway Commercial	Light Industrial
	AG	SF-12	SF-8	SF-5.5	SF-PH	2F	MF-1	MF-2	MH	LR	R/HC	LI
Trailer & Heavy Load Vehicle Repair												•
Used Auto Sales											•	•
Window Tinting, Auto										•	•	•
Wrecking Yard (Auto Salvage)												S
Wrecking Service												S

EDUCATIONAL, INSTITUTIONAL & SPECIAL USES	Agriculture	Single-Family Residential					Multi-Family District		Manufactured Home	Local Retail	Retail/ Highway Commercial	Light Industrial
	AG	SF-12	SF-8	SF-5.5	SF-PH	2F	MF-1	MF-2	MH	LR	R/HC	LI
Art Gallery or Museum										●	●	●
Assisted Living Facility							●	●		S	S	S
Cemetery, Animal												
Cemetery or Mausoleum											●	●
Child Care Center/Day Care Center							S	S	S	S	S	S
Church, Rectory or Temple	●	●	●	●	●	●	●	●	●	●	●	●
College or University										●	●	●
Community Center (Public)												
Continuing Care Retirement Community							●	●		S	S	S
Covent or Monastery							●	●		●	●	●
Fairgrounds or Exhibition Area												
Family Home (Childcare)	S	S	S	S	S	S	S	S	S			
Fraternal Organization, Lodge Union Hall or Civic Club											●	●

EDUCATIONAL, INSTITUTIONAL & SPECIAL USES	Agriculture	Single-Family Residential					Multi-Family District		Manufactured Home	Local Retail	Retail/ Highway Commercial	Light Industrial
	AG	SF-12	SF-8	SF-5.5	SF-PH	2F	MF-1	MF-2	MH	LR	R/HC	LI
Group Day Care Home										●		
Hospital (Acute Care)	S						S	S		S	●	●
Hospital (Chronic Care)	S						S	S		S	●	●
Institution for Alcoholic, Narcotic or Psychiatric Patients											S	S
Institution of Religious & Charitable or Philanthropic Nature										●	●	●
Kindergarten or Nursery School (Private)							S	S	S	S		
Non-profit Activities by a Church	●	●	●	●	●	●	●	●	●	●	●	●
Rehabilitation Care Facility (Halfway House)												
Retirement Housing for the Elderly	S	S	S	S	S	●	●	●		S	S	S
School, Business										S	●	●
School, Commercial Trade										S	●	●
School, Driving/Defensive Driving										S	●	●
School, Private (Primary or Secondary)										S	●	●
School, Public or Parochial	●	●	●	●	●	●	●	●	●	●	●	●
Seasonal Uses (Temporary)	●											●
Skilled Nursing Facility							●	●		S	S	S

OFFICE & PROFESSIONAL USES	Agriculture	Single-Family Residential					Multi-Family District		Manufactured Home	Local Retail	Retail/ Highway Commercial	Light Industrial
	AG	SF-12	SF-8	SF-5.5	SF-PH	2F	MF-1	MF-2	MH	LR	R/HC	LI
Accountant or Bookkeeping Office										•	•	•
Armed Services Recruiting Center										•	•	•
Architects Office										•	•	•
Bank, Savings & Loan or Credit Union										•	•	•
Check Cashing Service & Loan Agency										S	•	•
Dental Clinic, Laboratory or Office										•	•	•
Medical Clinic or Office										•	•	•
Medical Laboratory										S	•	•
Minor Medical Emergency Clinic										•	•	•
Mortgage & Loan Agency										•	•	•
Offices, General Business and Professional										•	•	•
Optician or Optometrist										•	•	•
Radio or Television Broadcasting without Tower										•	•	•
Real Estate Office										•	•	•
Telemarketing Agency/Center										•	•	•

RETAIL & SERVICES USES CONT.	AG	SF-12	SF-8	SF-5.5	SF-PH	2F	MF-1	MF-2	MH	LR	R/HC	LI
Drapery, Needlework or Weaving Shop										●	●	●
Drug Store or Pharmacy										●	●	
Florist Shop										●	●	
Food Store										●	●	●
Food Vendor, Mobile												
Funeral Home or Mortuary										●	●	●
Furniture, Home Furnishings & Appliance Store										●	●	●
Garden Shop										●	●	
Greenhouse or Plant Nursery w/Outside Display of Plants (Retail Sales)										●	●	●
Handcraft Shop & Art Objects Sales										●	●	
Hardware Shop										●	●	●
Hobby Shop										●	●	●
Household Appliance Service											S	●
Ice Cream/Yogurt Sales										●	●	●
Incidental or Accessory Retail or Service Uses										●	●	●
Key Shop										●	●	●
Kiosk												
Laundromat (or Self-Service Washateria)										S	S	●
Medical Appliances, Fitting, Sales or Rental										●	●	●
Mini-Warehouse										S	●	●
Pawn Shop											S	●
Pet Shop & Grooming										●	●	●

RETAIL & SERVICES USES CONT.	AG	SF-12	SF-8	SF-5.5	SF-PH	2F	MF-1	MF-2	MH	LR	R/HC	LI
Recycling Kiosk												•
Restaurant with Drive-Thru Service										S	S	S
Restaurant or Cafeteria (No Drive-Thru Service)										•	•	•
Restaurant or Eating Place (Drive-In Service)										S	•	•
Retail Shop, Apparel, Gift, Accessory and Similar Items										•	•	
Security Systems Installation Company										•	•	•
Silk Screening Studio or Tee Shirt Shop										•	•	•
Studio, Decorator, Artist, Photographer										•	•	•
Recycling Kiosk												•
Restaurant with Drive-Thru Service										S	S	S
Restaurant or Cafeteria (No Drive-Thru Service)										•	•	•
Restaurant or Eating Place (Drive-In Service)										S	•	•
Retail Shop, Apparel, Gift, Accessory and Similar Items										•	•	
Security Systems Installation Company										•	•	•
Silk Screening Studio or Tee Shirt Shop										•	•	•
Studio, Decorator, Artist, Photographer										•	•	•

