

RESIDENTIAL ZONING QUICK REFERENCE GUIDE

City of White Oak, Texas

As approved in June 2009

District	A	SF-12	SF-8	SF-5.5	SF-PH	2F	MF-1	MF-2	MH	LR	R/HC	LI
Uses	Agriculture, SF detached dwellings, (farms, nurseries, etc. on >1 acre), public facilities, accessory buildings, home occupation	(SF = Single Family) SF detached dwellings, public facilities, community home, home occupation	SF dwellings, all uses in SF-12	SF detached /attached dwellings, all uses in SF-8	SF detached /attached dwellings, all uses in SF-5.5 (PH = Patio homes)	(2F = Two family) Two family residence (duplex) and SF detached /attached dwellings, all uses in SF-5.5	(MF = Multi-family) MF dwelling > 2 units per bldg, but < 6 units per bldg, public facilities, leasing offices for complex, common open space, townhouse or SF attached	MF dwellings that are typically > 6 units (apartments), public facilities, leasing office for complex, common open space	(MH = Manufactured Home) Manufactured/mobile home subdivisons, trailer parks, industrialized housing, SF detached dwellings, public facilities	(LR = Local retail) Professional, administrative, general office, & neighborhood-oriented retail & personal service uses, residential above commercial	(R/HC = Retail /Highway Commercial) Assited Living, SF & 2F dwellings, Utilities, Recreational, Auto related, Educational /Institutional, Office, Retail *see Land Use	(LI = Light industrial) Light industrial, fabrication & manufacturing plants, certain low-risk industrial /manufacturing and high risk or hazardous industrial are limited
Max. Height	Main bldg/house=35', Ag structures=45', Accessory bldgs=25'	Main bldg/house=35', Accessory bldgs=25'	Main bldg/house=35', Accessory bldgs=25'	Main bldg/house=35', Accessory bldgs=25'	Main bldg/house=35', Accessory bldgs=25'	Main bldg/house=35', Accessory bldgs=25'	Main bldg/house=2.5 stories or 45', Accessory bldgs=25'	Main bldg/house=3 stories or 45', Accessory bldgs=25'	Main bldg/house=35', Accessory bldgs=1 story	Main bldg/house= 2 stories or 35', Accessory bldgs=25'	8 stories < 45' (with limitations), Accessory bldgs = 1 story	3 stories < 45' (with limitations), unoccupied structures = 60', Accessory bldgs = 1 story
Min. Front Yard	30 feet	30 feet	25 feet	25 feet	20 feet	25 feet	25 feet	30 feet	25' from dedicated street; 15' from any private street or drive	10 feet	10 feet	10 feet
Min. Side Yard	10% of lot width, but <30'	10'; 15' on corner lots adjacent to a street	10'; 15' on corner lots adjacent to a street	5'; 10' on corner lots adjacent to a street	one side yard-0', other side yard-10', 15' on corner lots adjacent to a street	10'; 15' on corner lots adjacent to a street	15 feet	15'; 60' when bldg is >1 story & adjacent to a SF district	10'; 20' between units; 20' from zoning district boundary line	15'; 25' adjacent to a public street or residential lot	10' unless adjacent to a residential area then 15' setback	10' unless adjacent to a residential area then 15' setback
Min. Rear Yard	25 feet for main bldg	25 feet for main bldg	25 feet for main bldg	25 feet for main bldg	15 feet for main bldg	25 feet for main bldg	25 feet	25'; 80' when bldg is > 1 story & adjacent to a SF district	10'; 20' from any zoning district boundary line	25 feet	10' unless adjacent to a residential area then 15' setback	10' unless adjacent to a residential area then 15' setback

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Min. Lot Size	1 acre (43,560 sq ft)	12,000 sq ft	8,000 sq ft	5,500 sq ft	4,500 sq ft	5,500 sq ft	20,000 sq ft	20,000 sq ft	3,500 sq ft per unit; 20,000 sq ft per subdivision, 3 acres per mobile home park	10,000 sq ft	12,000 sq ft	15,000 sq ft
Min. Lot Width	150 feet	90 feet	60 feet	50 feet	40 feet	50 feet	80 feet	100 feet	40 feet	80 feet	90 feet	100 feet
Min. Depth	200 feet	140 feet	120 feet	110 feet	110 feet	110 feet	100 feet	150 feet	80 feet	150 feet	175 feet	150 feet
Max. Lot Coverage	40% by main bldgs, 30% incldg accessory bldgs, driveways, & parking areas	40% by main bldgs, 30% incldg accessory bldgs, driveways, & parking areas	40% by main bldgs, 30% incldg accessory bldgs, driveways, & parking areas	40% by main bldgs and accessory bldgs	60% by main bldgs and accessory bldgs	40% by main bldgs and accessory bldgs	50% by main bldgs and accessory bldgs	50% by main bldgs and accessory bldgs	50% by main bldgs and accessory bldgs	50% by main bldgs and accessory bldgs	50% by main bldgs and accessory bldgs	65% by main bldgs and accessory bldgs
Special Requirements	Regulations regarding travel trailers, fencing, open storage, city sewer system	Regulations regarding enclosed parking, travel trailers, fencing, open storage, city sewer system	Regulations regarding enclosed parking, travel trailers, fencing, open storage, city sewer system	Regulations regarding enclosed parking, travel trailers, fencing, open storage, city sewer system	Regulations regarding enclosed parking, maintenance easement, travel trailers, fencing, open storage, city sewer system	Regulations regarding enclosed parking, travel trailers, fencing, open storage, city sewer system	Regulations relating to building separation, refuse facilities, travel trailers, open storage, walkways, parking, city sewer system	Regulations relating to building separation, refuse facilities, travel trailers, open storage, walkways, parking, city sewer system	Regulations relating to garage setback, parking, manufactured home age, access, walkways, street names & signs, utilities, anchorage & skirting	Regulations include size of yards, parking, open storage, travel trailers, building facades, landscaping, signage, city sewer system	Regulations regarding interior side yards, parking, building facades, travel trailers, open storage, landscaping, signage, city sewer system	Regulations relating to bldg façade, travel trailers, landscaping, signage, city sewer system

Note: This list is not intended to be comprehensive. For further information or regulations, always refer to the current White Oak Zoning Ordinance.