

Zoning Summary Whitesboro Texas

Zoning District	Uses Allowed	Density Requirements	Off-Street Parking	Minimum Building Area	Yard Area	Sign Restriction
R - 1	Single family buildings; Public and Private Parks; Libraries; Schools; Nurseries; Public Use; Churches; Home Occupations; and Accessory Uses	5.0 dwellings per gross acres	Paved areas equal to habitable building area on lot	Not less than 1,100 square feet	Twice area of building	2 sq ft area permanent signs; 4 sq ft area temporary sign; no lights or animation; no sign may be placed on the ground, rocks, trees, tree stump or other natural objects
R - 2	Residential dwellings; Professional buildings where services are sold and no product or article is sold or offered - architects, engineers, realtors, accountants, lawyers, artists, veterinarians, physicians, or funeral homes; Pharmacies; clinics; Hospitals; Churches; Public and Private Schools; Parks; Playgrounds; Libraries; Nurseries; Public Uses; Identification Signs; and accessory uses	None	Paved areas equal to habitable building area on lot	Not less than 1,000 square feet	Equal to area of habitable building	4 sq ft area, 6 ft in height; no red or amber flashing lights or animated parts; no sign may be placed on the ground, rocks, trees, tree stump or other natural objects
R - 3	Uses the same as R - 2 with the addition of manufacturing homes and duplexes.	None	Paved area equal to one half of habitable building area or 200 sq ft, whichever is greater	800 square feet	Equal to area of habitable building	4 sq ft area, 6 ft in height; no red or amber flashing lights or animated parts.
R - 4	Uses same as R - 2 with addition of Multi-Family dwellings and apartments	None	Paved area equal to one half of habitable building area.	Not less than 1,800 square feet	Equal to one fourth the habitable building	4 sq ft area, 6 ft in height; no red or amber or other colored flashing lights or animated parts.

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<p>B - 1</p>	<p>Retail or wholesale sales made or offered within closure of buildings; Professional services; Personal services; Hospitals; Clinics; Funeral Homes; Pharmacies; Offices; Enclosed storage not involving flammable liquids or gasses; Auto and equipment repair when enclosed; Public and Private Parking; Assembly uses; Churches; Schools; Parks; Nurseries; Nursing Homes; Public Buildings; Private Clubs no closer than 500 ft from another club or church; Newspaper and printing plants; Food manufacturing and processing not involving animals or animal processing; Multi-Family dwellings; Apartments; Hotels; Motels; Boarding and Lodging Houses; Furniture manufacturing and repair; Signs; Restaurants, Cafes; Coffee Shops; Commercial recreational facilities and accessory uses.</p>	<p>None</p>	<p>Paved area equal to area of habitable building within 600 feet of business</p>	<p>None</p>	<p>None</p>	<p>50 sq ft, no longer than building, no flashing or animated parts; no sign may be placed on the ground, rocks, trees, tree stump or other natural objects.</p>
<p>I - 1</p>	<p>Industries which could not omit obnoxious odors or offensive noises or lint, smoke, or smog; Parts assembly plants and mixing plants; Manufacture not including breeding or raising animals; Parks and Public Use; Railroads and Depots; Accessory Uses</p>	<p>None</p>	<p>Paved area equal to area of habitable building within 600 feet of business</p>	<p>None</p>	<p>None</p>	<p>50 sq ft, no higher than building, no flashing or animated parts; no sign may be placed on the ground, rocks, trees, tree stump or other natural objects.</p>