RETAIL & SERVICES USES CONT.	AG	SF-12	SF-8	SF-5.5	SF-PH	2F	MF-1	MF-2	MH	LR	R/HC	LI
Studio, Health, Fitness, or Similar Services/Establishment										•	•	•
Studio, Music Dance or Drama										•	•	•
Studio, Tattoo Body Piercing												
Tool, and Light Equipment Rental (Indoor)										S	•	•
Travel Bureau or Travel Consultant										•	•	•
Trophy Sales & Engraving										•	•	•
Used Merchandise or Second Hand Thrift Store											S	•
Used Merchandise or Second Hand Thrift Store (Non-profit)											S	•
Vacuum Sales & Repair										•	•	•
Variety Store or Similar Retail Outlet										•	•	
Veterinarian Hospital (Inside Animal Pens Only)	•									S	•	•
Veterinarian Hospital (Outside Animal Pens)	•										S	•
Veterinarian Office Only (No Animal Hospital)										•	•	•
WallPaper, Flooring & Carpet Store										S	•	•

COMMERCIAL USES	Agriculture	Single-Family Residential					Multi-Family District		Manufactured Home	Local Retail	Retail/ Highway Commercial	Light Industrial
	AG	SF-12	SF-8	SF-5.5	SF-PH	2F	MF-1	MF-2	MH	LR	R/HC	LI
Ambulance Service										S	●	●
Bakery or Confectionary (Wholesale or Commercial)											S	●
Book Binding												●
Bottling Works												●
Cabinet Shop											S	●
Clothing or Similar Light Manufacturing												●
Contractor Shop w/Outside Storage Yard												●
Distribution Center											S	●
Drapery or Furniture Upholstery Shop										S	S	●
Dying or Laundry Plant (Commercial)												●
Equipment Rental (Heavy)											S	●
Electrical Supply/Repair										S	●	●
Equipment Sales (New or Used)											S	●
Feed & Grain Store										●	●	●
Food Processing Plant												
Furniture Manufacture & Refinishing Shop												●
Heating & Air Conditioning Sales										S	●	●
Heavy Machinery Sales/Storage											S	●
Kennel (Indoor Pens)											●	●
Kennel (Outdoor Pens)												●
Laboratory Equipment Manufacturing												●

COMMERCIAL USES CONT,	AG	SF-12	SF-8	SF-5.5	SF-PH	2F	MF-1	MF-2	MH	LR	R/HC	LI
Maintenance & Repair Service for Buildings												•
Manufactured or Industrialized Home Sales (New or Used)												•
Milk Depot, Dairy or Ice Cream Plant												•
Motel or Hotel (Less than 78 Rooms)											•	•
Motel or Hotel (Over 78 Rooms)											•	•
Newspaper Printing											S	S
Office Showroom										•	•	•
Office Warehouse										S	•	•
Open Storage, Display, or Work Areas for Merchandise or Machinery												•
Paint Shop												•
Plumbing Shop										S	•	•
Portable Building Sales (Outdoor Display)											•	•
Printing Company											•	•
Propane Sales (Retail)											•	•
Storage or Wholesale Warehouse											•	•
Taxidermist											S	•
Tinsmith/Sheet Metal Shop												•
Truck Stop												
Welding or Machine Shop											S	•
Radiator Shop											•	•

INDUSTRIAL & RELATED USES	Agriculture	Single-Family Residential					Multi-Family District		Manufactured Home	Local Retail	Retail/ Highway Commercial	Light Industrial
INDUSTRIAL & RELATED USES	AG	SF-12	SF-8	SF-5.5	SF-PH	2F	MF-1	MF-2	MH	LR	R/HC	LI
Animal Rendering Plant												
Any use which could potentially create a problem to the environment due to emissions, visual, quality, odor, noise, hazard or similar factors												
Cement or Hydrated Lime Plant												
Concrete or Asphalt Batching Plant (Permanent)												S
Concrete or Asphalt Batching Plant (Temporary)	Permitted with permit by Building Official for a maximum of six (6) months, and with a maximum of one (1) six-month extension											
Diesel engine Sales/Service											S	•
Generator Sales/Service											S	•
High risk or hazardous industrial manufacturing not wholly enclosed within the building												
High risk or hazardous industrial manufacturing wholly enclosed within the building												
Light manufacturing or industrial use as defined in Appendix A-3												•
Low Risk Industrial Manufacturing not wholly enclosed within a building												
Low Risk Industrial Manufacturing wholly enclosed within a building												
Oilfield Equipment Sales/Service											S	•
Pack & Mail										•	•	•
Petroleum Distribution/Storage/ Wholesale Facilities												S
Salvage Reclamation or Recycling of Materials												
Sand, Gravel or Stone Extraction or Storage											S	S

INDUSTRIAL & RELATED USES CONT.	AG	SF-12	SF-8	SF-5.5	SF-PH	2F	MF-1	MF-2	MH	LR	R/HC	LI
Sexually Oriented Business	See Separate Ordinance - City of White Oak, Code of Ordinances, Section 18-141											
Sign Shop											•	•